

**Winding Cypress Community Association, Inc.**  
**2018 Approved Budget**  
**January 1, 2018 through December 31, 2018**  
**760 Units**

	760 Units 2017 Approved Budget	2017 YTD Sept. 30, 2017	760 Units 2018 Proposed Budget	ANNUAL PER UNIT	QUARTERLY PER UNIT	MONTHLY PER UNIT 760
<b>INCOME</b>						
411 Association Fees	\$2,547,765.96	\$ 572,745.75	\$2,647,213.41			
414 Food Minimum	\$278,640.00	\$ 3,563.24	\$273,600.00	\$ 360.00	\$ 90.00	\$ 30.00
415 Clubhouse Room Rental	\$0.00	\$ 1,025.00	\$0.00			
416 Event Cleaning Fee	\$0.00	\$ 250.00	\$0.00			
417 Application Fees	\$0.00	\$ 300.00	\$0.00	\$ -	\$ -	\$ -
420 Key Fobs	\$0.00	\$ 182.00	\$0.00			
425 Miscellaneous Income	\$0.00	\$ 854.94	\$0.00	\$ -	\$ -	\$ -
460 Lifestyle Events	\$0.00	\$ 8,808.20	\$0.00			
230 Developer Subsidy	\$0.00	\$ -	\$0.00	\$ -	\$ -	\$ -
490 Interest Income	\$0.00	\$ 12.85	\$0.00			
499 Restaurant Net	\$0.00	\$ (72,563.81)	\$0.00	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>	<b>\$2,826,405.96</b>	<b>\$ 515,178.17</b>	<b>\$2,920,813.41</b>	<b>\$ 360.00</b>	<b>\$ 90.00</b>	<b>\$ 30.00</b>
<b>ADMINISTRATIVE EXPENSE</b>						
805 Office Supplies/Printing/Postage	\$5,000.00	\$ 16,240.28	\$12,000.00	\$ 15.79	\$ 3.95	\$ 1.32
800 Management Fees	\$83,592.00	\$ 18,360.00	\$82,080.00	\$ 108.00	\$ 27.00	\$ 9.00
810 Application Fees	\$1,000.00	\$ 300.00	\$1,000.00	\$ 1.32	\$ 0.33	\$ 0.11
806 Legal Fees	\$4,000.00	\$ -	\$4,000.00	\$ 5.26	\$ 1.32	\$ 0.44
808 Auditing Fees	\$5,000.00	\$ -	\$5,000.00	\$ 6.58	\$ 1.64	\$ 0.55
832 Salary and Wages	\$280,000.00	\$ 199,616.94	\$298,000.00	\$ 392.11	\$ 98.03	\$ 32.68
840 Miscellaneous Administrative Expense	\$650.00	\$ 695.15	\$700.00	\$ 0.92	\$ 0.23	\$ 0.08
<b>ADMINISTRATIVE EXPENSE TOTAL</b>	<b>\$ 379,242.00</b>	<b>\$ 235,212.37</b>	<b>\$ 402,780.00</b>	<b>\$ 529.97</b>	<b>\$ 132.49</b>	<b>\$ 44.16</b>
<b>OPERATIONS / UTILITIES</b>						
500 Electricity	\$85,000.00	\$ 84,782.98	\$105,000.00	\$ 138.16	\$ 34.54	\$ 11.51
632 Electricity (Main and Repair)	\$10,000.00	\$ 2,480.50	\$10,000.00	\$ 13.16	\$ 3.29	\$ 1.10
682 Natural Gas	\$35,000.00	\$ 10,509.83	\$25,000.00	\$ 32.89	\$ 8.22	\$ 2.74
501 Water/Sewer	\$9,000.00	\$ 20,046.06	\$25,000.00	\$ 32.89	\$ 8.22	\$ 2.74
515 Trash/Recycling	\$0.00	\$ 5,909.26	\$8,200.00	\$ 10.79	\$ 2.70	\$ 0.90
664 Pest Defense / Termite / Subterfuge	\$4,200.00	\$ 2,855.00	\$4,200.00	\$ 5.53	\$ 1.38	\$ 0.46
602 Vehicular Access Control	\$151,000.00	\$ 109,825.24	\$155,774.67	\$ 204.97	\$ 51.24	\$ 17.08

