

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 11/30/17

CURRENT ASSETS		
102	Iberia Bank Operating	\$ 36,356.86
103	Iberia Bank Capital	122,736.72
104	Iberia Bank COD Account	574.19
105	Petty Cash	1,000.00
		\$ 160,667.77
OTHER ASSETS		
111	A/R Maintenance	\$ 7,028.88
114	Food & Beverage	820.98
137	Prepaid Electric	774.04
140	Due from Developer	121,942.00
145	Restaurant Inventory	12,552.91
146	Southern Glazer's Wine Escrow	1,500.00
148	Utility Deposits	1,399.00
149	FPL Deposits	18,378.00
		\$ 164,395.81
RESERVE ASSETS		
160	Reserve Checking	\$ 19,278.12
		\$ 19,278.12
		\$ 344,341.70

LIABILITIES & FUND BALANCE

LIABILITIES		
200	Accounts Payable	\$ 4,294.33
201	Accrued Expenses	52,980.26
212	Food & Beverage Minimum	11,948.95
213	Sales Tax Collected	1,140.72
217	Prepaid Member Fees	9,496.24
225	ARB Deposits	1,000.00
230	Loan From Developer	934,203.87
	Subtotal Current Liab.	\$ 1,015,064.37
RESERVE EQUITY		
302	Reserves	\$ 19,260.18
375	Unallocated Interest	17.94
	Subtotal Reserves	\$ 19,278.12
FUND BALANCE		
380	Owner's Contributed Capital	\$ 120,736.72
381	Resale Capital	2,000.00
390	Owners Equity (Beginning Year)	15,022.43
	Surplus (Deficit) Current Period	(827,759.94)
	Total Fund Balance	\$ (690,000.79)
	TOTAL LIAB AND FUND BALANCE	\$ 344,341.70

Winding Cypress Homeowners Assoc., Inc.
Prepared by Southwest Property Mgmt. Corp.
Reserve Statement
As of 11/30/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	7,535.18	11,725.00	0.00	19,260.18
Unallocated Interest	0.00	17.94	0.00	17.94
Subtotal Reserves	<u>7,535.18</u>	<u>11,742.94</u>	<u>0.00</u>	<u>19,278.12</u>
TOTAL RESERVES	<u>7,535.18</u>	<u>11,742.94</u>	<u>0.00</u>	<u>19,278.12</u>

Winding Cypress HOA Inc
Income/Expense Statement
Period: 11/01/17 to 11/30/17

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	5,153.96	.00	5,153.96	806,647.64	2,547,765.96	(1,741,118.32)	2,547,765.96
00414 Food & Beverage	661.30	.00	661.30	1,767.32	278,640.00	(276,872.68)	278,640.00
00415 Clubhouse Room Rental	.00	.00	.00	925.00	.00	925.00	.00
00416 Event Cleaning Fee	.00	.00	.00	250.00	.00	250.00	.00
00417 Application Fees	100.00	.00	100.00	600.00	.00	600.00	.00
00420 Key Fobs	59.00	.00	59.00	241.00	.00	241.00	.00
00425 Miscellaneous Income	.00	.00	.00	924.94	.00	924.94	.00
00460 Lifestyle Events	902.00	.00	902.00	11,310.20	.00	11,310.20	.00
00490 Interest Income	.00	.00	.00	12.85	.00	12.85	.00
00499 Restaurant (Net)	(3,217.68)	.00	(3,217.68)	(99,350.12)	.00	(99,350.12)	.00
Subtotal Income	3,658.58	.00	3,658.58	723,328.83	2,826,405.96	(2,103,077.13)	2,826,405.96
EXPENSES							
UTILITIES							
00500 Electricity	12,455.71	7,083.33	(5,372.38)	107,028.11	77,916.63	(29,111.48)	85,000.00
00501 Water/Sewer	1,240.96	750.00	(490.96)	23,025.29	8,250.00	(14,775.29)	9,000.00
00510 Telephone	1,169.84	625.00	(544.84)	10,739.75	6,875.00	(3,864.75)	7,500.00
00515 Trash/Recycling	687.13	.00	(687.13)	7,281.21	.00	(7,281.21)	.00
UTILITIES	15,553.64	8,458.33	(7,095.31)	148,074.36	93,041.63	(55,032.73)	101,500.00
BUILDING							
00600 Building Maintenance	593.00	416.67	(176.33)	31,818.48	4,583.37	(27,235.11)	5,000.00
00602 Vehicular Access Control	10,819.84	12,583.33	1,763.49	128,097.43	138,416.63	10,319.20	151,000.00
00603 Gatehouse Maintenance/Repair	158.75	416.67	257.92	972.25	4,583.37	3,611.12	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	4,583.37	4,583.37	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	20,370.24	15,235.00	(5,135.24)	16,620.00
BUILDING	12,956.59	15,218.34	2,261.75	181,258.40	167,401.74	(13,856.66)	182,620.00
TOWN CENTER EXPENSES							
00616 Janitorial Contract	.00	.00	.00	4,747.25	.00	(4,747.25)	.00
00617 Janitorial Supplies	738.16	250.00	(488.16)	5,876.24	2,750.00	(3,126.24)	3,000.00
00630 Holiday Decorations	5,000.00	833.33	(4,166.67)	10,000.00	9,166.63	(833.37)	10,000.00
00632 Electricity Maint & Repair	.00	833.33	833.33	2,480.50	9,166.63	6,686.13	10,000.00
00638 Fire Alarm Systems	.00	250.00	250.00	1,420.44	2,750.00	1,329.56	3,000.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	1,375.00	1,375.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	.00	2,291.63	2,291.63	2,500.00
00654 Pest Control	360.00	350.00	(10.00)	3,575.00	3,850.00	275.00	4,200.00
00670 Pool Contract	1,865.00	1,675.00	(190.00)	20,515.00	18,425.00	(2,090.00)	20,100.00
00671 Pool Supplie & Maintenance	1,045.00	250.00	(795.00)	1,045.00	2,750.00	1,705.00	3,000.00
00672 Member Relations	4,344.43	416.67	(3,927.76)	32,323.23	4,583.37	(27,739.86)	5,000.00
00674 Tennis Supplies/Maintenance	198.84	1,500.00	1,301.16	855.21	16,500.00	15,644.79	18,000.00
00682 Propane Gas	638.46	2,916.67	2,278.21	11,401.81	32,083.37	20,681.56	35,000.00
00684 Maintenance Shed	.00	.00	.00	650.00	.00	(650.00)	.00
TOWN CENTER EXPENSES	14,189.89	9,608.33	(4,581.56)	94,889.68	105,691.63	10,801.95	115,300.00
COMMON AREA EXPENSES							

