

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 09/30/18

CURRENT ASSETS			
101	Iberia Bank - Operating	\$	80,353.85
103	Iberia Bank Capital		166,181.27
104	Iberia Bank Cafe Account		5,644.07
105	Petty Cash		4,000.00
106	Iberia Bank - Transfer Account		9,542.14
107	Iberia Bank Activities		1,374.22
			\$ 267,095.55
OTHER ASSETS			
111	A/R Maintenance	\$	9,361.80
114	Food & Beverage		1,263.57
136	Prepaid Insurance		14,441.42
137	Prepaid Electric		178.97
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
			\$ 309,841.22
RESERVE ASSETS			
160	Reserve Checking	\$	37,500.95
			\$ 37,500.95
			\$ 614,437.72
LIABILITIES & FUND BALANCE			
LIABILITIES			
200	Accounts Payable	\$	9,778.17
203	Tips Payable		1,293.31
205	N/P-First Insurance Funding		11,431.52
212	Food & Beverage Minimum		48,055.41
213	Sales Tax Collected		1,315.53
217	Prepaid Member Fees		126,515.22
230	Loan From Developer		791,159.87
	Subtotal Current Liab.		\$ 989,549.03
RESERVE EQUITY			
302	Reserves	\$	37,450.18
375	Unallocated Interest		50.77
	Subtotal Reserves		\$ 37,500.95
FUND BALANCE			
380	Owner's Contributed Capital	\$	156,981.27
381	Resale Capital		10,000.00
390	Owners Equity(Beginning Year)		85,771.60
	Surplus(Deficit) Current Period		(665,365.13)
	Total Fund Balance		\$ (412,612.26)
	TOTAL LIAB AND FUND BALANCE		\$ 614,437.72

Winding Cypress Homeowners Assoc. , Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 09/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	15,265.00	0.00	37,450.18
Unallocated Interest	20.48	30.29	0.00	50.77
Subtotal Reserves	22,205.66	15,295.29	0.00	37,500.95
TOTAL RESERVES	22,205.66	15,295.29	0.00	37,500.95

Winding Cypress HOA Inc
Income/Expense Statement
 Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	2,484.57	.00	2,484.57	888,129.15	1,985,410.08	(1,097,280.93)	2,647,213.41
00412 Bank Account Interest	.19	.00	.19	.79	.00	.79	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	.00	.00	.00	805.00	.00	805.00	.00
00417 Late Fees & Interest	(650.00)	.00	(650.00)	.00	.00	.00	.00
00420 Key Fobs/License Plates	100.00	.00	100.00	429.00	.00	429.00	.00
00425 Miscellaneous Income	.00	.00	.00	30.00	.00	30.00	.00
00451 Application Fees	700.00	.00	700.00	700.00	.00	700.00	.00
00460 Lifestyle Events	4,638.00	.00	4,638.00	16,910.19	.00	16,910.19	.00
00470 Tennis Ball Machine	(3,360.00)	.00	(3,360.00)	.00	.00	.00	.00
00471 Pickle Ball	(930.00)	.00	(930.00)	.00	.00	.00	.00
00490 Interest Income	.00	.00	.00	69.50	.00	69.50	.00
00499 Restaurant (Net)	(2,724.88)	.00	(2,724.88)	(123,364.51)	.00	(123,364.51)	.00
Subtotal Income	257.88	.00	257.88	783,709.12	2,259,010.08	(1,475,300.96)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	50.26	8,750.00	8,699.74	80,523.76	78,750.00	(1,773.76)	105,000.00
00501 Water/Sewer	1,333.74	2,083.33	749.59	19,934.04	18,749.97	(1,184.07)	25,000.00
00510 Telephone	1,008.75	1,025.00	16.25	9,050.44	9,225.00	174.56	12,300.00
00515 Trash/Recycling	522.32	683.33	161.01	5,891.29	6,149.97	258.68	8,200.00
UTILITIES	2,915.07	12,541.66	9,626.59	115,399.53	112,874.94	(2,524.59)	150,500.00
BUILDING							
00600 Building Maintenance	.00	583.33	583.33	1,631.78	5,249.97	3,618.19	7,000.00
00602 Vehicular Access Control	11,913.15	12,981.22	1,068.07	106,030.92	116,830.98	10,800.06	155,774.67
00603 Gatehouse Maintenance/Repair	140.00	416.67	276.67	3,379.70	3,750.03	370.33	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	3,750.03	3,750.03	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	13,034.35	12,465.00	(569.35)	16,620.00
BUILDING	13,438.15	15,782.89	2,344.74	124,076.75	142,046.01	17,969.26	189,394.67
TOWN CENTER EXPENSES							
00616 Janitorial Contract	.00	.00	.00	720.50	.00	(720.50)	.00
00617 Janitorial Supplies	69.93	375.00	305.07	6,558.52	3,375.00	(3,183.52)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	4,982.00	7,499.97	2,517.97	10,000.00
00631 Cafe Entertainment	250.00	.00	(250.00)	800.00	.00	(800.00)	.00
00632 Electricity Maint & Repair	127.00	833.33	706.33	4,699.00	7,499.97	2,800.97	10,000.00
00638 Fire Alarm Systems	357.00	125.00	(232.00)	582.00	1,125.00	543.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	1,125.00	1,125.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	1,763.21	1,874.97	111.76	2,500.00
00664 Pest Control	.00	350.00	350.00	3,202.50	3,150.00	(52.50)	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	16,785.00	16,785.00	.00	22,380.00
00671 Pool Supplie & Maintenance	1,381.32	250.00	(1,131.32)	4,879.98	2,250.00	(2,629.98)	3,000.00
00672 Member Relations	5,135.53	625.00	(4,510.53)	23,777.12	5,625.00	(18,152.12)	7,500.00
00673 Amenities Monitoring	4,703.22	1,567.67	(3,135.55)	18,812.88	14,109.03	(4,703.85)	18,812.00
00674 Tennis Supplies/Maintenance	293.66	1,000.00	706.34	2,118.17	9,000.00	6,881.83	12,000.00
00675 Tennis Ball Machine	(4,530.56)	.00	4,530.56	.00	.00	.00	.00

