

Winding Cypress HOA Inc
Balance Sheet Prepared by Southwest Prop.
As of 01/31/18

	CURRENT ASSETS		
102	Iberia Bank Operating	\$	20,884.78
103	Iberia Bank Capital		132,445.30
104	Iberia Bank Cafe Account		1,227.12
105	Petty Cash		1,000.00
107	Iberia Bank Activities		1,257.00
			\$ 156,814.20
	OTHER ASSETS		
111	A/R Maintenance	\$	15,040.54
114	Food & Beverage		6,892.62
136	Prepaid Insurance		4,874.19
137	Prepaid Electric		531.41
140	Due from Developer		121,942.00
145	Restaurant Inventory		16,064.77
146	Southern Glazer's Wine Escrow		1,500.00
148	Utility Deposits		1,399.00
149	FPL Deposits		19,480.00
			\$ 187,724.53
	RESERVE ASSETS		
160	Reserve Checking	\$	22,208.49
			\$ 22,208.49
			\$ 366,747.22
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
200	Accounts Payable	\$	30,535.69
203	Tips Payable		1,036.05
205	N/P-First Insurance Funding		3,175.76
212	Food & Beverage Minimum		99,091.81
213	Sales Tax Collected		1,296.59
217	Prepaid Member Fees		11,954.35
230	Loan From Developer		996,915.87
	Subtotal Current Liab.		\$ 1,144,006.12
	RESERVE EQUITY		
302	Reserves	\$	22,185.18
375	Unallocated Interest		23.31
	Subtotal Reserves		\$ 22,208.49
	FUND BALANCE		
380	Owner's Contributed Capital	\$	128,445.30
381	Resale Capital		4,000.00
390	Owners Equity (Beginning Year)		(1,034,224.43)
	Surplus (Deficit) Current Period		102,311.74
	Total Fund Balance		\$ (799,467.39)
	TOTAL LIAB AND FUND BALANCE		\$ 366,747.22

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 01/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	0.00	0.00	22,185.18
Unallocated Interest	20.48	2.83	0.00	23.31
Subtotal Reserves	<u>22,205.66</u>	<u>2.83</u>	<u>0.00</u>	<u>22,208.49</u>
TOTAL RESERVES	<u>22,205.66</u>	<u>2.83</u>	<u>0.00</u>	<u>22,208.49</u>

