

**Southwyck Community Association**  
**Balance Sheet**  
**As of 08/31/17**

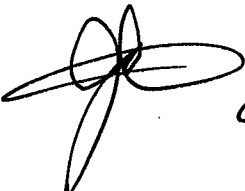
<b>Assets</b>			
10120	Frost National Bank	\$	21,399.74
10140	Frost Bank Reserves		249,760.64
10150	Community Association Bank		254,592.00
	<b>Total Cash</b>		\$ 525,752.38
15000	A/R-Maintenance Fees	\$	89,832.57
15025	A/R Section I		50,767.29
15050	A/R Section IV		31,781.05
15075	A/R Section V		1,896.72
15500	A/R Collection		2,714.17
15900	A/R Section I Force Mow		317.95
15920	A/R Section 1 DRV		1,558.76
15930	A/R Sec IV Chargebacks		50.00
15935	A/R DRV Section IV		1,132.67
15950	A/R Section I Legal Fees		8,516.65
16100	A/R Collection Fees Late Pmt		23,296.06
16150	A/R-NSF Charges		75.00
16400	A/R-Legal Fees		31,655.22
16500	A/R Collection Fees		35,300.71
	<b>Total Accounts Receivable</b>		\$ 278,894.82
21000	Prepaid Insurance	\$	28,656.00
21500	Prepaid Irrig Monitor Contract		9,715.00
	<b>Total Other Assets</b>		\$ 38,371.00
	<b>Total Assets</b>		\$ 843,018.20
<b>Liabilities &amp; Member's Equity</b>			
31000	Accounts Payable	\$	17,354.32
31002	Unidentified deposit		1,344.13
31010	Accounts Payable-Force Mow I		317.95
31020	A/P Section I Legal Fees		8,741.65
31022	A/P Sec IV Chargebacks		50.00
31023	A/P DRV Section IV		1,132.67
31024	A/P DRV Section 1		1,558.76
31025	Account Payable Section I		51,124.29
31050	Account Payable Section IV		31,781.05
31075	Account Payable Section V		1,896.72
35000	Deferred Assessments		(85,323.00)
35100	Prepaid Assessments		16,590.90
	<b>Total Liabilities</b>		\$ 46,569.44
51000	Reserves Capital Improvements	\$	342,109.81
	<b>Total Reserves</b>		\$ 342,109.81

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**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 08/01/17 to 08/31/17**

