

Run Date: 12/06/17
 Run Time: 11:06 AM

Winding Cypress HOA Inc
 Balance Sheet Prepared by Southwest Prop.
 As of 10/31/17

	CURRENT ASSETS		
102	Iberia Bank Operating	\$ 67,628.24	
103	Iberia Bank Capital	118,687.24	
104	Iberia Bank COD Account	394.52	
105	Petty Cash	1,000.00	
		\$	187,710.00
	OTHER ASSETS		
111	A/R Maintenance	\$ 28,940.76	
114	Food & Beverage	820.98	
137	Prepaid Electric	901.85	
140	Due from Developer	121,942.00	
145	Restaurant Inventory	9,573.20	
146	Southern Glazer's Wine Escrow	1,500.00	
148	Utility Deposits	1,399.00	
149	FPL Deposits	18,378.00	
		\$	183,455.79
	RESERVE ASSETS		
160	Reserve Checking	\$ 19,275.74	
		\$	19,275.74
		\$	390,441.53
	LIABILITIES & FUND BALANCE		
	LIABILITIES		
200	Accounts Payable	\$ 105.50	
201	Accrued Expenses	126,470.66	
212	Food & Beverage Minimum	19,932.20	
213	Sales Tax Collected	759.84	
217	Prepaid Member Fees	5,647.94	
225	ARB Deposits	3,000.00	
230	Loan From Developer	775,466.87	
	Subtotal Current Liab.	\$	931,383.01
	RESERVE EQUITY		
302	Reserves	\$ 19,260.18	
375	Unallocated Interest	15.56	
	Subtotal Reserves	\$	19,275.74
	FUND BALANCE		
380	Owner's Contributed Capital	\$ 116,687.24	
381	Resale Capital	2,000.00	
390	Owners Equity (Beginning Year)	15,022.43	
	Surplus (Deficit) Current Period	(693,926.89)	
	Total Fund Balance	\$	(560,217.22)
	TOTAL LIAB AND FUND BALANCE	\$	390,441.53

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/17 to 10/31/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
00411	Association Fees	228,747.93	636,941.49	(408,193.56)	801,493.68	2,547,765.96	(1,746,272.28)	2,547,765.96
00414	Food & Beverage	(2,457.22)	.00	(2,457.22)	1,106.02	278,640.00	(277,533.98)	278,640.00
00415	Clubhouse Room Rental	(100.00)	.00	(100.00)	925.00	.00	925.00	.00
00416	Event Cleaning Fee	.00	.00	.00	250.00	.00	250.00	.00
00417	Application Fees	200.00	.00	200.00	500.00	.00	500.00	.00
00420	Key Fobs	.00	.00	.00	182.00	.00	182.00	.00
00425	Miscellaneous Income	70.00	.00	70.00	924.94	.00	924.94	.00
00460	Lifestyle Events	1,600.00	.00	1,600.00	10,408.20	.00	10,408.20	.00
00490	Interest Income	.00	.00	.00	12.85	.00	12.85	.00
00499	Restaurant (Net)	(9,250.70)	.00	(9,250.70)	(96,132.44)	.00	(96,132.44)	.00
	Subtotal Income	218,810.01	636,941.49	(418,131.48)	719,670.25	2,826,405.96	(2,106,735.71)	2,826,405.96
EXPENSES								
UTILITIES								
00500	Electricity	9,699.13	7,083.33	(2,615.80)	94,572.40	70,833.30	(23,739.10)	85,000.00
00501	Water/Sewer	1,738.27	750.00	(988.27)	21,784.33	7,500.00	(14,284.33)	9,000.00
00510	Telephone	964.87	625.00	(339.87)	9,569.91	6,250.00	(3,319.91)	7,500.00
00515	Trash/Recycling	684.82	.00	(684.82)	6,594.08	.00	(6,594.08)	.00
	UTILITIES	13,087.09	8,458.33	(4,628.76)	132,520.72	84,583.30	(47,937.42)	101,500.00
BUILDING								
00600	Building Maintenance	1,964.19	416.67	(1,547.52)	31,225.48	4,166.70	(27,058.78)	5,000.00
00602	Vehicular Access Control	7,452.35	12,583.33	5,130.98	117,277.59	125,833.30	8,555.71	151,000.00
00603	Gatehouse Maintenance/Repair	.00	416.67	416.67	813.50	4,166.70	3,353.20	5,000.00
00604	Entry Sign Maintenance	.00	416.67	416.67	.00	4,166.70	4,166.70	5,000.00
00605	Entry Fountains	1,385.00	1,385.00	.00	18,985.24	13,850.00	(5,135.24)	16,620.00
	BUILDING	10,801.54	15,218.34	4,416.80	168,301.81	152,183.40	(16,118.41)	182,620.00
TOWN CENTER EXPENSES								
00616	Janitorial Contract	.00	.00	.00	4,747.25	.00	(4,747.25)	.00
00617	Janitorial Supplies	87.34	250.00	162.66	5,138.08	2,500.00	(2,638.08)	3,000.00
00630	Holiday Decorations	.00	833.33	833.33	5,000.00	8,333.30	3,333.30	10,000.00
00632	Electricity Maint & Repair	.00	833.33	833.33	2,480.50	8,333.30	5,852.80	10,000.00
00638	Fire Alarm Systems	.00	250.00	250.00	1,420.44	2,500.00	1,079.56	3,000.00
00640	Fitness Equipment Repair	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
00641	Fitness Maintenance & Supplie	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
00664	Pest Control	360.00	350.00	(10.00)	3,215.00	3,500.00	285.00	4,200.00
00670	Pool Contract	1,865.00	1,675.00	(190.00)	18,650.00	16,750.00	(1,900.00)	20,100.00
00671	Pool Supplies & Maintenance	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
00672	Member Relations	2,239.93	416.67	(1,823.26)	27,978.80	4,166.70	(23,812.10)	5,000.00
00674	Tennis Supplies/Maintenance	23.93	1,500.00	1,476.07	656.37	15,000.00	14,343.63	18,000.00
00682	Propane Gas	253.52	2,916.67	2,663.15	10,763.35	29,166.70	18,403.35	35,000.00
00684	Maintenance Shed	650.00	.00	(650.00)	650.00	.00	(650.00)	.00
	TOWN CENTER EXPENSES	5,479.72	9,608.33	4,128.61	80,699.79	96,083.30	15,383.51	115,300.00
COMMON AREA EXPENSES								

