

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 02/28/18

	CURRENT ASSETS		
102	Iberia Bank Operating	\$	16,376.19
103	Iberia Bank Capital		134,096.38
104	Iberia Bank Cafe Account		149.90
105	Petty Cash		1,000.00
107	Iberia Bank Activities		775.88
			\$ 152,398.35
	OTHER ASSETS		
111	A/R Maintenance	\$	5,286.52
114	Food & Beverage		3,074.52
136	Prepaid Insurance		3,899.36
137	Prepaid Electric		538.10
140	Due from Developer		121,942.00
145	Restaurant Inventory		14,123.00
146	Southern Glazer's Wine Escrow		1,500.00
148	Utility Deposits		1,399.00
149	FPL Deposits		19,420.00
			\$ 171,182.50
	RESERVE ASSETS		
160	Reserve Checking	\$	23,756.17
			\$ 23,756.17
			\$ 347,337.02
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
200	Accounts Payable	\$	20,597.10
205	N/P-First Insurance Funding		2,381.82
212	Food & Beverage Minimum		82,291.93
213	Sales Tax Collected		1,675.59
217	Prepaid Member Fees		12,314.68
230	Loan From Developer		1,148,153.87
	Subtotal Current Liab.		\$ 1,267,414.99
	RESERVE EQUITY		
302	Reserves	\$	23,730.18
375	Unallocated Interest		25.99
	Subtotal Reserves		\$ 23,756.17
	FUND BALANCE		
380	Owner's Contributed Capital	\$	130,096.38
381	Resale Capital		4,000.00
390	Owners Equity(Beginning Year)		(1,034,224.43)
	Surplus(Deficit) Current Period		(43,706.09)
	Total Fund Balance		\$ (943,834.14)
	TOTAL LIAB AND FUND BALANCE		\$ 347,337.02

Run Date: 05/04/18

Run Time: 09:39 AM

Winding Cypress HOA Inc
Income/Expense Statement
 Period: 02/01/18 to 02/28/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	2,055.23	.00	2,055.23	271,765.99	661,803.36	(390,037.37)	2,647,213.41
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00417 Application Fees	250.00	.00	250.00	300.00	.00	300.00	.00
00460 Lifestyle Events	745.00	.00	745.00	1,377.00	.00	1,377.00	.00
00490 Interest Income	68.49	.00	68.49	68.49	.00	68.49	.00
00499 Restaurant (Net)	(7,316.00)	.00	(7,316.00)	(15,549.73)	.00	(15,549.73)	.00
Subtotal Income	(4,197.28)	.00	(4,197.28)	257,961.75	935,403.36	(677,441.61)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	6,829.17	8,750.00	1,920.83	13,653.63	17,500.00	3,846.37	105,000.00
00501 Water/Sewer	1,896.09	2,083.33	187.24	4,437.38	4,166.66	(270.72)	25,000.00
00510 Telephone	1,036.86	1,025.00	(11.86)	2,046.66	2,050.00	3.34	12,300.00
00515 Trash/Recycling	722.67	683.33	(39.34)	1,444.02	1,366.66	(77.36)	8,200.00
UTILITIES	10,484.79	12,541.66	2,056.87	21,581.69	25,083.32	3,501.63	150,500.00
BUILDING							
00600 Building Maintenance	901.16	583.33	(317.83)	420.56	1,166.66	746.10	7,000.00
00602 Vehicular Access Control	6,042.71	12,981.22	6,938.51	12,218.85	25,962.44	13,743.59	155,774.67
00603 Gatehouse Maintenance/Repair	.00	416.67	416.67	.00	833.34	833.34	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	833.34	833.34	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	2,770.00	2,770.00	.00	16,620.00
BUILDING	8,328.87	15,782.89	7,454.02	15,409.41	31,565.78	16,156.37	189,394.67
TOWN CENTER EXPENSES							
00617 Janitorial Supplies	744.34	375.00	(369.34)	1,284.49	750.00	(534.49)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
00632 Electricity Maint & Repair	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00641 Fitness Maintenance & Supplie	82.20	208.33	126.13	132.15	416.66	284.51	2,500.00
00664 Pest Control	360.00	350.00	(10.00)	360.00	700.00	340.00	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	3,730.00	3,730.00	.00	22,380.00
00671 Pool Supplies & Maintenance	.00	250.00	250.00	293.88	500.00	206.12	3,000.00
00672 Member Relations	2,397.21	625.00	(1,772.21)	3,562.85	1,250.00	(2,312.85)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	.00	3,135.34	3,135.34	18,812.00
00674 Tennis Supplies/Maintenance	.00	1,000.00	1,000.00	.00	2,000.00	2,000.00	12,000.00
00682 Propane Gas	2,190.35	2,083.33	(107.02)	3,365.66	4,166.66	801.00	25,000.00
TOWN CENTER EXPENSES	7,639.10	10,240.99	2,601.89	12,729.03	20,481.98	7,752.95	122,892.00
COMMON AREA EXPENSES							
00700 Landscaping Contract	30,740.38	47,916.67	17,176.29	58,103.86	95,833.34	37,729.48	575,000.00
00701 General Grounds Maintenance	2,427.70	833.33	(1,594.37)	4,879.92	1,666.66	(3,213.26)	10,000.00
00702 Tree Pruning/Replacement	.00	2,500.00	2,500.00	.00	5,000.00	5,000.00	30,000.00
00703 Landscape Removal/Replacement	1,366.00	2,083.33	717.33	1,366.00	4,166.66	2,800.66	25,000.00
00704 Lake/Waterway Maintenance	2,469.00	3,333.33	864.33	6,938.00	6,666.66	(271.34)	40,000.00

