

Winding Cypress HOA Inc
Balance Sheet Prepared by Southwest Prop.
As of 10/31/18

CURRENT ASSETS		
101	Iberia Bank - Operating	\$ 23,192.78
103	Iberia Bank Capital	172,296.81
104	Iberia Bank Cafe Account	13,349.50
105	Petty Cash	4,000.00
107	Iberia Bank Activities	1,807.05
		\$ 214,646.14
OTHER ASSETS		
111	A/R Maintenance	\$ 38,833.01
114	Food & Beverage	1,263.57
136	Prepaid Insurance	12,991.32
137	Prepaid Electric	136.85
140	Due from Developer	249,247.00
145	Restaurant Inventory	12,044.46
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
		\$ 337,820.21
RESERVE ASSETS		
160	Reserve Checking	\$ 39,425.94
		\$ 39,425.94
		\$ 591,892.29
LIABILITIES & FUND BALANCE		
LIABILITIES		
203	Tips Payable	\$ (660.90)
205	N/P-First Insurance Funding	10,002.08
212	Food & Beverage Minimum	41,844.52
213	Sales Tax Collected	1,622.13
217	Prepaid Member Fees	12,019.99
230	Loan From Developer	791,159.87
	Subtotal Current Liab.	\$ 855,987.69
RESERVE EQUITY		
302	Reserves	\$ 39,370.18
375	Unallocated Interest	55.76
	Subtotal Reserves	\$ 39,425.94
FUND BALANCE		
380	Owner's Contributed Capital	\$ 162,296.81
381	Resale Capital	10,000.00
390	Owners Equity (Beginning Year)	85,771.60
	Surplus (Deficit) Current Period	(561,589.75)
	Total Fund Balance	\$ (303,521.34)
	TOTAL LIAB AND FUND BALANCE	\$ 591,892.29

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 10/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	17,185.00	0.00	39,370.18
Unallocated Interest	20.48	35.28	0.00	55.76
Subtotal Reserves	<u>22,205.66</u>	<u>17,220.28</u>	<u>0.00</u>	<u>39,425.94</u>
TOTAL RESERVES	<u>22,205.66</u>	<u>17,220.28</u>	<u>0.00</u>	<u>39,425.94</u>

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/18 to 10/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
00411 Association Fees	340,415.35	661,803.33	(321,387.98)	1,228,544.50	2,647,213.41	(1,418,668.91)	2,647,213.41
00412 Bank Account Interest	.08	.00	.08	.87	.00	.87	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	(805.00)	.00	(805.00)	.00	.00	.00	.00
00420 Key Fobs/License Plates	35.00	.00	35.00	464.00	.00	464.00	.00
00425 Miscellaneous Income	50.00	.00	50.00	80.00	.00	80.00	.00
00451 Application Fees	150.00	.00	150.00	850.00	.00	850.00	.00
00460 Lifestyle Events	2,690.00	.00	2,690.00	19,600.19	.00	19,600.19	.00
00490 Interest Income	.00	.00	.00	69.50	.00	69.50	.00
00499 Restaurant (Net)	(5,143.96)	.00	(5,143.96)	(128,508.47)	.00	(128,508.47)	.00
Subtotal Income	337,391.47	661,803.33	(324,411.86)	1,121,100.59	2,920,813.41	(1,799,712.82)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	9,325.30	8,750.00	(575.30)	89,849.06	87,500.00	(2,349.06)	105,000.00
00501 Water/Sewer	1,362.65	2,083.33	720.68	21,296.69	20,833.30	(463.39)	25,000.00
00510 Telephone	991.68	1,025.00	33.32	10,042.12	10,250.00	207.88	12,300.00
00515 Trash/Recycling	442.64	683.33	240.69	6,333.93	6,833.30	499.37	8,200.00
UTILITIES	12,122.27	12,541.66	419.39	127,521.80	125,416.60	(2,105.20)	150,500.00
BUILDING							
00600 Building Maintenance	1,702.84	583.33	(1,119.51)	3,334.62	5,833.30	2,498.68	7,000.00
00602 Vehicular Access Control	11,700.14	12,981.22	1,281.08	117,731.06	129,812.20	12,081.14	155,774.67
00603 Gatehouse Maintenance/Repair	140.00	416.67	276.67	3,519.70	4,166.70	647.00	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	4,166.70	4,166.70	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	14,419.35	13,850.00	(569.35)	16,620.00
BUILDING	14,927.98	15,782.89	854.91	139,004.73	157,828.90	18,824.17	189,394.67
TOWN CENTER EXPENSES							
00616 Janitorial Contract	.00	.00	.00	720.50	.00	(720.50)	.00
00617 Janitorial Supplies	282.55	375.00	92.45	6,841.07	3,750.00	(3,091.07)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	4,982.00	8,333.30	3,351.30	10,000.00
00631 Cafe Entertainment	750.00	.00	(750.00)	1,550.00	.00	(1,550.00)	.00
00632 Electricity Maint & Repair	.00	833.33	833.33	4,699.00	8,333.30	3,634.30	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	582.00	1,250.00	668.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	1,763.21	2,083.30	320.09	2,500.00
00664 Pest Control	385.00	350.00	(35.00)	3,587.50	3,500.00	(87.50)	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	18,650.00	18,650.00	.00	22,380.00
00671 Pool Supplie & Maintenance	201.53	250.00	48.47	5,081.51	2,500.00	(2,581.51)	3,000.00
00672 Member Relations	2,882.25	625.00	(2,257.25)	26,659.37	6,250.00	(20,409.37)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	18,812.88	15,676.70	(3,136.18)	18,812.00
00674 Tennis Supplie/Maintenance	1,253.17	1,000.00	(253.17)	3,371.34	10,000.00	6,628.66	12,000.00
00682 Propane Gas	352.99	2,083.33	1,730.34	16,189.53	20,833.30	4,643.77	25,000.00
TOWN CENTER EXPENSES	7,972.49	10,240.99	2,268.50	113,489.91	102,409.90	(11,080.01)	122,892.00

