

Winding Cypress HOA Inc
Balance Sheet Prepared by Southwest Prop.
As of 07/31/18

CURRENT ASSETS			
101	Iberia Bank - Operating	\$	17,247.92
103	Iberia Bank Capital		158,601.20
104	Iberia Bank Cafe Account		363.60
105	Petty Cash		3,000.00
107	Iberia Bank Activities		1,770.78
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		\$	180,983.50
OTHER ASSETS			
111	A/R Maintenance	\$	34,129.84
114	Food & Beverage		1,443.42
119	A/R Working Capital		400.00
136	Prepaid Insurance		655.42
137	Prepaid Electric		281.66
140	Due from Developer		249,247.00
145	Restaurant Inventory		11,490.56
146	Southern Glazer's Wine Escrow		1,500.00
147	Coastal Beverage Beer Escrow		1,000.00
148	Utility Deposits		1,399.00
149	FPL Deposits		19,405.00
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		\$	320,951.90
RESERVE ASSETS			
160	Reserve Checking	\$	30,253.28
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		\$	30,253.28
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		\$	532,188.68
LIABILITIES & FUND BALANCE			
LIABILITIES			
200	Accounts Payable	\$	1,450.00
203	Tips Payable		1,703.42
212	Food & Beverage Minimum		56,233.31
213	Sales Tax Collected		1,320.51
217	Prepaid Member Fees		19,506.35
230	Loan From Developer		485,948.87
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	Subtotal Current Liab.	\$	566,162.46
RESERVE EQUITY			
302	Reserves	\$	30,210.18
375	Unallocated Interest		43.10
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	Subtotal Reserves	\$	30,253.28
FUND BALANCE			
380	Owner's Contributed Capital	\$	149,601.20
381	Resale Capital		9,000.00
390	Owners Equity (Beginning Year)		84,321.60
	Surplus (Deficit) Current Period		(307,149.86)
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	Total Fund Balance	\$	(64,227.06)
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	TOTAL LIAB AND FUND BALANCE	\$	532,188.68

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 07/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	8,025.00	0.00	30,210.18
Unallocated Interest	20.48	22.62	0.00	43.10
Subtotal Reserves	22,205.66	8,047.62	0.00	30,253.28
TOTAL RESERVES	22,205.66	8,047.62	0.00	30,253.28

