

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 03/31/18

		CURRENT ASSETS		
102	Iberia Bank Operating	\$	90,084.93	
103	Iberia Bank Capital		138,754.29	
104	Iberia Bank Cafe Account		654.52	
105	Petty Cash		3,000.00	
107	Iberia Bank Activities		1,151.77	
			\$	233,645.51
		OTHER ASSETS		
111	A/R Maintenance	\$	3,196.54	
114	Food & Beverage		2,813.68	
136	Prepaid Insurance		2,924.53	
137	Prepaid Electric		483.63	
140	Due from Developer		121,942.00	
145	Restaurant Inventory		12,183.00	
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		19,420.00	
			\$	166,862.38
		RESERVE ASSETS		
160	Reserve Checking	\$	26,914.33	
			\$	26,914.33
			\$	427,422.22
LIABILITIES & FUND BALANCE				
LIABILITIES				
205	N/P-First Insurance Funding	\$	1,587.88	
212	Food & Beverage Minimum		71,399.65	
213	Sales Tax Collected		1,553.58	
217	Prepaid Member Fees		139,202.81	
230	Loan From Developer		1,307,186.87	
	Subtotal Current Liab.		\$	1,520,930.79
RESERVE EQUITY				
302	Reserves	\$	26,885.18	
375	Unallocated Interest		29.15	
	Subtotal Reserves		\$	26,914.33
FUND BALANCE				
380	Owner's Contributed Capital	\$	133,354.29	
381	Resale Capital		5,000.00	
390	Owners Equity (Beginning Year)		(1,034,224.43)	
	Surplus (Deficit) Current Period		(224,552.76)	
	Total Fund Balance		\$	(1,120,422.90)
	TOTAL LIAB AND FUND BALANCE		\$	427,422.22

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 03/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	4,700.00	0.00	26,885.18
Unallocated Interest	20.48	8.67	0.00	29.15
Subtotal Reserves	22,205.66	4,708.67	0.00	26,914.33
TOTAL RESERVES	22,205.66	4,708.67	0.00	26,914.33

Run Date: 05/08/18
 Run Time: 09:21 AM

Winding Cypress HOA Inc
Income/Expense Statement
 Period: 03/01/18 to 03/31/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Association Fees	1,942.53	.00	1,942.53	273,708.52	661,803.36	(388,094.84)	2,647,213.41
00412	Bank Account Interest	.05	.00	.05	.05	.00	.05	.00
00414	Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00417	Application Fees	50.00	.00	50.00	350.00	.00	350.00	.00
00420	Key Fobs	84.00	.00	84.00	84.00	.00	84.00	.00
00460	Lifestyle Events	2,780.00	.00	2,780.00	4,157.00	.00	4,157.00	.00
00490	Interest Income	.00	.00	.00	68.49	.00	68.49	.00
00499	Restaurant (Net)	(13,343.91)	.00	(13,343.91)	(28,893.64)	.00	(28,893.64)	.00
	Subtotal Income	(8,487.33)	.00	(8,487.33)	249,474.42	935,403.36	(685,928.94)	2,920,813.41
EXPENSES								
UTILITIES								
00500	Electricity	9,104.86	8,750.00	(354.86)	22,758.49	26,250.00	3,491.51	105,000.00
00501	Water/Sewer	2,411.36	2,083.33	(328.03)	6,848.74	6,249.99	(598.75)	25,000.00
00510	Telephone	1,058.04	1,025.00	(33.04)	3,104.70	3,075.00	(29.70)	12,300.00
00515	Trash/Recycling	721.91	683.33	(38.58)	2,165.93	2,049.99	(115.94)	8,200.00
	UTILITIES	13,296.17	12,541.66	(754.51)	34,877.86	37,624.98	2,747.12	150,500.00
BUILDING								
00600	Building Maintenance	551.55	583.33	31.78	972.11	1,749.99	777.88	7,000.00
00602	Vehicular Access Control	17,197.38	12,981.22	(4,216.16)	29,416.23	38,943.66	9,527.43	155,774.67
00603	Gatehouse Maintenance/Repair	140.00	416.67	276.67	140.00	1,250.01	1,110.01	5,000.00
00604	Entry Sign Maintenance	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
00605	Entry Fountains	1,954.35	1,385.00	(569.35)	4,724.35	4,155.00	(569.35)	16,620.00
	BUILDING	19,843.28	15,782.89	(4,060.39)	35,252.69	47,348.67	12,095.98	189,394.67
TOWN CENTER EXPENSES								
00617	Janitorial Supplies	1,375.74	375.00	(1,000.74)	2,660.23	1,125.00	(1,535.23)	4,500.00
00630	Holiday Decorations	.00	833.33	833.33	.00	2,499.99	2,499.99	10,000.00
00632	Electricity Maint & Repair	.00	833.33	833.33	.00	2,499.99	2,499.99	10,000.00
00638	Fire Alarm Systems	.00	125.00	125.00	.00	375.00	375.00	1,500.00
00640	Fitness Equipment Repair	.00	125.00	125.00	.00	375.00	375.00	1,500.00
00641	Fitness Maintenance & Supplie	.00	208.33	208.33	132.15	624.99	492.84	2,500.00
00664	Pest Control	360.00	350.00	(10.00)	720.00	1,050.00	330.00	4,200.00
00670	Pool Contract	1,865.00	1,865.00	.00	5,595.00	5,595.00	.00	22,380.00
00671	Pool Supplies & Maintenance	.00	250.00	250.00	293.88	750.00	456.12	3,000.00
00672	Member Relations	3,995.28	625.00	(3,370.28)	7,558.13	1,875.00	(5,683.13)	7,500.00
00673	Amenities Monitoring	.00	1,567.67	1,567.67	.00	4,703.01	4,703.01	18,812.00
00674	Tennis Supplies/Maintenance	344.55	1,000.00	655.45	344.55	3,000.00	2,655.45	12,000.00
00682	Propane Gas	3,580.64	2,083.33	(1,497.31)	6,946.30	6,249.99	(696.31)	25,000.00
	TOWN CENTER EXPENSES	11,521.21	10,240.99	(1,280.22)	24,250.24	30,722.97	6,472.73	122,892.00
COMMON AREA EXPENSES								
00700	Landscaping Contract	38,444.26	47,916.67	9,472.41	96,548.12	143,750.01	47,201.89	575,000.00
00701	General Grounds Maintenance	1,662.09	833.33	(828.76)	6,542.01	2,499.99	(4,042.02)	10,000.00
00702	Tree Pruning/Replacement	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00