Winding Cypress HOA Inc
Income/Expense Statement
Period: 10/01/17 to 10/31/17

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00700	Landscaping Contract	69,568.63	111,342.96	41,774.33	653,271.86	1,113,429.60	460,157.74	1,336,115.56
00701	General Grounds Maintenance	1,600.00	833.33	(766.67)	3,756.82	8,333.30	4,576.48	10,000.00
00702	Tree Pruning/Replacement	.00	11,826.70	11,826.70	1,296.00	118,267.00	116,971.00	141,920.40
00703	Landscape Removal/Replacement	.00	2,083.33	2,083.33	15,861.07	20,833.30	4,972.23	25,000.00
00704	Lake/Waterway Maintenance	2,469.00	3,333.33	864.33	22,490.00	33,333.30	10,843.30	40,000.00
00707	Irrigation Repair & Maintenan	7,436.93	6,819.00	(617.93)	41,991.49	68,190.00	26,198.51	81,828.00
00724	Preserves & Wetlands Maint/Mo	.00	2,500.00	2,500.00	.00	25,000.00	25,000.00	30,000.00
00725	Community Garden	.00	833.33	833.33	4,800.00	8,333.30	3,533.30	10,000.00
COMMON AREA EXPENSES		81,074.56	139,571.98	58,497.42	743,467.24	1,395,719.80	652,252.56	1,674,863.96
ADMINISTRATIVE EXPENSES								
00800	Management Fees	2,421.00	6,966.00	4,545.00	20,781.00	69,660.00	48,879.00	83,592.00
00805	Office Supplies/Printg/Postag	1,527.83	416.67	(1,111.16)	17,768.11	4,166.70	(13,601.41)	5,000.00
00806	Legal Expense	.00	333.33	333.33	.00	3,333.30	3,333.30	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	4,999.97	6,666.70	1,666.73	8,000.00
00810	Application Fees	.00	83.33	83.33	300.00	833.30	533.30	1,000.00
00812	Permits & Fees	.00	25.00	25.00	1,546.25	250.00	(1,296.25)	300.00
00816	Contingency	.00	416.67	416.67	2,313.59	4,166.70	1,853.11	5,000.00
00825	Property Taxes	.00	375.00	375.00	.00	3,750.00	3,750.00	4,500.00
00832	Salary and Wages	24,388.57	23,333.33	(1,055.24)	224,005.51	233,333.30	9,327.79	280,000.00
00835	Insurance	.00	2,500.00	2,500.00	4,473.00	25,000.00	20,527.00	30,000.00
00840	Misc Administrative Expense	.00	54.17	54.17	695.15	541.70	(153.45)	650.00
ADMINISTRATIVE EXPENSES		28,714.82	35,170.17	6,455.35	276,882.58	356,701.70	79,819.12	427,042.00
RESERVE TRANSFER								
00900	Reserves	2,670.00	11,610.00	8,940.00	11,725.00	46,440.00	34,715.00	46,440.00
RESERVE TRANSFER		2,670.00	11,610.00	8,940.00	11,725.00	46,440.00	34,715.00	46,440.00
TOTAL EXPENSES		141,827.73	219,637.15	77,809.42	1,413,597.14	2,131,711.50	718,114.36	2,547,765.96
CURRENT YEAR NET INCOME/(LOSS)		76,982.28	417,304.34	(340,322.06)	(693,926.89)	694,694.46	(1,388,621.35)	278,640.00

