

Run Date: 07/31/18
 Run Time: 03:21 PM

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 06/30/18

	CURRENT ASSETS		
101	Iberia Bank - Operating	\$	17,692.91
103	Iberia Bank Capital		152,735.34
104	Iberia Bank Cafe Account		2,445.63
105	Petty Cash		3,000.00
107	Iberia Bank Activities		544.94
			\$ 176,418.82
	OTHER ASSETS		
111	A/R Maintenance	\$	5,641.34
114	Food & Beverage		1,443.42
119	A/R Working Capital		400.00
137	Prepaid Electric		330.72
140	Due from Developer		1,246,163.00
145	Restaurant Inventory		13,788.83
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
			\$ 1,291,086.31
	RESERVE ASSETS		
160	Reserve Checking	\$	30,249.42
			\$ 30,249.42
			\$ 1,497,754.55
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
200	Accounts Payable	\$	5,941.14
201	Accrued Expenses		1,865.00
203	Tips Payable		(237.35)
212	Food & Beverage Minimum		48,672.31
213	Sales Tax Collected		1,169.09
217	Prepaid Member Fees		134,004.81
230	Loan From Developer		1,482,864.87
	Subtotal Current Liab.		\$ 1,674,279.87
	RESERVE EQUITY		
302	Reserves	\$	30,210.18
375	Unallocated Interest		39.24
	Subtotal Reserves		\$ 30,249.42
	FUND BALANCE		
380	Owner's Contributed Capital	\$	144,735.34
381	Resale Capital		8,000.00
390	Owners Equity(Beginning Year)		84,321.60
	Surplus(Deficit) Current Period		(443,831.68)
	Total Fund Balance		\$ (206,774.74)
	TOTAL LIAB AND FUND BALANCE		\$ 1,497,754.55

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 06/30/18

	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	18.76	0.00	39.24
Subtotal Reserves	<u>22,205.66</u>	<u>8,043.76</u>	<u>0.00</u>	<u>30,249.42</u>
TOTAL RESERVES	<u>22,205.66</u>	<u>8,043.76</u>	<u>0.00</u>	<u>30,249.42</u>

Run Date: 07/31/18
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Winding Cypress HOA Inc
Income/Expense Statement
 Period: 06/01/18 to 06/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	1,546.80	.00	1,546.80	567,185.23	1,323,606.72	(756,421.49)	2,647,213.41
00412 Bank Account Intareest	.12	.00	.12	.45	.00	.45	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	.00	.00	.00	625.00	.00	625.00	.00
00417 Application Fees	50.00	.00	50.00	550.00	.00	550.00	.00
00420 Key Fobs	.00	.00	.00	140.00	.00	140.00	.00
00460 Lifestyle Events	920.19	.00	920.19	10,478.19	.00	10,478.19	.00
00470 Tennis Ball Machine	.00	.00	.00	3,360.00	.00	3,360.00	.00
00471 Pickle Ball	930.00	.00	930.00	930.00	.00	930.00	.00
00490 Interest Income	.00	.00	.00	68.49	.00	68.49	.00
00499 Restaurant (Net)	(12,151.30)	.00	(12,151.30)	(76,156.61)	.00	(76,156.61)	.00
Subtotal Income	(8,704.19)	.00	(8,704.19)	507,180.75	1,597,206.72	(1,090,025.97)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	8,571.50	8,750.00	178.50	51,068.16	52,500.00	1,431.84	105,000.00
00501 Water/Sewer	2,179.04	2,083.33	(95.71)	15,500.26	12,499.98	(3,000.28)	25,000.00
00510 Telephone	970.54	1,025.00	54.46	6,016.25	6,150.00	133.75	12,300.00
00515 Trash/Recycling	727.11	683.33	(43.78)	4,338.92	4,099.98	(238.94)	8,200.00
UTILITIES	12,448.19	12,541.66	93.47	76,923.59	75,249.96	(1,673.63)	150,500.00
BUILDING							
00600 Building Maintenance	5,707.44	583.33	(5,124.11)	17,583.42	3,499.98	(14,083.44)	7,000.00
00602 Vehicular Access Control	13,128.55	12,981.22	(147.33)	65,476.23	77,887.32	12,411.09	155,774.67
00603 Gatehouse Maintenance/Repair	140.00	416.67	276.67	560.00	2,500.02	1,940.02	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	2,500.02	2,500.02	5,000.00
00605 Entry Fountains	4,155.00	1,385.00	(2,770.00)	8,879.35	8,310.00	(569.35)	16,620.00
BUILDING	23,130.99	15,782.89	(7,348.10)	92,499.00	94,697.34	2,198.34	189,394.67
TOWN CENTER EXPENSES							
00616 Janitorial Contract	(29.50)	.00	29.50	720.50	.00	(720.50)	.00
00617 Janitorial Supplies	1,131.44	375.00	(756.44)	5,686.26	2,250.00	(3,436.26)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	.00	4,999.98	4,999.98	10,000.00
00632 Electricity Maint & Repair	.00	833.33	833.33	782.00	4,999.98	4,217.98	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	.00	750.00	750.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	750.00	750.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	1,023.51	1,249.98	226.47	2,500.00
00664 Pest Control	.00	350.00	350.00	2,047.50	2,100.00	52.50	4,200.00
00670 Pool Contract	2,345.00	1,865.00	(480.00)	11,190.00	11,190.00	.00	22,380.00
00671 Pool Supplie & Maintenance	.00	250.00	250.00	2,190.88	1,500.00	(690.88)	3,000.00
00672 Member Relations	3,553.95	625.00	(2,928.95)	15,489.91	3,750.00	(11,739.91)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	.00	9,406.02	9,406.02	18,812.00
00674 Tennis Supplies/Maintenance	.00	1,000.00	1,000.00	344.55	6,000.00	5,655.45	12,000.00
00675 Tennis Ball Machine	.00	.00	.00	4,280.56	.00	(4,280.56)	.00
00682 Propane Gas	1,120.22	2,083.33	963.11	14,015.63	12,499.98	(1,515.65)	25,000.00
TOWN CENTER EXPENSES	8,121.11	10,240.99	2,119.88	57,771.30	61,445.94	3,674.64	122,892.00

