

Southdown Community Association, Inc.

9/30/2021

**Southdown Community Association, Inc.**  
**Balance Sheet**  
**9/30/2021**

**Assets**Cash-Operating

1100 - SCA 1100 New First CK249	\$283,898.61
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Cash-Operating Total

	\$283,898.61
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Cash-Reserve

1102 - SCA 1102 New First Bus.Prem.MM3257	\$94,798.97
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1102.6 - SCA 1102.6 Acct#1024519003 52Wk Signature Bank #0.05%	\$123,641.24
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1103.10 - SCA 1103.10 Acct. # 1024797453 13Wk.0.01 CD	\$122,074.12
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1103.11 - SCA 1103.10 Acct. # 1025052613 13Wk.0.01 CD	\$2.84
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1104.8 - SCA 1104.8 Acct.# 1025050807_26Wk BOA_0.01%	\$122,519.00
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1111 - SCA 1111 Mutual Of Omaha CD	\$92,327.37
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Cash-Reserve Total

	\$555,363.54
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Other

1500 - SCA 1500 Accounts Receivable	\$83,667.26
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1510 - SCA 1510 Allowance for Bad Debt	(\$20,400.00)
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1610 - SCA 1610 Prepaid Insurance	\$2,522.70
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Other Total

	\$65,789.96
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Intercompany

1825 - SCA 1825 Interfund Assest (Liabilities) Replacement Fund	(\$218,579.65)
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1826 - Interfund Assest (Liabilities) Capital Fund	\$218,579.65
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Intercompany Total

	\$0.00
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*Assets Total*

\$905,052.11

**Liabilities and Equity**Other

2550 - SCA 2550 Prepaid Assessments	\$5,878.81
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2600 - SCA 2600 Deferred Assessments	\$75,349.97
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Other Total

	\$81,228.78
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Equity

3000 - SCA 3000 Prior Years Surplus (Deficit)	\$135,773.81
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3102 - SCA 3102 Prior Years Surplus Replacement Fund (Deficit)	\$186,148.97
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3103 - SCA 3103 Prior Years Surplus Capital Capital Fund (Deficit)	\$218,579.65
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Equity Total

	\$540,502.43
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Retained Earnings

	\$250,866.03
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Net Income

	\$32,454.87
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*Liabilities & Equity Total*