<b>OPERATIONS / UTILITIES TOTAL</b>	<b>\$ 294,200.00</b>	<b>\$ 236,408.87</b>	<b>\$ 333,174.67</b>	<b>\$ 438.39</b>	<b>\$ 109.60</b>	<b>\$ 36.53</b>
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**MAINTENANCE / REPAIRS**

701	General Grounds Maintenance	\$10,000.00	\$ 2,156.82	\$10,000.00	\$ 13.16	\$ 3.29	\$ 1.10
604	Entry Sign Maintenance	\$5,000.00	-	\$5,000.00	\$ 6.58	\$ 1.64	\$ 0.55
600	Building Maintenance	\$5,000.00	12,957.00	\$7,000.00	\$ 9.21	\$ 2.30	\$ 0.77
605	Entry Fountains	\$16,620.00	16,215.24	\$16,620.00	\$ 21.87	\$ 5.47	\$ 1.82
700	Landscaping	\$475,000.00	345,998.00	\$575,000.00	\$ 756.58	\$ 189.14	\$ 63.05
702	Tree Pruning/Replacement	\$30,000.00	1,296.00	\$30,000.00	\$ 39.47	\$ 9.87	\$ 3.29
703	Landscape Removal/Replacement	\$25,000.00	15,861.07	\$25,000.00	\$ 32.89	\$ 8.22	\$ 2.74
704	Lake/Waterway Mtn	\$40,000.00	20,021.00	\$40,000.00	\$ 52.63	\$ 13.16	\$ 4.39
724	Preserves & Wetlands Maint & Monit	\$30,000.00	-	\$30,000.00	\$ 39.47	\$ 9.87	\$ 3.29
707	Irrigation Repair and Mtn	\$8,400.00	8,890.00	\$11,030.00	\$ 14.51	\$ 3.63	\$ 1.21
816	Contingency	\$2,500.00	2,313.59	\$2,500.00	\$ 3.29	\$ 0.82	\$ 0.27
630	Decorations	\$10,000.00	5,000.00	\$10,000.00	\$ 13.16	\$ 3.29	\$ 1.10
603	Gatehouse Maintenance/Repairs	\$5,000.00	813.50	\$5,000.00	\$ 6.58	\$ 1.64	\$ 0.55
617	Janitorial Supplies	\$3,000.00	5,050.74	\$4,500.00	\$ 5.92	\$ 1.48	\$ 0.49
616	Janitorial Contract	\$0.00	4,747.25	\$0.00	\$ -	\$ -	\$ -
<b>MAINTENANCE / REPAIRS TOTAL</b>		<b>\$ 665,520.00</b>	<b>\$ 441,320.21</b>	<b>\$ 771,650.00</b>	<b>\$ 1,015.33</b>	<b>\$ 253.83</b>	<b>\$ 84.61</b>

**NEIGHBORHOOD**

730	Landscape Contract	\$861,115.00	180,802.86	\$775,347.74	\$ 1,020.19	\$ 255.05	\$ 85.02
731	Trimming/Replacement	\$111,920.00	15,861.07	\$109,896.00	\$ 144.60	\$ 36.15	\$ 12.05
732	Irrigation Contract	\$73,428.00	25,664.00	\$71,736.00	\$ 94.39	\$ 23.60	\$ 7.87
<b>NEIGHBORHOOD TOTAL</b>		<b>\$ 1,046,463.00</b>	<b>\$ 222,327.93</b>	<b>\$ 956,979.74</b>	<b>\$ 1,259.18</b>	<b>\$ 314.80</b>	<b>\$ 104.93</b>