Winding Cypress HOA Inc
Income/Expense Statement
Period: 07/01/18 to 07/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	313,129.78	661,803.36	(348,673.58)	880,315.01	1,985,410.08	(1,105,095.07)	2,647,213.41
00412 Bank Account Interest	.09	.00	.09	.54	.00	.54	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	30.00	.00	30.00	655.00	.00	655.00	.00
00417 Late Fees & Interest	100.00	.00	100.00	650.00	.00	650.00	.00
00420 Key Fobs	89.00	.00	89.00	229.00	.00	229.00	.00
00425 Miscellaneous Income	30.00	.00	30.00	30.00	.00	30.00	.00
00460 Lifestyle Events	1,545.00	.00	1,545.00	12,023.19	.00	12,023.19	.00
00470 Tennis Ball Machine	.00	.00	.00	3,360.00	.00	3,360.00	.00
00471 Pickle Ball	.00	.00	.00	930.00	.00	930.00	.00
00490 Interest Income	1.01	.00	1.01	69.50	.00	69.50	.00
00499 Restaurant (Net)	(23,439.08)	.00	(23,439.08)	(99,595.69)	.00	(99,595.69)	.00
Subtotal Income	291,485.80	661,803.36	(370,317.56)	798,666.55	2,259,010.08	(1,460,343.53)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	10,799.60	8,750.00	(2,049.60)	61,867.76	61,250.00	(617.76)	105,000.00
00501 Water/Sewer	1,542.90	2,083.33	540.43	17,043.16	14,583.31	(2,459.85)	25,000.00
00510 Telephone	983.90	1,025.00	41.10	7,000.15	7,175.00	174.85	12,300.00
00515 Trash/Recycling	727.32	683.33	(43.99)	5,066.24	4,783.31	(282.93)	8,200.00
UTILITIES	14,053.72	12,541.66	(1,512.06)	90,977.31	87,791.62	(3,185.69)	150,500.00
BUILDING							
00600 Building Maintenance	(15,724.39)	583.33	16,307.72	1,859.03	4,083.31	2,224.28	7,000.00
00602 Vehicular Access Control	16,941.40	12,981.22	(3,960.18)	82,417.63	90,868.54	8,450.91	155,774.67
00603 Gatehouse Maintenance/Repair	2,369.70	416.67	(1,953.03)	2,929.70	2,916.69	(13.01)	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	2,916.69	2,916.69	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	10,264.35	9,695.00	(569.35)	16,620.00
BUILDING	4,971.71	15,782.89	10,811.18	97,470.71	110,480.23	13,009.52	189,394.67
TOWN CENTER EXPENSES							
00616 Janitorial Contract	.00	.00	.00	720.50	.00	(720.50)	.00
00617 Janitorial Supplies	(142.26)	375.00	517.26	5,544.00	2,625.00	(2,919.00)	4,500.00
00630 Holiday Decorations	4,982.00	833.33	(4,148.67)	4,982.00	5,833.31	851.31	10,000.00
00631 Cafe Entertainment	550.00	.00	(550.00)	550.00	.00	(550.00)	.00
00632 Electricity Maint & Repair	3,250.00	833.33	(2,416.67)	4,032.00	5,833.31	1,801.31	10,000.00
00638 Fire Alarm Systems	225.00	125.00	(100.00)	225.00	875.00	650.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	875.00	875.00	1,500.00
00641 Fitness Maintenance & Supplie	32.55	208.33	175.78	1,056.06	1,458.31	402.25	2,500.00
00664 Pest Control	770.00	350.00	(420.00)	2,817.50	2,450.00	(367.50)	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	13,055.00	13,055.00	.00	22,380.00
00671 Pool Supplies & Maintenance	1,028.20	250.00	(778.20)	3,219.08	1,750.00	(1,469.08)	3,000.00
00672 Member Relations	1,808.10	625.00	(1,183.10)	17,298.01	4,375.00	(12,923.01)	7,500.00
00673 Amenities Monitoring	14,109.66	1,567.67	(12,541.99)	14,109.66	10,973.69	(3,135.97)	18,812.00
00674 Tennis Supplies/Maintenance	1,396.71	1,000.00	(396.71)	1,741.26	7,000.00	5,258.74	12,000.00
00675 Tennis Ball Machine	.00	.00	.00	4,280.56	.00	(4,280.56)	.00
00676 Pickleball Maintenance/Supply	213.82	.00	(213.82)	213.82	.00	(213.82)	.00

Winding Cypress HOA Inc
Income/Expense Statement
Period: 07/01/18 to 07/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00682 Propane Gas	1,145.37	2,083.33	937.96	15,161.00	14,583.31	(577.69)	25,000.00
TOWN CENTER EXPENSES	31,234.15	10,240.99	(20,993.16)	89,005.45	71,686.93	(17,318.52)	122,892.00
COMMON AREA EXPENSES							
00700 Landscaping Contract	38,444.26	47,916.67	9,472.41	250,325.16	335,416.69	85,091.53	575,000.00
00701 General Grounds Maintenance	1,979.73	833.33	(1,146.40)	11,329.73	5,833.31	(5,496.42)	10,000.00
00702 Tree Pruning/Replacement	(950.00)	2,500.00	3,450.00	.00	17,500.00	17,500.00	30,000.00
00703 Landscape Removal/Replacement	1,295.00	2,083.33	788.33	6,152.19	14,583.31	8,431.12	25,000.00
00704 Lake/Waterway Maintenance	5,800.00	3,333.33	(2,466.67)	21,135.00	23,333.31	2,198.31	40,000.00
00707 Irrigation Repair & Maintenan	17,736.20	919.17	(16,817.03)	64,200.56	6,434.19	(57,766.37)	11,030.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	17,500.00	17,500.00	30,000.00
00725 Community Garden	198.79	500.00	301.21	1,816.16	3,500.00	1,683.84	6,000.00
00730 Landscape Neighborhood	12,561.68	64,612.31	52,050.63	239,162.25	452,286.17	213,123.92	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	64,106.00	64,106.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	5,388.76	41,846.00	36,457.24	71,736.00
COMMON AREA EXPENSES	77,065.66	140,334.14	63,268.48	599,509.81	982,338.98	382,829.17	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Managemant Fees	3,159.00	6,840.00	3,681.00	20,484.00	47,880.00	27,396.00	82,080.00
00805 Office Supplies/Printg/Postag	34.70	1,000.00	965.30	12,348.63	7,000.00	(5,348.63)	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	2,333.31	2,333.31	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	567.77	666.67	98.90	4,317.75	4,666.69	348.94	8,000.00
00810 Application Fees	150.00	83.33	(66.67)	600.00	583.31	(16.69)	1,000.00
00812 Permits & Fees	.00	128.08	128.08	1,336.60	896.56	(440.04)	1,537.00
00816 Contingency	.00	416.67	416.67	38.89	2,916.69	2,877.80	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	2,625.00	2,625.00	4,500.00
00832 Salary and Wages	24,477.57	24,833.33	355.76	169,670.02	173,833.31	4,163.29	298,000.00
00835 Insurance	59.58	2,750.00	2,690.42	12,032.24	19,250.00	7,217.76	33,000.00
00840 Misc Administrative Expense	(1,405.55)	58.33	1,463.88	.00	408.31	408.31	700.00
ADMINISTRATIVE EXPENSES	27,043.07	37,484.74	10,441.67	220,828.13	267,393.18	46,565.05	454,817.00
RESERVE TRANSFER							
00900 Reserves	.00	11,400.00	11,400.00	8,025.00	34,200.00	26,175.00	45,600.00
RESERVE TRANSFER	.00	11,400.00	11,400.00	8,025.00	34,200.00	26,175.00	45,600.00
TOTAL EXPENSES	154,368.31	227,784.42	73,416.11	1,105,816.41	1,553,890.94	448,074.53	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	137,117.49	434,018.94	(296,901.45)	(307,149.86)	705,119.14	(1,012,269.00)	273,600.00