Run Date: 05/04/18

Run Time: 09:39 AM

Winding Cypress HOA Inc
Income/Expense Statement
Period: 02/01/18 to 02/28/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00707 Irrigation Repair & Maintenan	2,590.00	919.17	(1,670.83)	24,456.30	1,838.34	(22,617.96)	11,030.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	5,000.00	5,000.00	30,000.00
00725 Community Garden	251.61	500.00	248.39	351.61	1,000.00	648.39	6,000.00
00730 Landscape Neighborhood	41,587.86	64,612.31	23,024.45	85,612.06	129,224.62	43,612.56	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	18,316.00	18,316.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	.00	11,956.00	11,956.00	71,736.00
COMMON AREA EXPENSES	81,432.55	140,334.14	58,901.59	181,707.75	280,668.28	98,960.53	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Management Fees	2,799.00	6,840.00	4,041.00	5,499.00	13,680.00	8,181.00	82,080.00
00805 Office Supplies/Printg/Postag	2,171.80	1,000.00	(1,171.80)	3,118.72	2,000.00	(1,118.72)	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	666.66	666.66	4,000.00
00808 Audit/Tax Return	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	1,436.78	666.67	(770.11)	1,592.78	1,333.34	(259.44)	8,000.00
00810 Application Fees	100.00	83.33	(16.67)	100.00	166.66	66.66	1,000.00
00812 Permits & Fees	400.00	128.08	(271.92)	400.00	256.16	(143.84)	1,537.00
00816 Contingency	.00	416.67	416.67	.00	833.34	833.34	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	750.00	750.00	4,500.00
00832 Salary and Wages	24,507.83	24,833.33	325.50	49,911.16	49,666.66	(244.50)	298,000.00
00835 Insurance	974.83	2,750.00	1,775.17	8,073.30	5,500.00	(2,573.30)	33,000.00
00840 Misc Administrative Expense	.00	58.33	58.33	.00	116.66	116.66	700.00
ADMINISTRATIVE EXPENSES	32,390.24	42,484.74	10,094.50	68,694.96	79,969.48	11,274.52	454,817.00
RESERVE TRANSFER							
00900 Reserves	1,545.00	.00	(1,545.00)	1,545.00	11,400.00	9,855.00	45,600.00
RESERVE TRANSFER	1,545.00	.00	(1,545.00)	1,545.00	11,400.00	9,855.00	45,600.00
TOTAL EXPENSES	141,820.55	221,384.42	79,563.87	301,667.84	449,168.84	147,501.00	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	(146,017.83)	(221,384.42)	75,366.59	(43,706.09)	486,234.52	(529,940.61)	273,600.00