

Southwyck Community Association
Balance Sheet
As of 07/31/19

Assets

10120	Frost National Bank	\$	23,123.85	
10125	Trustmark MM		75,010.79	
10140	Frost Bank Reserves		251,930.75	
10150	Community Association Bank		528,414.59	
	Total Cash		<u>878,479.98</u>	\$ 878,479.98
15000	A/R-Maintenance Fees	\$	88,498.96	
15025	A/R Section I		36,836.40	
15050	A/R Section IV		34,221.38	
15075	A/R Section V		2,238.00	
15500	A/R Collection		500.12	
15920	A/R Section 1 DRV		932.18	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		47.00	
15950	A/R Section I Legal Fees		4,408.76	
16100	A/R Late Payment Interest		10,464.44	
16102	A/R Section 1 Interest		1,793.82	
16103	A/R Section IV Interest		1,536.61	
16104	A/R Section V Interest		70.90	
16150	A/R-NSF Charges		299.45	
16400	A/R-Legal Fees		56,073.66	
16500	A/R Collection Fees		19,304.72	
	Total Accounts Receivable		<u>258,126.40</u>	\$ 258,126.40
21000	Prepaid Insurance	\$	32,700.84	
21500	Prepaid Irrig Monitor Contract		2,428.82	
	Total Other Assets		<u>35,129.66</u>	\$ 35,129.66
	Total Assets		<u><u>1,171,736.04</u></u>	\$ 1,171,736.04

Liabilities & Member's Equity

31000	Accounts Payable	\$	100,292.92	
31016	A/P Section 1 Interest		1,793.82	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,536.61	
31019	AP Section V Interest		70.90	
31020	A/P Section I Legal Fees		4,408.76	
31023	A/P DRV Section IV		47.00	
31024	A/P DRV Section 1		932.18	
31025	Account Payable Section I		36,836.40	
31050	Account Payable Section IV		34,221.38	
31075	Account Payable Section V		2,238.00	
35000	Deferred Assessments		(46,060.65)	
35100	Prepaid Assessments		15,080.82	
	Total Liabilities		<u>152,298.14</u>	\$ 152,298.14

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51000	Reserves Capital Improvements	\$	676,184.61	
	Total Reserves		<u>676,184.61</u>	\$ 676,184.61
53000	Prior year earnings	\$	253,824.71	
	Current year net income/(loss)		89,428.58	
	Total Member's Equity		<u>343,253.29</u>	\$ 343,253.29
	Total Liabilities/Membr Equity			<u>\$ 1,171,736.04</u> =====

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 07/01/19 to 07/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	322,424.55	322,424.55	.00	552,727.80
50.00	.00	50.00	62700 NSF Fees	250.00	.00	250.00	.00
2,800.00	2,500.00	300.00	62752 Collection fees	21,749.28	17,500.00	4,249.28	30,000.00
164.95	41.66	123.29	74000 Interest Income	1,071.21	291.62	779.59	500.00
255.92	541.66	(285.74)	67250 Interest on Maintenance Fees	2,582.16	3,791.62	(1,209.46)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	6,737.68	4,666.62	2,071.06	8,000.00
.00	.00	.00	79250 Other Income	400.00	.00	400.00	.00
49,331.52	49,810.63	(479.11)	Total Income	355,214.88	348,674.41	6,540.47	597,727.80
			EXPENSES				
233.00	.00	(233.00)	81400 Contract/Grounds Porter Svc	1,113.00	.00	(1,113.00)	.00
17,667.05	12,375.00	(5,292.05)	81600 Landscape Contract	91,868.66	86,625.00	(5,243.66)	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	26,600.00	26,600.00	.00	45,600.00
809.58	809.58	.00	81800 Irrigation Contract	5,667.00	5,667.06	.06	9,715.00
22,509.63	16,984.58	(5,525.05)	Total Service Contracts	125,248.66	118,892.06	(6,356.60)	203,815.00
.00	2,333.33	2,333.33	82400 General Repairs	10,166.78	16,333.31	6,166.53	28,000.00
1,120.00	458.33	(661.67)	82401 Pressure Washing Park	2,290.00	3,208.31	918.31	5,500.00
.00	666.66	666.66	82425 Tree Trimming/Removal	2,250.00	4,666.62	2,416.62	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	5,950.00	6,125.00	175.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	7,000.00	7,000.00	12,000.00
1,178.00	1,375.00	197.00	82600 Landscape Improve/Repairs	5,379.00	9,625.00	4,246.00	16,500.00
937.00	.00	(937.00)	82750 Vandalism, Playground	937.00	.00	(937.00)	.00
1,411.00	541.66	(869.34)	82800 Irrigation repairs	2,841.45	3,791.62	950.17	6,500.00
5,496.00	7,249.98	1,753.98	Total Repairs/Maintenance	29,814.23	50,749.86	20,935.63	87,000.00
.00	708.33	708.33	80100 Electric- Street Lights	3,571.54	4,958.31	1,386.77	8,500.00
2,877.52	2,333.33	(544.19)	80300 Water-Irrigation	11,316.57	16,333.31	5,016.74	28,000.00
2,877.52	3,041.66	164.14	Total Utilities	14,888.11	21,291.62	6,403.51	36,500.00
3,966.22	970.41	(2,995.81)	84200 Administration	7,273.90	6,792.87	(481.03)	11,645.00
465.00	541.66	76.66	84220 Community Events	2,265.00	3,791.62	1,526.62	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	4,094.36	5,541.62	1,447.26	9,500.00
767.01	83.33	(683.68)	84275 Website expense	767.01	583.31	(183.70)	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	.00	4,500.00	4,500.00	4,500.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	8,750.00	8,750.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	5,833.31	5,702.99	10,000.00
3,270.09	3,500.00	229.91	84600 Insurance	22,898.59	24,500.00	1,601.41	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	14,583.31	14,583.31	25,000.00
67.50	375.00	307.50	84720 Legal fees-corporate	405.00	2,625.00	2,220.00	4,500.00
9,918.03	1,958.33	(7,959.70)	84725 Legal Fees-Collections	(10,511.74)	13,708.31	24,220.05	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	233.31	(106.69)	400.00
18,453.85	12,420.38	(6,033.47)	Total Administrative	27,662.44	91,442.66	63,780.22	153,545.00
9,738.98	9,738.98	.00	90100 Reserves-Rpr/Replace	68,172.86	68,172.86	.00	116,867.80

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
 Period: 07/01/19 to 07/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
9,738.98	9,738.98	.00	Total Reserves	68,172.86	68,172.86	.00	116,867.80
(9,744.46)	375.05	(10,119.51)	NET INCOME (LOSS)	89,428.58	(1,874.65)	91,303.23	.00