

**Winding Cypress HOA Inc**  
 Balance Sheet Prepared by Southwest Prop.  
 As of 08/31/17

<b>CURRENT ASSETS</b>			
102	Iberia Bank Operating	\$	35,681.69
103	Iberia Bank Capital		109,422.16
104	Iberia Bank COD Account		833.71
105	Petty Cash		1,000.00
			\$ 146,937.56
<b>OTHER ASSETS</b>			
111	A/R Maintenance	\$	4,392.27
114	Food & Beverage		720.00
137	Prepaid Electric		1,141.73
140	Due from Developer		121,942.00
145	Restaurant Inventory		10,570.90
146	Southern Glazer's Wine Escrow		1,500.00
148	Utility Deposits		1,399.00
149	FPL Deposits		15,544.00
			\$ 157,209.90
<b>RESERVE ASSETS</b>			
160	Reserve Checking	\$	16,601.52
			\$ 16,601.52
			\$ 320,748.98
<b>LIABILITIES &amp; FUND BALANCE</b>			
<b>LIABILITIES</b>			
200	Accounts Payable	\$	69,353.20
212	Food & Beverage Minimum		23,124.42
213	Sales Tax Collected		514.74
217	Prepaid Member Fees		16,436.59
225	ARB Deposits		3,000.00
230	Loan From Developer		701,843.87
	Subtotal Current Liab.		\$ 814,272.82
<b>RESERVE EQUITY</b>			
302	Reserves	\$	16,590.18
375	Unallocated Interest		11.34
	Subtotal Reserves		\$ 16,601.52
<b>FUND BALANCE</b>			
380	Owner's Contributed Capital	\$	109,422.16
390	Owners Equity(Beginning Year)		15,022.43
	Surplus(Deficit)Current Period		(634,569.95)
	Total Fund Balance		\$ (510,125.36)
	<b>TOTAL LIAB AND FUND BALANCE</b>		\$ 320,748.98

Winding Cypress Homeowners Assoc., Inc.  
 Prepared by Southwest Property Mgmt. Corp.  
 Reserve Statement  
 As of 08/31/17

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
<b>RESERVES:</b>				
Reserves	7,535.18	9,055.00	0.00	16,590.18
Unallocated Interest	0.00	11.34	0.00	11.34
<b>Subtotal Reserves</b>	<u>7,535.18</u>	<u>9,066.34</u>	<u>0.00</u>	<u>16,601.52</u>
<b>TOTAL RESERVES</b>	<u>7,535.18</u>	<u>9,066.34</u>	<u>0.00</u>	<u>16,601.52</u>

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 08/01/17 to 08/31/17**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
00411 Association Fees	5,270.67	.00	5,270.67	571,277.64	1,910,824.47	(1,339,546.83)	2,547,765.96
00414 Food & Beverage	1,573.14	.00	1,573.14	2,855.08	278,640.00	(275,784.92)	278,640.00
00415 Clubhouse Room Rental	275.00	.00	275.00	1,025.00	.00	1,025.00	.00
00416 Event Cleaning Fee	.00	.00	.00	250.00	.00	250.00	.00
00417 Application Fees	.00	.00	.00	200.00	.00	200.00	.00
00420 Key Fobs	21.00	.00	21.00	182.00	.00	182.00	.00
00425 Miscellaneous Income	.00	.00	.00	854.94	.00	854.94	.00
00460 Lifestyle Events	.00	.00	.00	8,808.20	.00	8,808.20	.00
00490 Interest Income	1.73	.00	1.73	12.85	.00	12.85	.00
00499 Restaurant (Net)	(9,822.86)	.00	(9,822.86)	(72,563.81)	.00	(72,563.81)	.00
Subtotal Income	(2,681.32)	.00	(2,681.32)	512,901.90	2,189,464.47	(1,676,562.57)	2,826,405.96
<b>EXPENSES</b>							
<b>UTILITIES</b>							
00500 Electricity	11,251.31	7,083.33	(4,167.98)	75,706.21	56,666.64	(19,039.57)	85,000.00
00501 Water/Sewer	1,761.59	750.00	(1,011.59)	18,513.40	6,000.00	(12,513.40)	9,000.00
00510 Telephone	959.04	625.00	(334.04)	7,643.06	5,000.00	(2,643.06)	7,500.00
00515 Trash/Recycling	672.05	.00	(672.05)	5,236.39	.00	(5,236.39)	.00
UTILITIES	14,643.99	8,458.33	(6,185.66)	107,099.06	67,666.64	(39,432.42)	101,500.00
<b>BUILDING</b>							
00600 Building Maintenance	714.19	416.67	(297.52)	24,419.67	3,333.36	(21,086.31)	5,000.00
00602 Vehicular Access Control	12,601.92	12,583.33	(18.59)	97,908.07	100,666.64	2,758.57	151,000.00
00603 Gatehouse Maintenance/Repair	.00	416.67	416.67	813.50	3,333.36	2,519.86	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	3,333.36	3,333.36	5,000.00
00605 Entry Fountains	1,385.00	1,385.00	.00	16,215.24	11,080.00	(5,135.24)	16,620.00
BUILDING	14,701.11	15,218.34	517.23	139,356.48	121,746.72	(17,609.76)	182,620.00
<b>TOWN CENTER EXPENSES</b>							
00616 Janitorial Contract	.00	.00	.00	4,602.25	.00	(4,602.25)	.00
00617 Janitorial Supplies	754.34	250.00	(504.34)	4,562.79	2,000.00	(2,562.79)	3,000.00
00630 Holiday Decorations	.00	833.33	833.33	5,000.00	6,666.64	1,666.64	10,000.00
00632 Electricity Maint & Repair	97.50	833.33	735.83	2,480.50	6,666.64	4,186.14	10,000.00
00638 Fire Alarm Systems	.00	250.00	250.00	1,420.44	2,000.00	579.56	3,000.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	.00	1,666.64	1,666.64	2,500.00
00664 Pest Control	360.00	350.00	(10.00)	2,505.00	2,800.00	295.00	4,200.00
00670 Pool Contract	1,865.00	1,675.00	(190.00)	14,920.00	13,400.00	(1,520.00)	20,100.00
00671 Pool Supplies & Maintenance	.00	250.00	250.00	.00	2,000.00	2,000.00	3,000.00
00672 Member Relations	697.13	416.67	(280.46)	24,599.41	3,333.36	(21,266.05)	5,000.00
00674 Tennis Supplies/Maintenance	.00	1,500.00	1,500.00	632.44	12,000.00	11,367.56	18,000.00
00682 Propane Gas	489.69	2,916.67	2,426.98	10,391.46	23,333.36	12,941.90	35,000.00
TOWN CENTER EXPENSES	4,263.66	9,608.33	5,344.67	71,114.29	76,866.64	5,752.35	115,300.00
<b>COMMON AREA EXPENSES</b>							
00700 Landscaping Contract	69,508.35	111,342.96	41,834.61	526,801.20	890,743.68	363,942.48	1,336,115.56

