

**Winding Cypress HOA Inc**  
 Balance Sheet Prepared by Southwest Prop.  
 As of 09/30/17

	<b>CURRENT ASSETS</b>		
102	Iberia Bank Operating	\$ 39,342.50	
103	Iberia Bank Capital	111,840.21	
104	Iberia Bank COD Account	1,759.01	
105	Petty Cash	1,000.00	
			\$ 153,941.72
	<b>OTHER ASSETS</b>		
111	A/R Maintenance	\$ 3,892.18	
114	Food & Beverage	720.00	
137	Prepaid Electric	1,051.44	
140	Due from Developer	121,942.00	
145	Restaurant Inventory	10,182.35	
146	Southern Glazer's Wine Escrow	1,500.00	
148	Utility Deposits	1,399.00	
149	FPL Deposits	18,378.00	
			\$ 159,064.97
	<b>RESERVE ASSETS</b>		
160	Reserve Checking	\$ 16,603.57	
			\$ 16,603.57
			\$ 329,610.26
	<b>LIABILITIES &amp; FUND BALANCE</b>		
	<b>LIABILITIES</b>		
200	Accounts Payable	\$ 90,064.27	
201	Accrued Expenses	58,287.03	
212	Food & Beverage Minimum	21,879.97	
213	Sales Tax Collected	206.83	
217	Prepaid Member Fees	81,771.25	
225	ARB Deposits	3,000.00	
230	Loan From Developer	701,843.87	
	Subtotal Current Liab.		\$ 957,053.22
	<b>RESERVE EQUITY</b>		
302	Reserves	\$ 16,590.18	
375	Unallocated Interest	13.39	
	Subtotal Reserves		\$ 16,603.57
	<b>FUND BALANCE</b>		
380	Owner's Contributed Capital	\$ 111,840.21	
390	Owners Equity (Beginning Year)	15,022.43	
	Surplus (Deficit) Current Period	(770,909.17)	
	Total Fund Balance		\$ (644,046.53)
	<b>TOTAL LIAB AND FUND BALANCE</b>		<b>\$ 329,610.26</b>

Winding Cypress Homeowners Assoc., Inc.  
 Prepared by Southwest Property Mgmt. Corp.  
 Reserve Statement  
 As of 09/30/17

	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	13.39	0.00	13.39
<b>Subtotal Reserves</b>	<u>7,535.18</u>	<u>9,068.39</u>	<u>0.00</u>	<u>16,603.57</u>
<b>TOTAL RESERVES</b>	<u>7,535.18</u>	<u>9,068.39</u>	<u>0.00</u>	<u>16,603.57</u>

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 09/01/17 to 09/30/17**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME</b>							
00411 Association Fees	1,468.11	.00	1,468.11	572,745.75	1,910,824.47	(1,338,078.72)	2,547,765.96
00414 Food & Beverage	708.16	.00	708.16	3,563.24	278,640.00	(275,076.76)	278,640.00
00415 Clubhouse Room Rental	.00	.00	.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	100.00	.00	100.00	300.00	.00	300.00	.00
00420 Key Fobs	.00	.00	.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	.00	.00	.00	12.85	.00	12.85	.00
00499 Restaurant (Net)	(14,317.93)	.00	(14,317.93)	(86,881.74)	.00	(86,881.74)	.00
<b>Subtotal Income</b>	<b>(12,041.66)</b>	<b>.00</b>	<b>(12,041.66)</b>	<b>500,860.24</b>	<b>2,189,464.47</b>	<b>(1,688,604.23)</b>	<b>2,826,405.96</b>
<b>EXPENSES</b>							
<b>UTILITIES</b>							
00500 Electricity	9,167.06	7,083.33	(2,083.73)	84,873.27	63,749.97	(21,123.30)	85,000.00
00501 Water/Sewer	1,532.66	750.00	(782.66)	20,046.06	6,750.00	(13,296.06)	9,000.00
00510 Telephone	961.98	625.00	(336.98)	8,605.04	5,625.00	(2,980.04)	7,500.00
00515 Trash/Recycling	672.87	.00	(672.87)	5,909.26	.00	(5,909.26)	.00
<b>UTILITIES</b>	<b>12,334.57</b>	<b>8,458.33</b>	<b>(3,876.24)</b>	<b>119,433.63</b>	<b>76,124.97</b>	<b>(43,308.66)</b>	<b>101,500.00</b>
<b>BUILDING</b>							
00600 Building Maintenance	4,841.62	416.67	(4,424.95)	29,261.29	3,750.03	(25,511.26)	5,000.00
00602 Vehicular Access Control	11,917.17	12,583.33	666.16	109,825.24	113,249.97	3,424.73	151,000.00
00603 Gatehouse Maintenance/Repair	.00	416.67	416.67	813.50	3,750.03	2,936.53	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	17,600.24	12,465.00	(5,135.24)	16,620.00
<b>BUILDING</b>	<b>18,143.79</b>	<b>15,218.34</b>	<b>(2,925.45)</b>	<b>157,500.27</b>	<b>136,965.06</b>	<b>(20,535.21)</b>	<b>182,620.00</b>
<b>TOWN CENTER EXPENSES</b>							
00616 Janitorial Contract	145.00	.00	(145.00)	4,747.25	.00	(4,747.25)	.00
00617 Janitorial Supplies	487.95	250.00	(237.95)	5,050.74	2,250.00	(2,800.74)	3,000.00
00630 Holiday Decorations	.00	833.33	833.33	5,000.00	7,499.97	2,499.97	10,000.00
00632 Electricity Maint & Repair	.00	833.33	833.33	2,480.50	7,499.97	5,019.47	10,000.00
00638 Fire Alarm Systems	.00	250.00	250.00	1,420.44	2,250.00	829.56	3,000.00
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	.00	1,874.97	1,874.97	2,500.00
00664 Pest Control	350.00	350.00	.00	2,855.00	3,150.00	295.00	4,200.00
00670 Pool Contract	1,865.00	1,675.00	(190.00)	16,785.00	15,075.00	(1,710.00)	20,100.00
00671 Pool Supplies & Maintenance	.00	250.00	250.00	.00	2,250.00	2,250.00	3,000.00
00672 Member Relations	1,139.46	416.67	(722.79)	25,738.87	3,750.03	(21,988.84)	5,000.00
00674 Tennis Supplies/Maintenance	.00	1,500.00	1,500.00	632.44	13,500.00	12,867.56	18,000.00
00682 Propane Gas	118.37	2,916.67	2,798.30	10,509.83	26,250.03	15,740.20	35,000.00
<b>TOWN CENTER EXPENSES</b>	<b>4,105.78</b>	<b>9,608.33</b>	<b>5,502.55</b>	<b>75,220.07</b>	<b>86,474.97</b>	<b>11,254.90</b>	<b>115,300.00</b>
<b>COMMON AREA EXPENSES</b>							
00700 Landscaping Contract	56,902.03	111,342.96	54,440.93	583,703.23	1,002,086.64	418,383.41	1,336,115.56