Winding Cypress HOA Inc
Income/Expense Statement
Period: 09/01/18 to 09/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00676	Pickleball Maintenance/Supply	(213.82)	.00	213.82	.00	.00	.00	.00
00682	Propane Gas	134.83	2,083.33	1,948.50	15,836.54	18,749.97	2,913.43	25,000.00
TOWN CENTER EXPENSES		9,573.11	10,240.99	667.88	105,517.42	92,168.91	(13,348.51)	122,892.00
COMMON AREA EXPENSES								
00700	Landscaping Contract	.00	47,916.67	47,916.67	327,213.68	431,250.03	104,036.35	575,000.00
00701	General Grounds Maintenance	(1,986.43)	833.33	2,819.76	11,787.36	7,499.97	(4,287.39)	10,000.00
00702	Tree Pruning/Replacement	.00	2,500.00	2,500.00	.00	22,500.00	22,500.00	30,000.00
00703	Landscape Removal/Replacement	(4,730.74)	2,083.33	6,814.07	13,195.00	18,749.97	5,554.97	25,000.00
00704	Lake/Waterway Maintenance	.00	3,333.33	3,333.33	23,960.00	29,999.97	6,039.97	40,000.00
00707	Irrigation Repair & Maintenan	(41,076.97)	919.17	41,996.14	30,125.00	8,272.53	(21,852.47)	11,030.00
00724	Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	6,400.00	22,500.00	16,100.00	30,000.00
00725	Community Garden	155.46	500.00	344.54	2,371.62	4,500.00	2,128.38	6,000.00
00730	Landscape Neighborhood	.00	64,612.31	64,612.31	339,029.16	581,510.79	242,481.63	775,347.74
00731	Trimm/Replacet Neighborhood	5,447.09	9,158.00	3,710.91	5,447.09	82,422.00	76,974.91	109,896.00
00732	Irrigation Neighborhood	41,834.07	5,978.00	(35,856.07)	47,222.83	53,802.00	6,579.17	71,736.00
COMMON AREA EXPENSES		(357.52)	140,334.14	140,691.66	806,751.74	1,263,007.26	456,255.52	1,684,009.74
ADMINISTRATIVE EXPENSES								
00800	Management Fees	3,339.00	6,840.00	3,501.00	27,081.00	61,560.00	34,479.00	82,080.00
00805	Office Supplies/Printg/Postag	1,015.35	1,000.00	(15.35)	15,006.97	9,000.00	(6,006.97)	12,000.00
00806	Legal Expense	.00	333.33	333.33	.00	2,999.97	2,999.97	4,000.00
00808	Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809	Cable/Internet Expense	1,090.44	666.67	(423.77)	5,558.19	6,000.03	441.84	8,000.00
00810	Application Fees	.00	83.33	83.33	500.00	749.97	249.97	1,000.00
00812	Permits & Fees	.00	128.08	128.08	936.60	1,152.72	216.12	1,537.00
00816	Contingency	.00	416.67	416.67	38.89	3,750.03	3,711.14	5,000.00
00825	Property Taxes	.00	375.00	375.00	.00	3,375.00	3,375.00	4,500.00
00832	Salary and Wages	23,512.18	24,833.33	1,321.15	217,959.30	223,499.97	5,540.67	298,000.00
00835	Insurance	2,829.89	2,750.00	(79.89)	14,912.71	24,750.00	9,837.29	33,000.00
00840	Misc Administrative Expense	70.15	58.33	(11.82)	70.15	524.97	454.82	700.00
ADMINISTRATIVE EXPENSES		31,857.01	37,484.74	5,627.73	282,063.81	342,362.66	60,298.85	454,817.00
RESERVE TRANSFER								
00900	Reserves	7,240.00	.00	(7,240.00)	15,265.00	34,200.00	18,935.00	45,600.00
RESERVE TRANSFER		7,240.00	.00	(7,240.00)	15,265.00	34,200.00	18,935.00	45,600.00
TOTAL EXPENSES		64,665.82	216,384.42	151,716.60	1,449,074.25	1,986,659.78	537,585.53	2,647,213.41
CURRENT YEAR NET INCOME/ (LOSS)		(64,407.94)	(216,384.42)	151,976.48	(665,365.13)	272,350.30	(937,715.43)	273,600.00

