

Southdown Community Association, Inc.
Balance Sheet
4/30/2023

AssetsCash-Reserve

103.17 - SCA 1103.17 Acct. # 1027002702 13Wk.2.45% CD	\$123,433.84
1102 - SCA 1102 New First Bus.Prem.MM3257	\$142,324.16
1102.8 - SCA 1102.8 Acct#1026640942 52Wk Signature Bank #2.75%	\$124,805.27
1104.11 - SCA 1104.11 Acct.# 1026642597_26Wk BOA_2.05%	\$123,711.07
1111 - SCA 1111 Mutual Of Omaha CD	\$93,155.29
1115 - 1115 SCA CIT MM 886	\$200,013.42
<u>Cash-Reserve Total</u>	\$807,443.05

Cash-Operating

1100 - SCA 1100 New First CK249	\$129,766.44
<u>Cash-Operating Total</u>	\$129,766.44

Other

1500 - SCA 1500 Accounts Receivable	\$124,441.08
1510 - SCA 1510 Allowance for Bad Debt	(\$20,400.00)
1610 - SCA 1610 Prepaid Insurance	\$10,672.17
<u>Other Total</u>	\$114,713.25

Intercompany

1825 - SCA 1825 Interfund Assesst (Liabilities) Replacement Fund	(\$218,579.65)
1826 - Interfund Assesst (Liabilities) Capital Fund	\$218,579.65
<u>Intercompany Total</u>	\$0.00

Assets Total \$1,051,922.74

Liabilities and EquityOther

2000 - SCA 2000 Accounts Payable	\$605.00
2550 - SCA 2550 Prepaid Assessments	\$3,848.43
2600 - SCA 2600 Deferred Assessments	\$201,065.19
<u>Other Total</u>	\$205,518.62

Equity

3102 - SCA 3102 Prior Years Surplus Replacement Fund (Deficit)	\$186,148.97
3103 - SCA 3103 Prior Years Surplus Capital Capital Fund (Deficit)	\$218,579.65
<u>Equity Total</u>	\$404,728.62