Run Date: 04/03/18
 Run Time: 08:23 AM

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

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	269,710.76	661,803.36	(392,092.60)	269,710.76	661,803.36	(392,092.60)	2,647,213.41
00414 Food & Beverage	.00	273,600.00	(273,600.00)	.00	273,600.00	(273,600.00)	273,600.00
00417 Application Fees	50.00	.00	50.00	50.00	.00	50.00	.00
00460 Lifestyle Events	632.00	.00	632.00	632.00	.00	632.00	.00
00499 Restaurant (Net)	(8,233.73)	.00	(8,233.73)	(8,233.73)	.00	(8,233.73)	.00
Subtotal Income	262,159.03	935,403.36	(673,244.33)	262,159.03	935,403.36	(673,244.33)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	6,824.46	8,750.00	1,925.54	6,824.46	8,750.00	1,925.54	105,000.00
00501 Water/Sewer	2,541.29	2,083.33	(457.96)	2,541.29	2,083.33	(457.96)	25,000.00
00510 Telephone	1,009.80	1,025.00	15.20	1,009.80	1,025.00	15.20	12,300.00
00515 Trash/Recycling	721.35	683.33	(38.02)	721.35	683.33	(38.02)	8,200.00
UTILITIES	11,096.90	12,541.66	1,444.76	11,096.90	12,541.66	1,444.76	150,500.00
BUILDING							
00600 Building Maintenance	(480.60)	583.33	1,063.93	(480.60)	583.33	1,063.93	7,000.00
00602 Vehicular Access Control	6,176.14	12,981.22	6,805.08	6,176.14	12,981.22	6,805.08	155,774.67
00603 Gatehouse Maintenance/Repair	.00	416.67	416.67	.00	416.67	416.67	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	416.67	416.67	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	1,385.00	1,385.00	.00	16,620.00
BUILDING	7,080.54	15,782.89	8,702.35	7,080.54	15,782.89	8,702.35	189,394.67
TOWN CENTER EXPENSES							
00617 Janitorial Supplies	540.15	375.00	(165.15)	540.15	375.00	(165.15)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	.00	833.33	833.33	10,000.00
00632 Electricity Maint & Repair	.00	833.33	833.33	.00	833.33	833.33	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	.00	125.00	125.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	125.00	125.00	1,500.00
00641 Fitness Maintenance & Supplie	49.95	208.33	158.38	49.95	208.33	158.38	2,500.00
00664 Pest Control	.00	350.00	350.00	.00	350.00	350.00	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	1,865.00	1,865.00	.00	22,380.00
00671 Pool Supplie & Maintenance	293.88	250.00	(43.88)	293.88	250.00	(43.88)	3,000.00
00672 Member Relations	1,165.64	625.00	(540.64)	1,165.64	625.00	(540.64)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	.00	1,567.67	1,567.67	18,812.00
00674 Tennis Supplies/Maintenance	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	12,000.00
00682 Propane Gas	1,175.31	2,083.33	908.02	1,175.31	2,083.33	908.02	25,000.00
TOWN CENTER EXPENSES	5,089.93	10,240.99	5,151.06	5,089.93	10,240.99	5,151.06	122,892.00
COMMON AREA EXPENSES							
00700 Landscaping Contract	27,363.48	47,916.67	20,553.19	27,363.48	47,916.67	20,553.19	575,000.00
00701 General Grounds Maintenance	2,452.22	833.33	(1,618.89)	2,452.22	833.33	(1,618.89)	10,000.00
00702 Tree Pruning/Replacement	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
00703 Landscape Removal/Replacement	.00	2,083.33	2,083.33	.00	2,083.33	2,083.33	25,000.00
00704 Lake/Waterway Maintenance	4,469.00	3,333.33	(1,135.67)	4,469.00	3,333.33	(1,135.67)	40,000.00
00707 Irrigation Repair & Maintenanc	21,866.30	919.17	(20,947.13)	21,866.30	919.17	(20,947.13)	11,030.00

Run Date: 04/03/18

Run Time: 08:23 AM

Winding Cypress HOA Inc

Income/Expense Statement

Period: 01/01/18 to 01/31/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
00725 Community Garden	100.00	500.00	400.00	100.00	500.00	400.00	6,000.00
00730 Landscape Neighborhood	44,024.20	64,612.31	20,588.11	44,024.20	64,612.31	20,588.11	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	9,158.00	9,158.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	.00	5,978.00	5,978.00	71,736.00
COMMON AREA EXPENSES	100,275.20	140,334.14	40,058.94	100,275.20	140,334.14	40,058.94	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Management Fees	2,700.00	6,840.00	4,140.00	2,700.00	6,840.00	4,140.00	82,080.00
00805 Office Supplies/Printg/Postag	946.92	1,000.00	53.08	946.92	1,000.00	53.08	12,000.00
00806 Legal Expense	.00	333.33	333.33	.00	333.33	333.33	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	.00	.00	5,000.00
00809 Cable/Internet Expense	156.00	666.67	510.67	156.00	666.67	510.67	8,000.00
00810 Application Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
00812 Permits & Fees	.00	128.08	128.08	.00	128.08	128.08	1,537.00
00816 Contingency	.00	416.67	416.67	.00	416.67	416.67	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	375.00	375.00	4,500.00
00832 Salary and Wages	25,403.33	24,833.33	(570.00)	25,403.33	24,833.33	(570.00)	298,000.00
00835 Insurance	7,098.47	2,750.00	(4,348.47)	7,098.47	2,750.00	(4,348.47)	33,000.00
00840 Misc Administrative Expense	.00	58.33	58.33	.00	58.33	58.33	700.00
ADMINISTRATIVE EXPENSES	36,304.72	37,484.74	1,180.02	36,304.72	37,484.74	1,180.02	454,817.00
RESERVE TRANSFER							
00900 Reserves	.00	11,400.00	11,400.00	.00	11,400.00	11,400.00	45,600.00
RESERVE TRANSFER	.00	11,400.00	11,400.00	.00	11,400.00	11,400.00	45,600.00
TOTAL EXPENSES	159,847.29	227,784.42	67,937.13	159,847.29	227,784.42	67,937.13	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	102,311.74	707,618.94	(605,307.20)	102,311.74	707,618.94	(605,307.20)	273,600.00