Winding Cypress HOA Inc
Restaurant Income/Expense Statement
 Period: 09/01/18 to 09/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00472 Food Sales	10,323.51	.00	10,323.51	107,445.97	.00	107,445.97	.00
00473 Liquor Sales	3,164.30	.00	3,164.30	33,894.04	.00	33,894.04	.00
00474 Beer Sales	1,648.25	.00	1,648.25	14,756.99	.00	14,756.99	.00
00475 Wine Sales	1,078.70	.00	1,078.70	11,254.44	.00	11,254.44	.00
Subtotal Income	16,214.76	.00	16,214.76	167,351.44	.00	167,351.44	.00
EXPENSES							
COST OF SALES							
00760 Food Purchases	5,817.96	.00	(5,817.96)	83,740.78	.00	(83,740.78)	.00
00761 Liquor Purchases	904.00	.00	(904.00)	10,808.96	.00	(10,808.96)	.00
00762 Beer Purchases	1,012.03	.00	(1,012.03)	8,238.15	.00	(8,238.15)	.00
00763 Wine Purchases	631.32	.00	(631.32)	5,426.26	.00	(5,426.26)	.00
00764 Non-Alcoholic Purchases	.00	.00	.00	678.67	.00	(678.67)	.00
00765 Liquor Beverage	.00	.00	.00	1,067.39	.00	(1,067.39)	.00
COST OF SALES	8,365.31	.00	(8,365.31)	109,960.21	.00	(109,960.21)	.00
SALARIES & OVERHEAD							
00851 Salaries - Restaurant	6,055.56	.00	(6,055.56)	132,732.04	.00	(132,732.04)	.00
00852 Utilities - Restaurant	.00	.00	.00	5,945.51	.00	(5,945.51)	.00
00853 Maintenance - Restaurant	1,084.02	.00	(1,084.02)	7,801.03	.00	(7,801.03)	.00
00854 Supplies - Restaurant	2,189.95	.00	(2,189.95)	18,132.37	.00	(18,132.37)	.00
00855 CC Processing - Restaurant	520.38	.00	(520.38)	3,803.18	.00	(3,803.18)	.00
00856 Chemicals	57.90	.00	(57.90)	2,213.79	.00	(2,213.79)	.00
00857 Linen	215.92	.00	(215.92)	1,919.52	.00	(1,919.52)	.00
00858 Miscellaneous - Restaurant	50.60	.00	(50.60)	6,180.52	.00	(6,180.52)	.00
00859 Equipment	.00	.00	.00	147.40	.00	(147.40)	.00
00860 Uniforms	.00	.00	.00	1,313.38	.00	(1,313.38)	.00
00875 Tennis Ball Machine Supplies	.00	.00	.00	567.00	.00	(567.00)	.00
SALARIES & OVERHEAD	10,174.33	.00	(10,174.33)	180,755.74	.00	(180,755.74)	.00
CURRENT YEAR NET INCOME/(LOSS)	(2,324.88)	.00	(2,324.88)	(123,364.51)	.00	(123,364.51)	.00
00999 Restaurant Trans to Operating	2,724.88	.00	2,724.88	123,364.51	.00	123,364.51	.00
Net Total After Transfer	(400.00)	.00	400.00	.00	.00	.00	.00