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,661.50	42,661.50	.00	61000 Maintenance Assessments	341,368.50	341,292.00	76.50	511,938.00
.00	.00	.00	62700 NSF Fees	175.00	.00	175.00	.00
.00	.00	.00	62750 Late Fees- Maintenance	3.80	.00	3.80	.00
(468.04)	2,500.00	(2,968.04)	62752 Collection fees	40,859.37	20,000.00	20,859.37	30,000.00
53.29	.00	53.29	74000 Interest Income	183.86	.00	183.86	.00
1,706.67	541.66	1,165.01	67250 Interest on Maintenance Fees	11,126.74	4,333.28	6,793.46	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	15,000.00	5,333.28	9,666.72	8,000.00
.00	.00	.00	79250 Other Income	47.28	.00	47.28	.00
<b>43,953.42</b>	<b>46,369.82</b>	<b>(2,416.40)</b>	<b>Total Income</b>	<b>408,764.55</b>	<b>370,958.56</b>	<b>37,805.99</b>	<b>556,438.00</b>
<b>EXPENSES</b>							
12,172.04	9,833.33	(2,338.71)	81600 Landscape Contract	91,290.30	78,666.64	(12,623.66)	118,000.00
.00	1,000.00	1,000.00	81601 Landscape- Section I Subsidy	12,000.00	8,000.00	(4,000.00)	12,000.00
3,800.00	4,833.33	1,033.33	81700 Management Contract	30,400.00	38,666.64	8,266.64	58,000.00
<b>15,972.04</b>	<b>15,666.66</b>	<b>(305.38)</b>	<b>Total Service Contracts</b>	<b>133,690.30</b>	<b>125,333.28</b>	<b>(8,357.02)</b>	<b>188,000.00</b>
1,940.28	2,500.00	559.72	82400 General Repairs	16,233.72	20,000.00	3,766.28	30,000.00
1,080.00	416.66	(663.34)	82401 Pressure Washing Park	3,240.00	3,333.28	93.28	5,000.00
.00	1,333.33	1,333.33	82425 Tree Trimming	.00	10,666.64	10,666.64	16,000.00
850.00	875.00	25.00	82550 Lake Maintenance	6,806.00	7,000.00	194.00	10,500.00
.00	166.66	166.66	82551 Lake Chemicals & Treatment	10,878.50	1,333.28	(9,545.22)	2,000.00
905.31	1,375.00	469.69	82600 Landscape Improve/Repairs	6,821.69	11,000.00	4,178.31	16,500.00
.00	833.33	833.33	82800 Irrigation repairs	2,214.80	6,666.64	4,451.84	10,000.00
<b>4,775.59</b>	<b>7,499.98</b>	<b>2,724.39</b>	<b>Total Repairs/Maintenance</b>	<b>46,194.71</b>	<b>59,999.84</b>	<b>13,805.13</b>	<b>90,000.00</b>
1,288.09	333.33	(954.76)	80100 Electric- Street Lights	5,145.36	2,666.64	(2,478.72)	4,000.00
339.69	1,500.00	1,160.31	80300 Water-Irrigation	2,451.43	12,000.00	9,548.57	18,000.00
<b>1,627.78</b>	<b>1,833.33</b>	<b>205.55</b>	<b>Total Utilities</b>	<b>7,596.79</b>	<b>14,666.64</b>	<b>7,069.85</b>	<b>22,000.00</b>
948.68	583.33	(365.35)	84200 Administration	9,452.72	4,666.64	(4,786.08)	7,000.00
.00	33.33	33.33	84202 Office supplies-copies	.00	266.64	266.64	400.00
.00	183.33	183.33	84203 Office supplies-postage	.00	1,466.64	1,466.64	2,200.00
.00	416.66	416.66	84220 Community Events	2,000.00	3,333.28	1,333.28	5,000.00
.00	833.33	833.33	84250 Newsletter Expense	6,828.77	6,666.64	(162.13)	10,000.00
.00	83.33	83.33	84275 Website expense	.00	666.64	666.64	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	1,200.00	6,000.00	4,800.00	6,000.00
.00	1,125.00	1,125.00	84340 Holiday Decorations	.00	9,000.00	9,000.00	13,500.00
.00	750.00	750.00	84350 Bad Debt	19,747.75	6,000.00	(13,747.75)	9,000.00
3,184.00	3,184.41	.41	84600 Insurance	25,295.38	25,475.28	179.90	38,213.00
(4,524.88)	.00	4,524.88	84700 Legal	(2,394.30)	.00	2,394.30	.00
.00	4,000.00	4,000.00	84710 Legal expense-masterIV	35,578.59	32,000.00	(3,578.59)	48,000.00
.00	1,250.00	1,250.00	84720 Legal fees-corporate	703.50	10,000.00	9,296.50	15,000.00
.00	2,083.33	2,083.33	84725 Legal Fees-Collections	1,680.62	16,666.64	14,986.02	25,000.00
3.00	16.66	13.66	84800 Taxes/Permits	9.00	133.28	124.28	200.00
<b>(389.20)</b>	<b>14,542.71</b>	<b>14,931.91</b>	<b>Total Administrative</b>	<b>100,102.03</b>	<b>122,341.68</b>	<b>22,239.65</b>	<b>180,513.00</b>

  
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**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 08/01/17 to 08/31/17**

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	50,616.64	50,616.64	.00	75,925.00
6,327.08	6,327.08	.00	Total Reserves	50,616.64	50,616.64	.00	75,925.00
15,640.13	500.06	15,140.07	NET INCOME (LOSS)	70,564.08	(1,999.52)	72,563.60	.00