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 08/01/17 to 08/31/17**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00701	General Grounds Maintenance	1,600.00	833.33	(766.67)	2,156.82	6,666.64	4,509.82	10,000.00
00702	Tree Pruning/Replacement	.00	11,826.70	11,826.70	1,296.00	94,613.60	93,317.60	141,920.40
00703	Landscape Removal/Replacement	2,192.85	2,083.33	(109.52)	15,861.07	16,666.64	805.57	25,000.00
00704	Lake/Waterway Maintenance	4,938.00	3,333.33	(1,604.67)	17,552.00	26,666.64	9,114.64	40,000.00
00707	Irrigation Repair & Maintenance	3,344.27	6,819.00	3,474.73	34,554.56	54,552.00	19,997.44	81,828.00
00724	Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	20,000.00	20,000.00	30,000.00
00725	Community Garden	1,815.00	833.33	(981.67)	4,155.00	6,666.64	2,511.64	10,000.00
<b>COMMON AREA EXPENSES</b>		<b>83,398.47</b>	<b>139,571.98</b>	<b>56,173.51</b>	<b>602,376.65</b>	<b>1,116,575.84</b>	<b>514,199.19</b>	<b>1,674,863.96</b>
<b>ADMINISTRATIVE EXPENSES</b>								
00800	Management Fees	2,268.00	6,966.00	4,698.00	15,993.00	55,728.00	39,735.00	83,592.00
00805	Office Supplies/Printg/Postag	817.30	416.67	(400.63)	15,560.72	3,333.36	(12,227.36)	5,000.00
00806	Legal Expense	.00	333.33	333.33	.00	2,666.64	2,666.64	4,000.00
00808	Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809	Cable/Internet Expense	648.11	666.67	18.56	4,245.13	5,333.36	1,088.23	8,000.00
00810	Application Fees	.00	83.33	83.33	200.00	666.64	466.64	1,000.00
00812	Permits & Fees	.00	25.00	25.00	1,546.25	200.00	(1,346.25)	300.00
00816	Contingency	.00	416.67	416.67	2,313.59	3,333.36	1,019.77	5,000.00
00825	Property Taxes	.00	375.00	375.00	.00	3,000.00	3,000.00	4,500.00
00832	Salary and Wages	19,201.15	23,333.33	4,132.18	173,443.53	186,666.64	13,223.11	280,000.00
00835	Insurance	450.77	2,500.00	2,049.23	4,473.00	20,000.00	15,527.00	30,000.00
00840	Misc Administrative Expense	695.15	54.17	(640.98)	695.15	433.36	(261.79)	650.00
<b>ADMINISTRATIVE EXPENSES</b>		<b>24,080.48</b>	<b>35,170.17</b>	<b>11,089.69</b>	<b>218,470.37</b>	<b>286,361.36</b>	<b>67,890.99</b>	<b>427,042.00</b>
<b>RESERVE TRANSFER</b>								
00900	Reserves	1,280.00	.00	(1,280.00)	9,055.00	34,830.00	25,775.00	46,440.00
<b>RESERVE TRANSFER</b>		<b>1,280.00</b>	<b>.00</b>	<b>(1,280.00)</b>	<b>9,055.00</b>	<b>34,830.00</b>	<b>25,775.00</b>	<b>46,440.00</b>
<b>TOTAL EXPENSES</b>		<b>142,367.71</b>	<b>208,027.15</b>	<b>65,659.44</b>	<b>1,147,471.85</b>	<b>1,704,047.20</b>	<b>556,575.35</b>	<b>2,547,765.96</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>		<b>(145,049.03)</b>	<b>(208,027.15)</b>	<b>62,978.12</b>	<b>(634,569.95)</b>	<b>485,417.27</b>	<b>(1,119,987.22)</b>	<b>278,640.00</b>