**AMENITIES**

725	Community Garden	\$10,000.00	4,800.00	\$6,000.00	\$ 7.89	\$ 1.97	\$ 0.66
670	Pool Contract	\$20,100.00	16,785.00	\$22,380.00	\$ 29.45	\$ 7.36	\$ 2.45
671	Pool Supplies and Maintenance	\$3,000.00	-	\$3,000.00	\$ 3.95	\$ 0.99	\$ 0.33
674	Tennis Supplies / Maintenance	\$18,000.00	632.44	\$12,000.00	\$ 15.79	\$ 3.95	\$ 1.32
641	Fitness Maintenance and Supplies	\$2,500.00	-	\$2,500.00	\$ 3.29	\$ 0.82	\$ 0.27
640	Fitness Equipment Repair	\$1,500.00	-	\$1,500.00	\$ 1.97	\$ 0.49	\$ 0.16
673	Amenity Monitoring	\$0.00	16,304.00	\$18,812.00	\$ 24.75	\$ 6.19	\$ 2.06
638	Fire Alarm Systems	\$3,000.00	1,420.44	\$1,500.00	\$ 1.97	\$ 0.49	\$ 0.16
672	Member Relations	\$5,000.00	25,738.84	\$7,500.00	\$ 9.87	\$ 2.47	\$ 0.82
816	Contingency	\$2,500.00	2,313.59	\$2,500.00	\$ 3.29	\$ 0.82	\$ 0.27
510	Telephone Expense	\$7,500.00	8,605.04	\$12,300.00	\$ 16.18	\$ 4.05	\$ 1.35
809	Cable/Internet Expense	\$8,000.00	4,622.55	\$8,000.00	\$ 10.53	\$ 2.63	\$ 0.88
<b>AMENITIES TOTAL</b>		<b>\$81,100.00</b>	<b>\$81,221.90</b>	<b>\$97,992.00</b>	<b>\$128.94</b>	<b>\$32.23</b>	<b>\$10.74</b>

<b>INSURANCE/TAXES/FEES</b>												
812	Permits / Fees	\$300.00	\$	1,546.25	\$	\$1,537.00	\$	2.02	\$	0.51	\$	0.17
835	Insurance	\$30,000.00	\$	4,473.00	\$	\$33,000.00	\$	43.42	\$	10.86	\$	3.62
825	Property Taxes	\$4,500.00	\$	-	\$	\$4,500.00	\$	5.92	\$	1.48	\$	0.49
<b>INSURANCE/TAXES/FEES TOTAL</b>		<b>\$ 34,800.00</b>	<b>\$</b>	<b>6,019.25</b>	<b>\$</b>	<b>39,037.00</b>	<b>\$</b>	<b>51.36</b>	<b>\$</b>	<b>12.84</b>	<b>\$</b>	<b>4.28</b>

<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 2,501,325.00</b>	<b>\$</b>	<b>1,222,510.53</b>	<b>\$</b>	<b>2,601,613.41</b>	<b>\$</b>	<b>3,423.18</b>	<b>\$</b>	<b>855.79</b>	<b>\$</b>	<b>285.26</b>
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**900 RESERVES**

AMENITY ROOF REPLACEMENT
AMENITY PAINT / Def. Maint
COMMUNITY PAVING / Def. Maint
ENTRYWAY FOUNTAINS
POOL EQUIPMENT REPLACE / Def. Maint
POOL REFINISHING
GATEHOUSE ROOF / Def. Maint
GATEHOUSE PAINT / Def. Maint
CLUBHOUSE FURNISHINGS
IRRIGATION PUMPS
TENNIS COURTS
BOCCE COURTS
SHADE STRUCTURES
STREET LIGHT REPLACE / Def. Maint

<b>POOLED RESERVES</b>	<b>\$ 46,440.00</b>	<b>\$</b>	<b>9,055.00</b>	<b>\$</b>	<b>45,600.00</b>	<b>\$</b>	<b>60.00</b>	<b>\$</b>	<b>15.00</b>	<b>\$</b>	<b>5.00</b>
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<b>TOTAL EXPENSES AND RESERVES</b>		<b>\$ 2,547,765.00</b>	<b>\$</b>	<b>1,231,565.53</b>	<b>\$</b>	<b>2,647,213.41</b>	<b>\$</b>	<b>3,483.18</b>	<b>\$</b>	<b>870.79</b>	<b>\$</b>	<b>290.26</b>
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	Annual 2018	Quarterly 2018
TOTAL OPERATING ASSESSMENT	\$ 2,163.99	\$ 541.00
TOTAL RESERVE ASSESSMENT	\$ 60.00	\$ 15.00
<b>TOTAL MASTER ASSESSMENT</b>	<b>\$ 2,223.99</b>	<b>\$ 556.00</b>

