

Southwyck Community Association
Balance Sheet
As of 03/31/19

Assets

10120	Frost National Bank	\$	22,431.12	
10140	Frost Bank Reserves		251,417.75	
10150	Community Association Bank		410,333.72	
10250	Funds in Transit		75,000.00	
	Total Cash		<hr/>	\$ 759,182.59
15000	A/R-Maintenance Fees	\$	52,596.84	
15025	A/R Section I		24,649.02	
15050	A/R Section IV		21,866.30	
15075	A/R Section V		946.00	
15500	A/R Collection		641.77	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		2,335.68	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		205.00	
15950	A/R Section I Legal Fees		7,253.26	
16100	A/R Late Payment Interest		11,743.72	
16102	A/R Section 1 Interest		1,916.14	
16103	A/R Section IV Interest		1,345.72	
16104	A/R Section V Interest		69.59	
16150	A/R-NSF Charges		325.00	
16400	A/R-Legal Fees		58,708.00	
16500	A/R Collection Fees		26,105.22	
	Total Accounts Receivable		<hr/>	\$ 211,645.15
21000	Prepaid Insurance	\$	6,580.66	
21500	Prepaid Irrig Monitor Contract		5,667.14	
	Total Other Assets		<hr/>	\$ 12,247.80
	Total Assets		<hr/>	\$ 983,075.54 =====

Liabilities & Member's Equity

31000	Accounts Payable	\$	39,917.60	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,916.14	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,345.72	
31019	AP Section V Interest		69.59	
31020	A/P Section I Legal Fees		7,253.26	
31023	A/P DRV Section IV		205.00	
31024	A/P DRV Section 1		2,372.81	
31025	Account Payable Section I		24,649.02	
31050	Account Payable Section IV		21,866.30	
31075	Account Payable Section V		946.00	
35000	Deferred Assessments		(138,028.95)	
35100	Prepaid Assessments		21,064.71	

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As of 03/31/19

	Total Liabilities	\$	(15,484.91)
51000	Reserves Capital Improvements	\$	668,163.19
	Total Reserves	\$	668,163.19
53000	Prior year earnings	\$	253,824.71
	Current year net income/(loss)		76,572.55
	Total Member's Equity	\$	330,397.26
	Total Liabilities/Membr Equity	\$	983,075.54

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 03/01/19 to 03/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	138,181.95	138,181.95	.00	552,727.80
25.00	.00	25.00	62700 NSF Fees	100.00	.00	100.00	.00
(829.20)	2,500.00	(3,329.20)	62752 Collection fees	18,966.78	7,500.00	11,466.78	30,000.00
153.83	41.66	112.17	74000 Interest Income	467.44	124.98	342.46	500.00
544.10	541.66	2.44	67250 Interest on Maintenance Fees	1,203.67	1,624.98	(421.31)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	.00	1,999.98	(1,999.98)	8,000.00
45,954.38	49,810.63	(3,856.25)	Total Income	158,919.84	149,431.89	9,487.95	597,727.80
			EXPENSES				
110.00	.00	(110.00)	81400 Contract/Grounds Supervisor	110.00	.00	(110.00)	.00
14,133.64	12,375.00	(1,758.64)	81600 Landscape Contract	28,267.28	37,125.00	8,857.72	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	11,400.00	11,400.00	.00	45,600.00
809.56	809.58	.02	81800 Irrigation Contract	2,428.68	2,428.74	.06	9,715.00
18,853.20	16,984.58	(1,868.62)	Total Service Contracts	42,205.96	50,953.74	8,747.78	203,815.00
1,941.00	2,333.33	392.33	82400 General Repairs	4,136.28	6,999.99	2,863.71	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	1,170.00	1,374.99	204.99	5,500.00
.00	666.66	666.66	82425 Tree Trimming	.00	1,999.98	1,999.98	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	2,550.00	2,625.00	75.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	3,000.00	3,000.00	12,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	(4,348.50)	4,125.00	8,473.50	16,500.00
600.45	541.66	(58.79)	82800 Irrigation repairs	1,430.45	1,624.98	194.53	6,500.00
3,391.45	7,249.98	3,858.53	Total Repairs/Maintenance	4,938.23	21,749.94	16,811.71	87,000.00
693.92	708.33	14.41	80100 Electric- Street Lights	2,262.51	2,124.99	(137.52)	8,500.00
543.47	2,333.33	1,789.86	80300 Water-Irrigation	2,987.39	6,999.99	4,012.60	28,000.00
1,237.39	3,041.66	1,804.27	Total Utilities	5,249.90	9,124.98	3,875.08	36,500.00
89.00	970.41	881.41	84200 Administration	1,758.30	2,911.23	1,152.93	11,645.00
.00	541.66	541.66	84220 Community Events	.00	1,624.98	1,624.98	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	.00	2,374.98	2,374.98	9,500.00
.00	83.33	83.33	84275 Website expense	.00	249.99	249.99	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	.00	.00	.00	4,500.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	3,750.00	3,750.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	2,499.99	2,369.67	10,000.00
3,233.59	3,500.00	266.41	84600 Insurance	9,700.77	10,500.00	799.23	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	6,249.99	6,249.99	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	337.50	1,125.00	787.50	4,500.00
(3,932.77)	1,958.33	5,891.10	84725 Legal Fees-Collections	(11,530.63)	5,874.99	17,405.62	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	99.99	(240.01)	400.00
(610.18)	12,420.38	13,030.56	Total Administrative	736.26	37,261.14	36,524.88	153,545.00
9,738.98	9,738.98	.00	90100 Reserves-Rpr/Replace	29,216.94	29,216.94	.00	116,867.80
9,738.98	9,738.98	.00	Total Reserves	29,216.94	29,216.94	.00	116,867.80

Southwyck Community Association
 Income/Expense Statement - Budget vs. Actual
 Period: 03/01/19 to 03/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
13,343.54	375.05	12,968.49	NET INCOME (LOSS)	76,572.55	1,125.15	75,447.40	.00