

Southwyck Community Association
Balance Sheet
As of 07/31/18

Assets

10120	Frost National Bank	\$	22,129.44	
10140	Frost Bank Reserves		250,454.65	
10150	Community Association Bank		453,741.52	
	Total Cash		<hr/>	\$ 726,325.61
15000	A/R-Maintenance Fees	\$	92,235.73	
15025	A/R Section I		44,938.81	
15050	A/R Section IV		35,298.38	
15075	A/R Section V		2,606.50	
15500	A/R Collection		1,022.40	
15900	A/R Section I Force Mow		102.89	
15920	A/R Section 1 DRV		452.10	
15935	A/R DRV Section IV		549.76	
15950	A/R Section I Legal Fees		6,221.17	
16100	A/R Late Payment Interest		16,591.76	
16102	A/R Section 1 Interest		1,195.59	
16103	A/R Section IV Interest		793.97	
16104	A/R Section V Interest		15.23	
16150	A/R-NSF Charges		325.00	
16400	A/R-Legal Fees		63,497.38	
16500	A/R Collection Fees		17,544.80	
	Total Accounts Receivable		<hr/>	\$ 283,391.47
21000	Prepaid Insurance	\$	32,335.82	
21500	Prepaid Irrig Monitor Contract		2,428.69	
	Total Other Assets		<hr/>	\$ 34,764.51
	Total Assets		<hr/>	\$ 1,044,481.59
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Liabilities & Member's Equity

31000	Accounts Payable	\$	71,918.71	
31010	Accounts Payable-Force Mow I		102.89	
31016	A/P Section 1 Interest		1,195.59	
31018	A/P Section IV Interest		793.97	
31019	AP Section V Interest		15.23	
31020	A/P Section I Legal Fees		6,221.17	
31023	A/P DRV Section IV		549.76	
31024	A/P DRV Section 1		452.10	
31025	Account Payable Section I		44,938.81	
31050	Account Payable Section IV		35,298.38	
31075	Account Payable Section V		2,606.50	
35000	Deferred Assessments		(42,648.75)	
35100	Prepaid Assessments		16,975.79	
	Total Liabilities		<hr/>	\$ 138,420.15
51000	Reserves Capital Improvements	\$	564,041.93	

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 07/01/18 to 07/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000 Maintenance Assessments	298,541.25	298,541.25	.00	511,785.00
50.00	.00	50.00	62700 NSF Fees	375.00	.00	375.00	.00
(50.00)	2,500.00	(2,550.00)	62752 Collection fees	19,788.72	17,500.00	2,288.72	30,000.00
136.40	.00	136.40	74000 Interest Income	681.08	.00	681.08	.00
267.20	541.66	(274.46)	67250 Interest on Maintenance Fees	3,133.65	3,791.62	(657.97)	6,500.00
2,480.00	.00	2,480.00	74500 Insurance Reimbursement	2,480.00	.00	2,480.00	.00
.00	666.66	(666.66)	75500 Silverlake Payment	16,196.00	4,666.62	11,529.38	8,000.00
45,532.35	46,357.07	(824.72)	Total Income	341,195.70	324,499.49	16,696.21	556,285.00
EXPENSES							
17,667.05	12,366.90	(5,300.15)	81600 Landscape Contract	91,673.19	86,568.30	(5,104.89)	148,402.80
3,800.00	3,800.00	.00	81700 Management Contract	26,600.00	26,600.00	.00	45,600.00
809.59	809.58	(.01)	81800 Irrigation Contract	5,667.13	5,667.06	(.07)	9,715.00
22,276.64	16,976.48	(5,300.16)	Total Service Contracts	123,940.32	118,835.36	(5,104.96)	203,717.80
5,606.23	2,166.66	(3,439.57)	82400 General Repairs	6,977.35	15,166.62	8,189.27	26,000.00
3,240.00	416.66	(2,823.34)	82401 Pressure Washing Park	4,320.00	2,916.62	(1,403.38)	5,000.00
.00	833.33	833.33	82425 Tree Trimming	975.00	5,833.31	4,858.31	10,000.00
2,276.00	.00	(2,276.00)	82450 Sprinkler System Repair	2,276.00	.00	(2,276.00)	.00
850.00	875.00	25.00	82550 Lake Maintenance	5,950.00	6,125.00	175.00	10,500.00
.00	1,166.66	1,166.66	82551 Lake Chemicals & Treatment	2,935.36	8,166.62	5,231.26	14,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	175.00	9,625.00	9,450.00	16,500.00
1,380.00	541.66	(838.34)	82800 Irrigation repairs	2,130.00	3,791.62	1,661.62	6,500.00
13,352.23	7,374.97	(5,977.26)	Total Repairs/Maintenance	25,738.71	51,624.79	25,886.08	88,500.00
604.81	708.33	103.52	80100 Electric- Street Lights	4,680.81	4,958.31	277.50	8,500.00
4,911.85	583.33	(4,328.52)	80300 Water-Irrigation	12,869.19	4,083.31	(8,785.88)	7,000.00
5,516.66	1,291.66	(4,225.00)	Total Utilities	17,550.00	9,041.62	(8,508.38)	15,500.00
353.81	1,140.18	786.37	84200 Administration	6,041.38	7,981.26	1,939.88	13,682.20
200.00	541.66	341.66	84220 Community Events	2,000.00	3,791.62	1,791.62	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	2,276.00	5,541.62	3,265.62	9,500.00
.00	83.33	83.33	84275 Website expense	.00	583.31	583.31	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	1,300.00	5,713.00	4,413.00	5,713.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	8,750.00	8,750.00	15,000.00
.00	1,250.00	1,250.00	84350 Bad Debt	.00	8,750.00	8,750.00	15,000.00
3,233.59	3,500.00	266.41	84600 Insurance	22,387.18	24,500.00	2,112.82	42,000.00
503.14	2,916.66	2,413.52	84710 Legal expense-masterIV	1,134.64	20,416.62	19,281.98	35,000.00
.00	350.00	350.00	84720 Legal fees-corporate	2,254.70	2,450.00	195.30	4,200.00
2,870.31	2,083.33	(786.98)	84725 Legal Fees-Collections	386.51	14,583.31	14,196.80	25,000.00
(1.00)	16.66	17.66	84800 Taxes/Permits	371.47	116.62	(254.85)	200.00
7,159.85	13,923.48	6,763.63	Total Administrative	38,151.88	103,177.36	65,025.48	172,795.20
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	44,289.56	44,289.56	.00	75,925.00
6,327.08	6,327.08	.00	Total Reserves	44,289.56	44,289.56	.00	75,925.00

Southwyck Community Association
 Income/Expense Statement - Budget vs. Actual
 Period: 07/01/18 to 07/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
(9,100.11)	463.40	(9,563.51)	NET INCOME (LOSS)	91,525.23	(2,469.20)	93,994.43	(153.00)