Retained Earnings \$403,686.24

Net Income \$37,989.26

Liabilities & Equity Total \$1,051,922.74

Southdown Community Association, Inc.
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023				12/1/2022 - 4/30/2023				Annual Budget	
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent		
Income										
<u>Income</u>										
4000 - SCA 4000 Assessments	\$25,116.67	\$25,116.67	\$0.00	0.00%	\$126,183.27	\$125,583.35	\$599.92	0.48%	\$301,400.00	
4020 - SCA 4020 Interest	\$30.38	\$0.00	\$30.38	100.00%	\$388.30	\$0.00	\$388.30	100.00%	\$0.00	
4400 - SCA 4400 Late Charges	\$504.00	\$0.00	\$504.00	100.00%	\$1,760.89	\$0.00	\$1,760.89	100.00%	\$0.00	
4525 - SCA 4525 Collections Legal Fees	\$8,488.29	\$789.75	\$7,698.54	974.81%	\$22,704.17	\$3,948.75	\$18,755.42	474.97%	\$9,476.99	
Total Income	\$34,139.34	\$25,906.42	\$8,232.92	31.78%	\$151,036.63	\$129,532.10	\$21,504.53	16.60%	\$310,876.99	
<u>Reserve - Income</u>										
4905 - SCA 4905 Reserve Contribution Income	\$125.00	\$1,000.00	(\$875.00)	(87.50%)	\$1,500.00	\$5,000.00	(\$3,500.00)	(70.00%)	\$12,000.00	
4910 - SCA 4910 Interest - Reserve	\$1,238.81	\$33.09	\$1,205.72	3,643.76%	\$4,690.24	\$165.45	\$4,524.79	2,734.84%	\$397.08	
Total Reserve - Income	\$1,363.81	\$1,033.09	\$330.72	32.01%	\$6,190.24	\$5,165.45	\$1,024.79	19.84%	\$12,397.08	
Total Income	\$35,503.15	\$26,939.51	\$8,563.64	31.79%	\$157,226.87	\$134,697.55	\$22,529.32	16.73%	\$323,274.07	
Expense										
<u>Common Grounds</u>										
5020 - SCA 5020 Playground Maintenance	\$0.00	\$1,250.29	\$1,250.29	100.00%	\$0.00	\$6,251.45	\$6,251.45	100.00%	\$15,003.45	
5030 - SCA 5030 Tennis Courts	\$0.00	\$500.00	\$500.00	100.00%	\$162.38	\$2,500.00	\$2,337.62	93.50%	\$6,000.00	
5060 - SCA 5060 Repairs & Maintenance	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$7,125.00	\$12,500.00	\$5,375.00	43.00%	\$30,000.00	
Total Common Grounds	\$0.00	\$4,250.29	\$4,250.29	(100.00%)	\$7,287.38	\$21,251.45	\$13,964.07	65.71%	\$51,003.45	
<u>General Administrative Expenses</u>										
5505 - SCA 5505 Accounting / Audits	\$0.00	\$0.00	\$0.00	0.00%	\$2,475.00	\$0.00	(\$2,475.00)	(100.00%)	\$0.00	
5515 - SCA 5515 Bank Charges	\$0.00	\$38.10	\$38.10	100.00%	\$0.00	\$190.50	\$190.50	100.00%	\$457.18	
5527 - SCA 5527 Bad Debts	\$138.97	\$833.33	\$694.36	83.32%	\$8,554.02	\$4,166.65	(\$4,387.37)	(105.30%)	\$10,000.00	
5530 - SCA 5530 Legal	\$335.00	\$83.33	(\$251.67)	(302.02%)	(\$2,318.70)	\$416.65	\$2,735.35	656.51%	\$1,000.00	
5535 - SCA 5535 Collection Expense	\$8,364.75	\$779.05	(\$7,585.70)	(973.71%)	\$23,118.75	\$3,895.25	(\$19,223.50)	(493.51%)	\$9,348.58	
5540 - SCA 5540 Management Fee	\$5,432.74	\$5,274.50	(\$158.24)	(3.00%)	\$27,005.46	\$26,372.50	(\$632.96)	(2.40%)	\$63,294.00	
5550 - SCA 5550 Meeting Expense	\$0.00	\$0.00	\$0.00	0.00%	\$281.79	\$0.00	(\$281.79)	(100.00%)	\$0.00	
5555 - SCA 5555 Homeowner Activities	\$454.75	\$125.00	(\$329.75)	(263.80%)	\$875.42	\$625.00	(\$250.42)	(40.07%)	\$1,500.00	
5560 - SCA 5560 Homeowner Communications	\$0.00	\$125.00	\$125.00	100.00%	\$900.00	\$625.00	(\$275.00)	(44.00%)	\$1,500.00	
5565 - SCA 5565 Holiday Decorations	\$0.00	\$416.67	\$416.67	100.00%	\$819.20	\$2,083.35	\$1,264.15	60.68%	\$5,000.00	