\$905,052.11

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Income</u>							
4000 - SCA 4000 Assessments	\$25,116.67	\$25,116.67	\$0.00	\$226,050.03	\$226,050.03	\$0.00	\$301,400.00
4400 - SCA 4400 Late Charges	\$559.83	\$0.00	\$559.83	\$4,846.27	\$0.00	\$4,846.27	\$0.00
4525 - SCA 4525 Collections Legal Fees	\$1,556.21	\$833.33	\$722.88	\$9,476.99	\$7,499.97	\$1,977.02	\$10,000.00
<u>Total Income</u>	\$27,232.71	\$25,950.00	\$1,282.71	\$240,373.29	\$233,550.00	\$6,823.29	\$311,400.00
<u>Reserve - Income</u>							
4905 - SCA 4905 Reserve Contribution Income	\$1,000.00	\$0.00	\$1,000.00	\$9,000.00	\$0.00	\$9,000.00	\$0.00
4910 - SCA 4910 Interest - Reserve	\$18.72	\$0.00	\$18.72	\$415.80	\$0.00	\$415.80	\$0.00
<u>Total Reserve - Income</u>	\$1,018.72	\$0.00	\$1,018.72	\$9,415.80	\$0.00	\$9,415.80	\$0.00
<b>Total Income</b>	\$28,251.43	\$25,950.00	\$2,301.43	\$249,789.09	\$233,550.00	\$16,239.09	\$311,400.00
<b>Expense</b>							
<u>Common Grounds</u>							
5020 - SCA 5020 Playground Maintenance	\$0.00	\$0.00	\$0.00	\$15,003.45	\$0.00	(\$15,003.45)	\$0.00
5030 - SCA 5030 Tennis Courts	\$0.00	\$583.33	\$583.33	\$0.00	\$5,249.97	\$5,249.97	\$7,000.00
5045 - SCA 5045 Electrical Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
5050 - SCA 5050 Miscellaneous	(\$297.69)	\$416.67	\$714.36	(\$397.69)	\$3,750.03	\$4,147.72	\$5,000.00
5060 - SCA 5060 Repairs & Maintenance	\$0.00	\$904.17	\$904.17	\$805.73	\$8,137.53	\$7,331.80	\$10,850.00
<u>Total Common Grounds</u>	(\$297.69)	\$2,029.17	\$2,326.86	\$15,411.49	\$18,262.53	\$2,851.04	\$24,350.00
<u>General Administrative Expenses</u>							
5515 - SCA 5515 Bank Charges	\$81.92	\$5.00	(\$76.92)	\$539.14	\$45.00	(\$494.14)	\$60.00
5527 - SCA 5527 Bad Debts	\$2,371.15	\$789.25	(\$1,581.90)	\$3,298.70	\$7,103.25	\$3,804.55	\$9,471.00
5530 - SCA 5530 Legal	(\$102.00)	\$100.00	\$202.00	\$25.00	\$900.00	\$875.00	\$1,200.00
5535 - SCA 5535 Collection Expense	\$1,556.21	\$916.67	(\$639.54)	\$9,348.58	\$8,250.03	(\$1,098.55)	\$11,000.00
5540 - SCA 5540 Management Fee	\$5,274.50	\$5,274.50	\$0.00	\$47,470.50	\$47,470.50	\$0.00	\$63,294.00
5550 - SCA 5550 Meeting Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5555 - SCA 5555 Homeowner Activities	\$0.00	\$83.33	\$83.33	\$433.82	\$749.97	\$316.15	\$1,000.00
5560 - SCA 5560 Homeowner Communications	\$0.00	\$75.00	\$75.00	\$900.00	\$675.00	(\$225.00)	\$900.00
5565 - SCA 5565 Holiday Decorations	\$0.00	\$291.67	\$291.67	\$0.00	\$2,625.03	\$2,625.03	\$3,500.00
<u>Total General Administrative Expenses</u>	\$9,181.78	\$7,577.09	(\$1,604.69)	\$62,015.74	\$68,193.81	\$6,178.07	\$90,925.00
<u>Insurance</u>							
5400 - SCA 5400 Insurance Expense	(\$7,489.64)	\$0.00	\$7,489.64	\$2,601.00	\$0.00	(\$2,601.00)	\$0.00
5405 - SCA 5405 Directors & Administrative	\$2,000.00	\$250.00	(\$1,750.00)	\$2,000.00	\$2,250.00	\$250.00	\$3,000.00
5410 - SCA 5410 Fidelity Bond	\$2,000.00	\$250.00	(\$1,750.00)	\$2,000.00	\$2,250.00	\$250.00	\$3,000.00
5427 - SCA 5427 Property Casualty	\$3,724.00	\$875.00	(\$2,849.00)	\$3,724.00	\$7,875.00	\$4,151.00	\$10,500.00
5435 - SCA 5435 Umbrella	\$2,000.00	\$250.00	(\$1,750.00)	\$2,000.00	\$2,250.00	\$250.00	\$3,000.00
5440 - SCA 5440 Worker's Compensation	\$366.64	\$45.83	(\$320.81)	\$366.64	\$412.47	\$45.83	\$550.00
<u>Total Insurance</u>	\$2,601.00	\$1,670.83	(\$930.17)	\$12,691.64	\$15,037.47	\$2,345.83	\$20,050.00
<u>Landscaping</u>							
5100 - SCA 5100 Landscape Contract	\$4,492.38	\$4,500.00	\$7.62	\$40,431.42	\$40,500.00	\$68.58	\$54,000.00
5105 - SCA 5105 Irrigation Repairs	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
5110 - SCA 5110 Landscape Maintenance	\$0.00	\$0.00	\$0.00	\$622.44	\$0.00	(\$622.44)	\$0.00