	Annual Cost	Annual Per Unit		Unit/Qtr	Unit/Mo
<b>Estate Series 54' Home on 65' Lot</b>		<b>202</b>		<b>UNITS</b>	
<b>Pinnacle, Tangerly Oak, Infinity</b>					
<b>INCOME</b>					
<b>Assessments</b>	\$ 284,995.74	\$ 1,410.87		\$ 352.72	\$ 117.57
<b>EXPENSES</b>					
<b>Landscape Maintenance Contract</b>	\$ 233,970.54	\$ 1,158.27	Contract Amt.	\$ 289.57	\$ 96.52
<b>Landscape Trimming/Replacement</b>	\$ 29,209.20	\$ 144.60		\$ 36.15	\$ 12.05
<b>Irrigation Parts/Repairs</b>	\$ 21,816.00	\$ 108.00	Contract Amt.	\$ 27.00	\$ 9.00
<b>Augusta MAINTENANCE EXPENSES</b>	<u>\$ 284,995.74</u>	<u>\$ 1,410.87</u>		<u>\$ 352.72</u>	<u>\$ 117.57</u>

	2018 yr	2018 qtr	2017 qtr
<b>TOTAL MASTER ASSESSMENT</b>	\$ 2,223.99	\$ 556.00	\$ 484.92
<b>TOTAL NEIGHBORHOOD ASSESSMENT</b>	\$ 1,410.87	\$ 352.72	\$ 374.90
<b>TOTAL ASSESSMENT</b>	<u>\$ 3,634.86</u>	<u>\$ 908.72</u>	<u>\$ 859.82</u>
	<u>\$ 734,242.06</u>		

5.38%

	Annual Cost	Annual Per Unit		Unit/Qtr	Unit/Mo
<b>Classic Series 40' Home on 50' Lot</b>		<b>406</b>		<b>UNITS</b>	
<b>Martin Ray, Abbeyville, Summerwood</b>					
<b>INCOME</b>					
<b>Assessments</b>	\$ 517,520.08	\$ 1,274.68		\$ 318.67	\$ 106.22
<b>EXPENSES</b>					
<b>Landscape Maintenance Contract</b>	\$ 419,836.48	\$ 1,034.08	Contract Amt.	\$ 258.52	\$ 86.17
<b>Landscape Trimming/Replacement</b>	\$ 58,707.60	\$ 144.60		\$ 36.15	\$ 12.05
<b>Irrigation Parts/Repairs</b>	\$ 38,976.00	\$ 96.00	Contract Amt.	\$ 24.00	\$ 8.00
<b>Pinehurst MAINTENANCE EXPENSES</b>	<u>\$ 517,520.08</u>	<u>\$ 1,274.68</u>		<u>\$ 318.67</u>	<u>\$ 106.22</u>

2018 yr	2018 qtr	2017 qtr
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TOTAL MASTER ASSESSMENT	\$2,223.99	\$	556.00	\$	484.92
TOTAL NEIGHBORHOOD ASSESSMENT	\$1,274.68	\$	318.67	\$	341.91
TOTAL ASSESSMENT	\$3,498.67	\$	874.67	\$	826.83

\$1,420,460.70

Villa Series on 36' Lot  
Serenity  
INCOME

152

UNITS

5.47%

Assessments	\$	154,463.92	\$	1,016.21	\$	254.05	\$	84.68
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EXPENSES

Landscape Maintenance Contract	\$	121,540.72	\$	799.61	Contract Amt.	\$	199.90	\$	66.63
Landscape Trimming/Replacement	\$	21,979.20	\$	144.60		\$	36.15	\$	12.05
Irrigation Parts/Repairs	\$	10,944.00	\$	72.00	Contract Amt.	\$	18.00	\$	6.00
<b>Villa MAINTENANCE EXPENSES</b>	<b>\$</b>	<b>154,463.92</b>	<b>\$</b>	<b>1,016.21</b>		<b>\$</b>	<b>254.05</b>	<b>\$</b>	<b>84.68</b>

	2018 yr		2018 qtr		2017 qtr
TOTAL MASTER ASSESSMENT	\$2,223.99	\$	556.00	\$	484.92
TOTAL NEIGHBORHOOD ASSESSMENT	\$1,016.21	\$	254.05	\$	271.81
TOTAL ASSESSMENT	\$3,240.20	\$	810.05	\$	756.73

\$492,510.65

6.58%