Winding Cypress HOA Inc
Income/Expense Statement
Period: 11/01/17 to 11/30/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00700	Landscaping Contract	52,980.26	111,342.96	58,362.70	706,252.12	1,224,772.56	518,520.44	1,336,115.56
00701	General Grounds Maintenance	1,132.19	833.33	(298.86)	4,889.01	9,166.63	4,277.62	10,000.00
00702	Tree Pruning/Replacement	.00	11,826.70	11,826.70	1,296.00	130,093.70	128,797.70	141,920.40
00703	Landscape Removal/Replacement	.00	2,083.33	2,083.33	15,861.07	22,916.63	7,055.56	25,000.00
00704	Lake/Waterway Maintenance	2,469.00	3,333.33	864.33	24,959.00	36,666.63	11,707.63	40,000.00
00707	Irrigation Repair & Maintainan	5,646.28	6,819.00	1,172.72	47,637.77	75,009.00	27,371.23	81,828.00
00724	Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	27,500.00	27,500.00	30,000.00
00725	Community Garden	859.07	833.33	(25.74)	5,659.07	9,166.63	3,507.56	10,000.00
COMMON AREA EXPENSES		63,086.80	139,571.98	76,485.18	806,554.04	1,535,291.78	728,737.74	1,674,863.96
ADMINISTRATIVE EXPENSES								
00800	Management Fees	2,529.00	6,966.00	4,437.00	23,310.00	76,626.00	53,316.00	83,592.00
00805	Office Supplies/Printg/Postag	617.74	416.67	(201.07)	18,385.85	4,583.37	(13,802.48)	5,000.00
00806	Legal Expense	.00	333.33	333.33	.00	3,666.63	3,666.63	4,000.00
00808	Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809	Cable/Internet Expense	889.62	666.67	(222.95)	5,889.59	7,333.37	1,443.78	8,000.00
00810	Application Fees	300.00	83.33	(216.67)	600.00	916.63	316.63	1,000.00
00812	Permits & Fees	294.00	25.00	(269.00)	1,840.25	275.00	(1,565.25)	300.00
00816	Contingency	.00	416.67	416.67	2,313.59	4,583.37	2,269.78	5,000.00
00825	Property Taxes	.00	375.00	375.00	.00	4,125.00	4,125.00	4,500.00
00832	Salary and Wages	27,074.35	23,333.33	(3,741.02)	251,079.86	256,666.63	5,586.77	280,000.00
00835	Insurance	.00	2,500.00	2,500.00	4,473.00	27,500.00	23,027.00	30,000.00
00840	Misc Administrative Expense	.00	54.17	54.17	695.15	595.87	(99.28)	650.00
ADMINISTRATIVE EXPENSES		31,704.71	35,170.17	3,465.46	308,587.29	391,871.87	83,284.58	427,042.00
RESERVE TRANSFER								
00900	Reserves	.00	.00	.00	11,725.00	46,440.00	34,715.00	46,440.00
RESERVE TRANSFER		.00	.00	.00	11,725.00	46,440.00	34,715.00	46,440.00
TOTAL EXPENSES		137,491.63	208,027.15	70,535.52	1,551,088.77	2,339,738.65	788,649.88	2,547,765.96
CURRENT YEAR NET INCOME/ (LOSS)		(133,833.05)	(208,027.15)	74,194.10	(827,759.94)	486,667.31	(1,314,427.25)	278,640.00