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/18 to 10/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
COMMON AREA EXPENSES							
00700 Landscaping Contract	85,348.52	47,916.67	(37,431.85)	412,562.20	479,166.70	66,604.50	575,000.00
00701 General Grounds Maintenance	11.65	833.33	821.68	11,799.01	8,333.30	(3,465.71)	10,000.00
00702 Tree Pruning/Replacement	12,300.00	2,500.00	(9,800.00)	12,300.00	25,000.00	12,700.00	30,000.00
00703 Landscape Removal/Replacement	293.75	2,083.33	1,789.58	13,488.75	20,833.30	7,344.55	25,000.00
00704 Lake/Waterway Maintenance	5,650.00	3,333.33	(2,316.67)	29,610.00	33,333.30	3,723.30	40,000.00
00707 Irrigation Repair & Maintenance	3,158.08	919.17	(2,238.91)	33,283.08	9,191.70	(24,091.38)	11,030.00
00724 Preserves & Wetlands Maint/Mo	4,100.00	2,500.00	(1,600.00)	10,500.00	25,000.00	14,500.00	30,000.00
00725 Community Garden	1,762.00	500.00	(1,262.00)	4,133.62	5,000.00	866.38	6,000.00
00730 Landscape Neighborhood	37,508.52	64,612.31	27,103.79	376,537.68	646,123.10	269,585.42	775,347.74
00731 Trim/Replacet Neighborhood	4,864.80	9,158.00	4,293.20	10,311.89	91,580.00	81,268.11	109,896.00
00732 Irrigation Neighborhood	8,969.81	5,978.00	(2,991.81)	56,192.64	59,780.00	3,587.36	71,736.00
COMMON AREA EXPENSES	163,967.13	140,334.14	(23,632.99)	970,718.87	1,403,341.40	432,622.53	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Management Fees	3,420.00	6,840.00	3,420.00	30,501.00	68,400.00	37,899.00	82,080.00
00805 Office Supplies/Printg/Postag	994.54	1,000.00	5.46	16,001.51	10,000.00	(6,001.51)	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	3,333.30	3,333.30	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	622.89	666.67	43.78	6,181.08	6,666.70	485.62	8,000.00
00810 Application Fees	150.00	83.33	(66.67)	650.00	833.30	183.30	1,000.00
00812 Permits & Fees	.00	128.08	128.08	936.60	1,280.80	344.20	1,537.00
00816 Contingency	.00	416.67	416.67	38.89	4,166.70	4,127.81	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	3,750.00	3,750.00	4,500.00
00832 Salary and Wages	26,068.69	24,833.33	(1,235.36)	244,027.99	248,333.30	4,305.31	298,000.00
00835 Insurance	1,450.10	2,750.00	1,299.90	16,362.81	27,500.00	11,137.19	33,000.00
00840 Misc Administrative Expense	.00	58.33	58.33	70.15	583.30	513.15	700.00
ADMINISTRATIVE EXPENSES	32,706.22	37,484.74	4,778.52	314,770.03	379,847.40	65,077.37	454,817.00
RESERVE TRANSFER							
00900 Reserves	1,920.00	11,400.00	9,480.00	17,185.00	45,600.00	28,415.00	45,600.00
RESERVE TRANSFER	1,920.00	11,400.00	9,480.00	17,185.00	45,600.00	28,415.00	45,600.00
TOTAL EXPENSES	233,616.09	227,784.42	(5,831.67)	1,682,690.34	2,214,444.20	531,753.86	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	103,775.38	434,018.91	(330,243.53)	(561,589.75)	706,369.21	(1,267,958.96)	273,600.00