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**9/1/2021 - 9/30/2021**

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5115 - SCA 5115 Landscape Additional	\$297.69	\$0.00	(\$297.69)	\$297.69	\$0.00	(\$297.69)	\$0.00
5120 - SCA 5120 Mulching	\$0.00	\$458.33	\$458.33	\$0.00	\$4,124.97	\$4,124.97	\$5,500.00
5125 - SCA 5125 Trees	\$0.00	\$625.00	\$625.00	\$5,066.10	\$5,625.00	\$558.90	\$7,500.00
<u>Total Landscaping</u>	\$4,790.07	\$5,708.33	\$918.26	\$46,417.65	\$51,374.97	\$4,957.32	\$68,500.00
<u>Pool</u>							
5140 - SCA 5140 Plumbing	\$0.00	\$31.25	\$31.25	\$80.99	\$281.25	\$200.26	\$375.00
5145 - SCA 5145 Pool Furniture	\$0.00	\$66.67	\$66.67	\$0.00	\$600.03	\$600.03	\$800.00
5150 - SCA 5150 Pool Repari & Supplies	\$81.19	\$416.67	\$335.48	\$2,647.44	\$3,750.03	\$1,102.59	\$5,000.00
5155 - SCA 5155 Pool Passes	\$0.00	\$0.00	\$0.00	\$415.68	\$0.00	(\$415.68)	\$0.00
5175 - SCA 5175 Signs	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
5180 - SCA 5180 Pool Telephone Monitoring	\$0.00	\$125.00	\$125.00	\$535.84	\$1,125.00	\$589.16	\$1,500.00
5195 - SCA 5195 Pool Contract	\$4,290.00	\$6,000.00	\$1,710.00	\$57,761.33	\$54,000.00	(\$3,761.33)	\$72,000.00
<u>Total Pool</u>	\$4,371.19	\$6,681.26	\$2,310.07	\$61,441.28	\$60,131.34	(\$1,309.94)	\$80,175.00
<u>Taxes</u>							
5630 - SCA 5630 Tax - Property	\$0.00	\$66.67	\$66.67	\$527.71	\$600.03	\$72.32	\$800.00
<u>Total Taxes</u>	\$0.00	\$66.67	\$66.67	\$527.71	\$600.03	\$72.32	\$800.00
<u>Utilities</u>							
5605 - SCA 5605 Electricity	\$566.05	\$566.67	\$0.62	\$5,139.35	\$5,100.03	(\$39.32)	\$6,800.00
5615 - SCA 5615 Water & Sewer	\$614.24	\$650.00	\$35.76	\$4,689.36	\$5,850.00	\$1,160.64	\$7,800.00
<u>Total Utilities</u>	\$1,180.29	\$1,216.67	\$36.38	\$9,828.71	\$10,950.03	\$1,121.32	\$14,600.00
<b>Total Expense</b>	\$21,826.64	\$24,950.02	\$3,123.38	\$208,334.22	\$224,550.18	\$16,215.96	\$299,400.00
Operating Net Income	\$6,424.79	\$999.98	\$5,424.81	\$41,454.87	\$8,999.82	\$32,455.05	\$12,000.00
<b>Reserve Expense</b>							
<u>Reserve Contribution</u>							
9105 - SCA 9105 Access Allocation Reserve Transfer	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
<u>Total Reserve Contribution</u>	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
<b>Total Reserve Expense</b>	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
Reserve Net Income	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$9,000.00)	(\$9,000.00)	\$0.00	(\$12,000.00)
Net Income	\$5,424.79	(\$0.02)	\$5,424.81	\$32,454.87	(\$0.18)	\$32,455.05	\$0.00