Run Date: 05/08/18

Run Time: 09:21 AM

Winding Cypress HOA Inc
Income/Expense Statement
Period: 03/01/18 to 03/31/18

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
00703 Landscape Removal/Replacement	675.00	2,083.33	1,408.33	2,041.00	6,249.99	4,208.99	25,000.00
00704 Lake/Waterway Maintenance	2,619.00	3,333.33	714.33	9,557.00	9,999.99	442.99	40,000.00
00707 Irrigation Repair & Maintenan	14,869.16	919.17	(13,949.99)	39,325.46	2,757.51	(36,567.95)	11,030.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	7,500.00	7,500.00	30,000.00
00725 Community Garden	782.48	500.00	(282.48)	1,134.09	1,500.00	365.91	6,000.00
00730 Landscape Neighborhood	34,610.91	64,612.31	30,001.40	120,222.97	193,836.93	73,613.96	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	27,474.00	27,474.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	.00	17,934.00	17,934.00	71,736.00
COMMON AREA EXPENSES	93,662.90	140,334.14	46,671.24	275,370.65	421,002.42	145,631.77	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Management Fees	2,835.00	6,840.00	4,005.00	8,334.00	20,520.00	12,186.00	82,080.00
00805 Office Supplies/Printg/Postag	2,435.49	1,000.00	(1,435.49)	5,554.21	3,000.00	(2,554.21)	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	999.99	999.99	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	465.22	666.67	201.45	2,058.00	2,000.01	(57.99)	8,000.00
00810 Application Fees	200.00	83.33	(116.67)	300.00	249.99	(50.01)	1,000.00
00812 Permits & Fees	.00	128.08	128.08	400.00	384.24	(15.76)	1,537.00
00816 Contingency	.00	416.67	416.67	.00	1,250.01	1,250.01	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	1,125.00	1,125.00	4,500.00
00832 Salary and Wages	23,970.24	24,833.33	863.09	73,881.40	74,499.99	618.59	298,000.00
00835 Insurance	974.83	2,750.00	1,775.17	9,048.13	8,250.00	(798.13)	33,000.00
00840 Misc Administrative Expense	.00	58.33	58.33	.00	174.99	174.99	700.00
ADMINISTRATIVE EXPENSES	30,880.78	37,484.74	6,603.96	99,575.74	117,454.22	17,878.48	454,817.00
RESERVE TRANSFER							
00900 Reserves	3,155.00	.00	(3,155.00)	4,700.00	11,400.00	6,700.00	45,600.00
RESERVE TRANSFER	3,155.00	.00	(3,155.00)	4,700.00	11,400.00	6,700.00	45,600.00
TOTAL EXPENSES	172,359.34	216,384.42	44,025.08	474,027.18	665,553.26	191,526.08	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	(180,846.67)	(216,384.42)	35,537.75	(224,552.76)	269,850.10	(494,402.86)	273,600.00