

Run Date: 06/01/18

Run Time: 12:34 AM

Winding Cypress HOA Inc
Balance Sheet Prepared by Southwest Prop.
As of 04/30/18

	CURRENT ASSETS		
102	Iberia Bank Operating	\$	53,763.59
103	Iberia Bank Capital		144,212.29
104	Iberia Bank Cafe Account		(42.07)
105	Petty Cash		3,000.00
107	Iberia Bank Activities		2,068.27
			\$ 203,002.08
	OTHER ASSETS		
111	A/R Maintenance	\$	15,828.66
114	Food & Beverage		2,455.01
136	Prepaid Insurance		2,743.64
137	Prepaid Electric		432.18
140	Due from Developer		121,942.00
145	Restaurant Inventory		10,244.22
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		19,420.00
			\$ 176,964.71
	RESERVE ASSETS		
160	Reserve Checking	\$	26,917.65
			\$ 26,917.65
			\$ 406,884.44
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
203	Tips Payable	\$	984.24
205	N/P-First Insurance Funding		1,587.88
212	Food & Beverage Minimum		59,483.94
213	Sales Tax Collected		1,364.22
217	Prepaid Member Fees		15,680.05
230	Loan From Developer		1,307,186.87
	Subtotal Current Liab.		\$ 1,386,287.20
	RESERVE EQUITY		
302	Reserves	\$	26,885.18
375	Unallocated Interest		32.47
	Subtotal Reserves		\$ 26,917.65
	FUND BALANCE		
380	Owner's Contributed Capital	\$	137,812.29
381	Resale Capital		6,000.00
390	Owners Equity (Beginning Year)		(1,034,224.43)
	Surplus (Deficit) Current Period		(115,908.27)
	Total Fund Balance		\$ (1,006,320.41)
	TOTAL LIAB AND FUND BALANCE		\$ 406,884.44

Winding Cypress Homeowners Assoc., Inc.
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 04/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserves	22,185.18	4,700.00	0.00	26,885.18
Unallocated Interest	20.48	11.99	0.00	32.47
Subtotal Reserves	22,205.66	4,711.99	0.00	26,917.65
TOTAL RESERVES	22,205.66	4,711.99	0.00	26,917.65

Run Date: 06/01/18
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Winding Cypress HOA Inc
Income/Expense Statement
 Period: 04/01/18 to 04/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Association Fees	288,036.02	661,803.36	(373,767.34)	561,744.54	1,323,606.72	(761,862.18)	2,647,213.41
00412 Bank Account Interest	.15	.00	.15	.20	.00	.20	.00
00414 Food & Beverage	.00	.00	.00	.00	273,600.00	(273,600.00)	273,600.00
00415 Clubhouse Room Rental	75.00	.00	75.00	75.00	.00	75.00	.00
00417 Application Fees	50.00	.00	50.00	400.00	.00	400.00	.00
00420 Key Fobs	56.00	.00	56.00	140.00	.00	140.00	.00
00460 Lifestyle Events	3,930.00	.00	3,930.00	8,087.00	.00	8,087.00	.00
00490 Interest Income	.00	.00	.00	68.49	.00	68.49	.00
00499 Restaurant (Net)	(14,667.75)	.00	(14,667.75)	(43,561.39)	.00	(43,561.39)	.00
Subtotal Income	277,479.42	661,803.36	(384,323.94)	526,953.84	1,597,206.72	(1,070,252.88)	2,920,813.41
EXPENSES							
UTILITIES							
00500 Electricity	10,181.63	8,750.00	(1,431.63)	32,940.12	35,000.00	2,059.88	105,000.00
00501 Water/Sewer	2,674.60	2,083.33	(591.27)	9,523.34	8,333.32	(1,190.02)	25,000.00
00510 Telephone	970.47	1,025.00	54.53	4,075.17	4,100.00	24.83	12,300.00
00515 Trash/Recycling	722.04	683.33	(38.71)	2,887.97	2,733.32	(154.65)	8,200.00
UTILITIES	14,548.74	12,541.66	(2,007.08)	49,426.60	50,166.64	740.04	150,500.00
BUILDING							
00600 Building Maintenance	9,790.87	583.33	(9,207.54)	10,762.98	2,333.32	(8,429.66)	7,000.00
00602 Vehicular Access Control	11,448.77	12,981.22	1,532.45	40,865.00	51,924.88	11,059.88	155,774.67
00603 Gatehouse Maintenance/Repair	140.00	416.67	276.67	280.00	1,666.68	1,386.68	5,000.00
00604 Entry Sign Maintenance	.00	416.67	416.67	.00	1,666.68	1,666.68	5,000.00
00605 Entry Fountains	.00	1,385.00	1,385.00	4,724.35	5,540.00	815.65	16,620.00
BUILDING	21,379.64	15,782.89	(5,596.75)	56,632.33	63,131.56	6,499.23	189,394.67
TOWN CENTER EXPENSES							
00617 Janitorial Supplies	1,708.20	375.00	(1,333.20)	4,368.43	1,500.00	(2,868.43)	4,500.00
00630 Holiday Decorations	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00
00632 Electricity Maint & Repair	550.00	833.33	283.33	550.00	3,333.32	2,783.32	10,000.00
00638 Fire Alarm Systems	.00	125.00	125.00	.00	500.00	500.00	1,500.00
00640 Fitness Equipment Repair	.00	125.00	125.00	.00	500.00	500.00	1,500.00
00641 Fitness Maintenance & Supplie	.00	208.33	208.33	132.15	833.32	701.17	2,500.00
00664 Pest Control	582.50	350.00	(232.50)	1,302.50	1,400.00	97.50	4,200.00
00670 Pool Contract	1,865.00	1,865.00	.00	7,460.00	7,460.00	.00	22,380.00
00671 Pool Supplies & Maintenance	1,897.00	250.00	(1,647.00)	2,190.88	1,000.00	(1,190.88)	3,000.00
00672 Member Relations	3,588.25	625.00	(2,963.25)	11,146.38	2,500.00	(8,646.38)	7,500.00
00673 Amenities Monitoring	.00	1,567.67	1,567.67	.00	6,270.68	6,270.68	18,812.00
00674 Tennis Supplies/Maintenance	.00	1,000.00	1,000.00	344.55	4,000.00	3,655.45	12,000.00
00682 Propane Gas	3,703.49	2,083.33	(1,620.16)	10,649.79	8,333.32	(2,316.47)	25,000.00
TOWN CENTER EXPENSES	13,894.44	10,240.99	(3,653.45)	38,144.68	40,963.96	2,819.28	122,892.00
COMMON AREA EXPENSES							
00700 Landscaping Contract	38,444.26	47,916.67	9,472.41	134,992.38	191,666.68	56,674.30	575,000.00
00701 General Grounds Maintenance	800.00	833.33	33.33	7,342.01	3,333.32	(4,008.69)	10,000.00

