

**Southwyck Community Association**

Balance Sheet

As of 04/30/19

**Assets**

10120	Frost National Bank	\$	21,720.06	
10125	Trustmark MM		75,000.00	
10140	Frost Bank Reserves		251,543.80	
10150	Community Association Bank		391,120.24	
	<b>Total Cash</b>		<hr/>	<b>\$ 739,384.10</b>
15000	A/R-Maintenance Fees	\$	43,346.11	
15025	A/R Section I		20,634.91	
15050	A/R Section IV		17,760.94	
15075	A/R Section V		634.00	
15500	A/R Collection		641.77	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		2,244.71	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		205.00	
15950	A/R Section I Legal Fees		6,956.26	
16100	A/R Late Payment Interest		11,849.50	
16102	A/R Section 1 Interest		1,986.29	
16103	A/R Section IV Interest		1,444.76	
16104	A/R Section V Interest		59.16	
16150	A/R-NSF Charges		325.00	
16400	A/R-Legal Fees		60,147.88	
16500	A/R Collection Fees		23,100.65	
	<b>Total Accounts Receivable</b>		<hr/>	<b>\$ 192,274.83</b>
21000	Prepaid Insurance	\$	3,347.07	
21500	Prepaid Irrig Monitor Contract		4,857.56	
	<b>Total Other Assets</b>		<hr/>	<b>\$ 8,204.63</b>
	<b>Total Assets</b>		<hr/> <hr/>	<b>\$ 939,863.56</b> =====

**Liabilities & Member's Equity**

31000	Accounts Payable	\$	52,623.63	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,986.29	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,444.76	
31019	AP Section V Interest		59.16	
31020	A/P Section I Legal Fees		6,956.26	
31023	A/P DRV Section IV		205.00	
31024	A/P DRV Section 1		2,244.71	
31025	Account Payable Section I		20,634.91	
31050	Account Payable Section IV		17,760.94	
31075	Account Payable Section V		634.00	
35000	Deferred Assessments		(184,089.60)	
35100	Prepaid Assessments		24,099.96	
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**Southwyck Community Association**  
Balance Sheet  
As of 04/30/19

	<b>Total Liabilities</b>		\$	(54,502.09)
51000	Reserves Capital Improvements	\$	663,632.17	
	<b>Total Reserves</b>		\$	663,632.17
53000	Prior year earnings	\$	253,824.71	
	Current year net income/(loss)		76,908.77	
	<b>Total Member's Equity</b>		\$	330,733.48
	<b>Total Liabilities/Membr Equity</b>		\$	939,863.56

**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 04/01/19 to 04/30/19**

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	184,242.60	184,242.60	.00	552,727.80
.00	.00	.00	62700 NSF Fees	100.00	.00	100.00	.00
(100.00)	2,500.00	(2,600.00)	62752 Collection fees	18,866.78	10,000.00	8,866.78	30,000.00
148.52	41.66	106.86	74000 Interest Income	615.96	166.64	449.32	500.00
460.96	541.66	(80.70)	67250 Interest on Maintenance Fees	1,664.63	2,166.64	(502.01)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	.00	2,666.64	(2,666.64)	8,000.00
<b>46,570.13</b>	<b>49,810.63</b>	<b>(3,240.50)</b>	<b>Total Income</b>	<b>205,489.97</b>	<b>199,242.52</b>	<b>6,247.45</b>	<b>597,727.80</b>
<b>EXPENSES</b>							
275.00	.00	(275.00)	81400 Contract/Grounds Porter Svc	385.00	.00	(385.00)	.00
17,667.05	12,375.00	(5,292.05)	81600 Landscape Contract	45,934.33	49,500.00	3,565.67	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	15,200.00	15,200.00	.00	45,600.00
809.58	809.58	.00	81800 Irrigation Contract	3,238.26	3,238.32	.06	9,715.00
<b>22,551.63</b>	<b>16,984.58</b>	<b>(5,567.05)</b>	<b>Total Service Contracts</b>	<b>64,757.59</b>	<b>67,938.32</b>	<b>3,180.73</b>	<b>203,815.00</b>
1,565.00	2,333.33	768.33	82400 General Repairs	5,701.28	9,333.32	3,632.04	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	1,170.00	1,833.32	663.32	5,500.00
.00	666.66	666.66	82425 Tree Trimming/Removal	.00	2,666.64	2,666.64	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	3,400.00	3,500.00	100.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	4,000.00	4,000.00	12,000.00
8,549.50	1,375.00	(7,174.50)	82600 Landscape Improve/Repairs	4,201.00	5,500.00	1,299.00	16,500.00
.00	541.66	541.66	82800 Irrigation repairs	1,430.45	2,166.64	736.19	6,500.00
<b>10,964.50</b>	<b>7,249.98</b>	<b>(3,714.52)</b>	<b>Total Repairs/Maintenance</b>	<b>15,902.73</b>	<b>28,999.92</b>	<b>13,097.19</b>	<b>87,000.00</b>
711.06	708.33	(2.73)	80100 Electric- Street Lights	2,973.57	2,833.32	(140.25)	8,500.00
666.02	2,333.33	1,667.31	80300 Water-Irrigation	3,653.41	9,333.32	5,679.91	28,000.00
<b>1,377.08</b>	<b>3,041.66</b>	<b>1,664.58</b>	<b>Total Utilities</b>	<b>6,626.98</b>	<b>12,166.64</b>	<b>5,539.66</b>	<b>36,500.00</b>
719.12	970.41	251.29	84200 Administration	2,477.42	3,881.64	1,404.22	11,645.00
1,800.00	541.66	(1,258.34)	84220 Community Events	1,800.00	2,166.64	366.64	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	.00	3,166.64	3,166.64	9,500.00
.00	83.33	83.33	84275 Website expense	.00	333.32	333.32	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	5,000.00	5,000.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	3,333.32	3,203.00	10,000.00
3,233.59	3,500.00	266.41	84600 Insurance	12,934.36	14,000.00	1,065.64	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	8,333.32	8,333.32	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	337.50	1,500.00	1,162.50	4,500.00
(4,150.99)	1,958.33	6,109.32	84725 Legal Fees-Collections	(15,681.62)	7,833.32	23,514.94	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	133.32	(206.68)	400.00
<b>1,601.72</b>	<b>12,420.38</b>	<b>10,818.66</b>	<b>Total Administrative</b>	<b>2,337.98</b>	<b>49,681.52</b>	<b>47,343.54</b>	<b>153,545.00</b>
<b>9,738.98</b>	<b>9,738.98</b>	<b>.00</b>	<b>90100 Reserves-Rpr/Replace</b>	<b>38,955.92</b>	<b>38,955.92</b>	<b>.00</b>	<b>116,867.80</b>
<b>9,738.98</b>	<b>9,738.98</b>	<b>.00</b>	<b>Total Reserves</b>	<b>38,955.92</b>	<b>38,955.92</b>	<b>.00</b>	<b>116,867.80</b>

**Southwyck Community Association**  
 Income/Expense Statement - Budget vs. Actual  
 Period: 04/01/19 to 04/30/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
336.22	375.05	(38.83)	NET INCOME (LOSS)	76,908.77	1,500.20	75,408.57	.00