Winding Cypress HOA Inc
Restaurant Income/Expense Statement
Period: 07/01/18 to 07/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00472 Food Sales	12,036.17	.00	12,036.17	86,258.90	.00	86,258.90	.00
00473 Liquor Sales	3,946.75	.00	3,946.75	27,807.86	.00	27,807.86	.00
00474 Beer Sales	1,239.75	.00	1,239.75	11,947.07	.00	11,947.07	.00
00475 Wine Sales	957.75	.00	957.75	8,957.97	.00	8,957.97	.00
Subtotal Income	18,180.42	.00	18,180.42	134,971.80	.00	134,971.80	.00
EXPENSES							
COST OF SALES							
00760 Food Purchases	8,132.19	.00	(8,132.19)	69,756.58	.00	(69,756.58)	.00
00761 Liquor Purchases	1,467.88	.00	(1,467.88)	8,891.38	.00	(8,891.38)	.00
00762 Beer Purchases	853.41	.00	(853.41)	6,997.63	.00	(6,997.63)	.00
00763 Wine Purchases	74.40	.00	(74.40)	4,041.69	.00	(4,041.69)	.00
00764 Non-Alcoholic Purchases	.00	.00	.00	678.67	.00	(678.67)	.00
00765 Liquor Beverage	.00	.00	.00	1,067.39	.00	(1,067.39)	.00
COST OF SALES	10,527.88	.00	(10,527.88)	91,433.34	.00	(91,433.34)	.00
SALARIES & OVERHEAD							
00851 Salaries - Restaurant	21,384.80	.00	(21,384.80)	104,211.16	.00	(104,211.16)	.00
00852 Utilities - Restaurant	851.80	.00	(851.80)	4,153.54	.00	(4,153.54)	.00
00853 Maintenance - Restaurant	2,841.98	.00	(2,841.98)	6,266.76	.00	(6,266.76)	.00
00854 Supplies - Restaurant	1,477.95	.00	(1,477.95)	14,743.03	.00	(14,743.03)	.00
00855 CC Processing - Restaurant	398.34	.00	(398.34)	2,727.72	.00	(2,727.72)	.00
00856 Chemicals	41.74	.00	(41.74)	1,842.98	.00	(1,842.98)	.00
00857 Linen	234.88	.00	(234.88)	1,703.60	.00	(1,703.60)	.00
00858 Miscellaneous - Restaurant	2,775.86	.00	(2,775.86)	6,024.58	.00	(6,024.58)	.00
00859 Equipment	.00	.00	.00	147.40	.00	(147.40)	.00
00860 Uniforms	.00	.00	.00	1,313.38	.00	(1,313.38)	.00
SALARIES & OVERHEAD	30,007.35	.00	(30,007.35)	143,134.15	.00	(143,134.15)	.00
CURRENT YEAR NET INCOME/(LOSS)							
00999 Restaurant Trans to Operating	(22,354.81)	.00	(22,354.81)	99,595.69	.00	(99,595.69)	.00
Net Total After Transfer	23,439.08	.00	23,439.08	99,595.69	.00	99,595.69	.00
	(1,084.27)	.00	1,084.27	.00	.00	.00	.00