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Winding Cypress HOA Inc
Income/Expense Statement
Period: 04/01/18 to 04/30/18

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00702	Tree Pruning/Replacement	950.00	2,500.00	1,550.00	950.00	10,000.00	9,050.00	30,000.00
00703	Landscape Removal/Replacement	1,467.44	2,083.33	615.89	3,508.44	8,333.32	4,824.88	25,000.00
00704	Lake/Waterway Maintenance	2,889.00	3,333.33	444.33	12,446.00	13,333.32	887.32	40,000.00
00707	Irrigation Repair & Maintenan	1,841.55	919.17	(922.38)	41,167.01	3,676.68	(37,490.33)	11,030.00
00724	Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	10,000.00	10,000.00	30,000.00
00725	Community Garden	236.13	500.00	263.87	1,370.22	2,000.00	629.78	6,000.00
00730	Landscape Neighborhood	35,170.10	64,612.31	29,442.21	155,393.07	258,449.24	103,056.17	775,347.74
00731	Trim/Replacet Neighborhood	.00	9,158.00	9,158.00	.00	36,632.00	36,632.00	109,896.00
00732	Irrigation Neighborhood	5,388.76	5,978.00	589.24	5,388.76	23,912.00	18,523.24	71,736.00
COMMON AREA EXPENSES		87,187.24	140,334.14	53,146.90	362,557.89	561,336.56	198,778.67	1,684,009.74
ADMINISTRATIVE EXPENSES								
00800	Management Fees	2,907.00	6,840.00	3,933.00	11,241.00	27,360.00	16,119.00	82,080.00
00805	Office Supplies/Printg/Postag	2,819.80	1,000.00	(1,819.80)	8,374.01	4,000.00	(4,374.01)	12,000.00
00806	Legal Expense	.00	333.33	333.33	.00	1,333.32	1,333.32	4,000.00
00808	Audit/Tax Return	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
00809	Cable/Internet Expense	596.67	666.67	70.00	2,654.67	2,666.68	12.01	8,000.00
00810	Application Fees	50.00	83.33	33.33	350.00	333.32	(16.68)	1,000.00
00812	Permits & Fees	.00	128.08	128.08	400.00	512.32	112.32	1,537.00
00816	Contingency	38.89	416.67	377.78	38.89	1,666.68	1,627.79	5,000.00
00825	Property Taxes	.00	375.00	375.00	.00	1,500.00	1,500.00	4,500.00
00832	Salary and Wages	23,675.88	24,833.33	1,157.45	97,557.28	99,333.32	1,776.04	298,000.00
00835	Insurance	974.83	2,750.00	1,775.17	10,022.96	11,000.00	977.04	33,000.00
00840	Misc Administrative Expense	761.80	58.33	(703.47)	761.80	233.32	(528.48)	700.00
ADMINISTRATIVE EXPENSES		31,824.87	37,484.74	5,659.87	131,400.61	154,938.96	23,538.35	454,817.00
RESERVE TRANSFER								
00900	Reserves	.00	11,400.00	11,400.00	4,700.00	22,800.00	18,100.00	45,600.00
RESERVE TRANSFER		.00	11,400.00	11,400.00	4,700.00	22,800.00	18,100.00	45,600.00
TOTAL EXPENSES		168,834.93	227,784.42	58,949.49	642,862.11	893,337.68	250,475.57	2,647,213.41
CURRENT YEAR NET INCOME/(LOSS)		108,644.49	434,018.94	(325,374.45)	(115,908.27)	703,869.04	(819,777.31)	273,600.00