673 ADD ACCT CODE FOR Amenity Monitoring

**Winding Cypress HOA Inc**  
**Income/Expense Statement**  
**Period: 09/01/17 to 09/30/17**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00701 General Grounds Maintenance	.00	833.33	833.33	2,156.82	7,499.97	5,343.15	10,000.00
00702 Tree Pruning/Replacement	.00	11,826.70	11,826.70	1,296.00	106,440.30	105,144.30	141,920.40
00703 Landscape Removal/Replacement	.00	2,083.33	2,083.33	15,861.07	18,749.97	2,888.90	25,000.00
00704 Lake/Waterway Maintenance	2,469.00	3,333.33	864.33	20,021.00	29,999.97	9,978.97	40,000.00
00707 Irrigation Repair & Maintenance	.00	6,819.00	6,819.00	34,554.56	61,371.00	26,816.44	81,828.00
00724 Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	22,500.00	22,500.00	30,000.00
00725 Community Garden	645.00	833.33	188.33	4,800.00	7,499.97	2,699.97	10,000.00
<b>COMMON AREA EXPENSES</b>	<b>60,016.03</b>	<b>139,571.98</b>	<b>79,555.95</b>	<b>662,392.68</b>	<b>1,256,147.82</b>	<b>593,755.14</b>	<b>1,674,863.96</b>
<b>ADMINISTRATIVE EXPENSES</b>							
00800 Management Fees	2,367.00	6,966.00	4,599.00	18,360.00	62,694.00	44,334.00	83,592.00
00805 Office Supplies/Printg/Postag	679.56	416.67	(262.89)	16,240.28	3,750.03	(12,490.25)	5,000.00
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	377.42	666.67	289.25	4,622.55	6,000.03	1,377.48	8,000.00
00810 Application Fees	100.00	83.33	(16.67)	300.00	749.97	449.97	1,000.00
00812 Permits & Fees	.00	25.00	25.00	1,546.25	225.00	(1,321.25)	300.00
00816 Contingency	.00	416.67	416.67	2,313.59	3,750.03	1,436.44	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	26,173.41	23,333.33	(2,840.08)	199,616.94	209,999.97	10,383.03	280,000.00
00835 Insurance	.00	2,500.00	2,500.00	4,473.00	22,500.00	18,027.00	30,000.00
00840 Misc Administrative Expense	.00	54.17	54.17	695.15	487.53	(207.62)	650.00
<b>ADMINISTRATIVE EXPENSES</b>	<b>29,697.39</b>	<b>35,170.17</b>	<b>5,472.78</b>	<b>248,167.76</b>	<b>321,531.53</b>	<b>73,363.77</b>	<b>427,042.00</b>
<b>RESERVE TRANSFER</b>							
00900 Reserves	.00	.00	.00	9,055.00	34,830.00	25,775.00	46,440.00
<b>RESERVE TRANSFER</b>	<b>.00</b>	<b>.00</b>	<b>.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>124,297.56</b>	<b>208,027.15</b>	<b>83,729.59</b>	<b>1,271,769.41</b>	<b>1,912,074.35</b>	<b>640,304.94</b>	<b>2,547,765.96</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(136,339.22)</b>	<b>(208,027.15)</b>	<b>71,687.93</b>	<b>(770,909.17)</b>	<b>277,390.12</b>	<b>(1,048,299.29)</b>	<b>278,640.00</b>