Southdown Community Association, Inc.
Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023				12/1/2022 - 4/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Total General Administrative Expenses</u>	\$14,726.21	\$7,674.98	(\$7,051.23)	(91.87%)	\$61,710.94	\$38,374.90	(\$23,336.04)	(60.81%)	\$92,099.76
<u>Insurance</u>									
5400 - SCA 5400 Insurance Expense	\$1,491.25	\$0.00	(\$1,491.25)	(100.00%)	\$7,456.25	\$0.00	(\$7,456.25)	(100.00%)	\$0.00
5405 - SCA 5405 Directors & Administrative	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$3,000.00
5410 - SCA 5410 Fidelity Bond	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$3,000.00
5427 - SCA 5427 Property Casualty	\$0.00	\$958.33	\$958.33	100.00%	\$0.00	\$4,791.65	\$4,791.65	100.00%	\$11,500.00
5435 - SCA 5435 Umbrella	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$3,000.00
5440 - SCA 5440 Worker's Compensation	\$0.00	\$45.83	\$45.83	100.00%	\$0.00	\$229.15	\$229.15	100.00%	\$550.00
<u>Total Insurance</u>	\$1,491.25	\$1,754.16	\$262.91	14.99%	\$7,456.25	\$8,770.80	\$1,314.55	14.99%	\$21,050.00
<u>Landscaping</u>									
5100 - SCA 5100 Landscape Contract	\$4,492.38	\$4,500.00	\$7.62	0.17%	\$22,461.90	\$22,500.00	\$38.10	0.17%	\$54,000.00
5105 - SCA 5105 Irrigation Repairs	\$0.00	\$183.33	\$183.33	100.00%	\$0.00	\$916.65	\$916.65	100.00%	\$2,200.00
5115 - SCA 5115 Landscape Additional	\$4,156.80	\$342.35	(\$3,814.45)	(1,114.20%)	\$4,156.80	\$1,711.75	(\$2,445.05)	(142.84%)	\$4,108.15
5125 - SCA 5125 Trees	\$0.00	\$916.67	\$916.67	100.00%	\$0.00	\$4,583.35	\$4,583.35	100.00%	\$11,000.00
<u>Total Landscaping</u>	\$8,649.18	\$5,942.35	(\$2,706.83)	(45.55%)	\$26,618.70	\$29,711.75	\$3,093.05	10.41%	\$71,308.15
<u>Pool</u>									
5140 - SCA 5140 Plumbing	\$0.00	\$25.00	\$25.00	100.00%	(\$290.00)	\$125.00	\$415.00	332.00%	\$300.00
5145 - SCA 5145 Pool Furniture	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$1,500.00
5150 - SCA 5150 Pool Repari & Supplies	\$1,029.79	\$458.33	(\$571.46)	(124.68%)	\$1,029.79	\$2,291.65	\$1,261.86	55.06%	\$5,500.00
5155 - SCA 5155 Pool Passes	(\$10.00)	\$50.00	\$60.00	120.00%	(\$10.00)	\$250.00	\$260.00	104.00%	\$600.00
5175 - SCA 5175 Signs	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$312.50	\$312.50	100.00%	\$750.00
5180 - SCA 5180 Pool Telephone Monitoring	\$0.00	\$44.58	\$44.58	100.00%	\$535.84	\$222.90	(\$312.94)	(140.39%)	\$535.00
5195 - SCA 5195 Pool Contract	\$1,290.80	\$5,291.67	\$4,000.87	75.61%	\$6,666.80	\$26,458.35	\$19,791.55	74.80%	\$63,500.00
<u>Total Pool</u>	\$2,310.59	\$6,057.08	\$3,746.49	61.85%	\$7,932.43	\$30,285.40	\$22,352.97	73.81%	\$72,685.00
<u>Taxes</u>									
5630 - SCA 5630 Tax - Property	\$0.00	\$43.98	\$43.98	100.00%	\$0.00	\$219.90	\$219.90	100.00%	\$527.71
<u>Total Taxes</u>	\$0.00	\$43.98	\$43.98	(100.00%)	\$0.00	\$219.90	\$219.90	(100.00%)	\$527.71
<u>Utilities</u>									
5605 - SCA 5605 Electricity	\$468.30	\$566.67	\$98.37	17.36%	\$2,829.36	\$2,833.35	\$3.99	0.14%	\$6,800.00
5615 - SCA 5615 Water & Sewer	\$518.78	\$650.00	\$131.22	20.19%	\$3,902.55	\$3,250.00	(\$652.55)	(20.08%)	\$7,800.00

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Budget Comparison Report
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023				12/1/2022 - 4/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Total Utilities</u>	\$987.08	\$1,216.67	\$229.59	18.87%	\$6,731.91	\$6,083.35	(\$648.56)	(10.66%)	\$14,600.00
Total Expense	\$28,164.31	\$26,939.51	(\$1,224.80)	(4.55%)	\$117,737.61	\$134,697.55	\$16,959.94	12.59%	\$323,274.07
Operating Net Income	\$7,338.84	\$0.00	\$7,338.84	100.00%	\$39,489.26	\$0.00	\$39,489.26	100.00%	\$0.00
Reserve Expense									
<u>Reserve Contribution</u>									
9105 - SCA 9105 Access Allocation Reserve Transfer	\$125.00	\$0.00	(\$125.00)	(100.00%)	\$1,500.00	\$0.00	(\$1,500.00)	(100.00%)	\$0.00
<u>Total Reserve Contribution</u>	\$125.00	\$0.00	(\$125.00)	100.00%	\$1,500.00	\$0.00	(\$1,500.00)	100.00%	\$0.00
Total Reserve Expense	\$125.00	\$0.00	(\$125.00)	100.00%	\$1,500.00	\$0.00	(\$1,500.00)	100.00%	\$0.00
Reserve Net Income	(\$125.00)	\$0.00	(\$125.00)	100.00%	(\$1,500.00)	\$0.00	(\$1,500.00)	100.00%	\$0.00
Net Income	\$7,213.84	\$0.00	\$7,213.84	100.00%	\$37,989.26	\$0.00	\$37,989.26	100.00%	\$0.00