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Winding Cypress HOA Inc
Income/Expense Statement
 Period: 06/01/18 to 06/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
COMMON AREA EXPENSES							
00700 Landscaping Contract	38,444.26	47,916.67	9,472.41	211,880.90	287,500.02	75,619.12	575,000.00
00701 General Grounds Maintenance	1,195.00	833.33	(361.67)	9,350.00	4,999.98	(4,350.02)	10,000.00
00702 Tree Pruning/Replacement	.00	2,500.00	2,500.00	950.00	15,000.00	14,050.00	30,000.00
00703 Landscape Removal/Replacement	898.75	2,083.33	1,184.58	4,857.19	12,499.98	7,642.79	25,000.00
00704 Lake/Waterway Maintenance	.00	3,333.33	3,333.33	15,335.00	19,999.98	4,664.98	40,000.00
00707 Irrigation Repair & Maintenan	.00	919.17	919.17	46,464.36	5,515.02	(40,949.34)	11,030.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	15,000.00	15,000.00	30,000.00
00725 Community Garden	88.77	500.00	411.23	1,617.37	3,000.00	1,382.63	6,000.00
00730 Landscape Neighborhood	35,749.98	64,612.31	28,862.33	226,600.57	387,673.86	161,073.29	775,347.74
00731 Trimm/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	54,948.00	54,948.00	109,896.00
00732 Irrigation Neighborhood	.00	5,978.00	5,978.00	5,388.76	35,868.00	30,479.24	71,736.00
COMMON AREA EXPENSES	76,376.76	140,334.14	63,957.38	522,444.15	842,004.84	319,560.69	1,684,009.74
ADMINISTRATIVE EXPENSES							
00800 Management Fees	3,078.00	6,840.00	3,762.00	17,325.00	41,040.00	23,715.00	82,080.00
00805 Office Supplies/Printng/Postag	1,661.60	1,000.00	(661.60)	12,313.93	6,000.00	(6,313.93)	12,000.00
00806 Legal Expenses	.00	333.33	333.33	.00	1,999.98	1,999.98	4,000.00
00808 Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809 Cable/Internet Expense	161.00	666.67	505.67	3,314.31	4,000.02	685.71	8,000.00
00810 Application Fees	.00	83.33	83.33	450.00	499.98	49.98	1,000.00
00812 Permits & Fees	875.35	128.08	(747.27)	1,336.60	768.48	(568.12)	1,537.00
00816 Contingency	.00	416.67	416.67	38.89	2,500.02	2,461.13	5,000.00
00825 Property Taxes	.00	375.00	375.00	.00	2,250.00	2,250.00	4,500.00
00832 Salary and Wages	23,014.57	24,833.33	1,818.76	145,192.45	148,999.98	3,807.53	298,000.00
00835 Insurance	974.87	2,750.00	1,775.13	11,972.66	16,500.00	4,527.34	33,000.00
00840 Misc Administrative Expense	643.75	58.33	(585.42)	1,405.55	349.98	(1,055.57)	700.00
ADMINISTRATIVE EXPENSES	30,409.14	37,484.74	7,075.60	193,349.39	229,908.44	36,559.05	454,817.00
RESERVE TRANSFER							
00900 Reserves	3,325.00	.00	(3,325.00)	8,025.00	22,800.00	14,775.00	45,600.00
RESERVE TRANSFER	3,325.00	.00	(3,325.00)	8,025.00	22,800.00	14,775.00	45,600.00
TOTAL EXPENSES	153,811.19	216,384.42	62,573.23	951,012.43	1,326,106.52	375,094.09	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)	(162,515.38)	(216,384.42)	53,869.04	(443,831.68)	271,100.20	(714,931.88)	273,600.00