

**Southwyck Community Association**  
**Balance Sheet**  
As of 11/30/18

**Assets**

|       |                                  |   |  |
|-------|----------------------------------|---|--|
| 10120 | Frost National Bank              | \$ 24,342.40  |  |
| 10140 | Frost Bank Reserves              | 250,895.54  |  |
| 10150 | Community Association Bank       | 352,675.67  |  |
|       | <b>Total Cash</b>                | <hr style="width: 100%; border: 0.5px solid black;"/> \$ 627,913.61   |  |
| 15000 | A/R-Maintenance Fees             | \$ 44,535.19  |  |
| 15025 | A/R Section I                    | 25,121.87   |  |
| 15050 | A/R Section IV                   | 17,839.61   |  |
| 15075 | A/R Section V                    | 658.50  |  |
| 15500 | A/R Collection                   | 755.42  |  |
| 15900 | A/R Section I Force Mow          | 37.89   |  |
| 15920 | A/R Section 1 DRV                | 254.13  |  |
| 15935 | A/R DRV Section IV               | 455.76  |  |
| 15950 | A/R Section I Legal Fees         | 8,023.00  |  |
| 16100 | A/R Late Payment Interest        | 15,055.63   |  |
| 16102 | A/R Section 1 Interest           | 1,644.62  |  |
| 16103 | A/R Section IV Interest          | 1,216.23  |  |
| 16104 | A/R Section V Interest           | 30.30   |  |
| 16150 | A/R-NSF Charges                  | 300.00  |  |
| 16400 | A/R-Legal Fees                   | 79,151.28   |  |
| 16500 | A/R Collection Fees              | 23,031.18   |  |
|       | <b>Total Accounts Receivable</b> | <hr style="width: 100%; border: 0.5px solid black;"/> \$ 218,110.61   |  |
| 21000 | Prepaid Insurance                | \$ 19,515.02  |  |
| 21500 | Prepaid Irrig Monitor Contract   | 8,905.41  |  |
|       | <b>Total Other Assets</b>        | <hr style="width: 100%; border: 0.5px solid black;"/> \$ 28,420.43  |  |
|       | <b>Total Assets</b>              | <hr style="width: 100%; border: 0.5px solid black;"/><br>\$ 874,444.65<br><hr style="width: 100%; border: 0.5px solid black;"/> |  |

**Liabilities & Member's Equity**

|       |                               |  |  |
|-------|-------------------------------|--|--|
| 31000 | Accounts Payable              | \$ 5,532.08  |  |
| 31010 | Accounts Payable-Force Mow I  | 37.89  |  |
| 31016 | A/P Section 1 Interest        | 1,644.62   |  |
| 31018 | A/P Section IV Interest       | 1,216.23   |  |
| 31019 | AP Section V Interest         | 30.30  |  |
| 31020 | A/P Section I Legal Fees      | 8,023.00   |  |
| 31023 | A/P DRV Section IV            | 455.76   |  |
| 31024 | A/P DRV Section 1             | 254.13   |  |
| 31025 | Account Payable Section I     | 25,121.87  |  |
| 31050 | Account Payable Section IV    | 17,839.61  |  |
| 31075 | Account Payable Section V     | 658.50   |  |
| 35000 | Deferred Assessments          | (213,911.75)   |  |
| 35100 | Prepaid Assessments           | 63,880.94  |  |
|       | <b>Total Liabilities</b>      | <hr style="width: 100%; border: 0.5px solid black;"/> \$ (89,216.82) |  |
| 51000 | Reserves Capital Improvements | \$ 589,469.47  |  |



**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 11/01/18 to 11/30/18**

| Actual           | Current Period Budget | Variance          | Description                        | Actual            | Year-To-Date Budget | Variance           | Yearly Budget     |
|------------------|-----------------------|-------------------|------------------------------------|-------------------|---------------------|--------------------|-------------------|
| 42,648.75        | 42,648.75             | .00               | 61000 Maintenance Assessments      | 470,136.25        | 469,136.25          | 1,000.00           | 511,785.00        |
| .00              | .00                   | .00               | 62700 NSF Fees                     | 425.00            | .00                 | 425.00             | .00               |
| (200.00)         | 2,500.00              | (2,700.00)        | 62752 Collection fees              | 38,788.72         | 27,500.00           | 11,288.72          | 30,000.00         |
| 129.97           | .00                   | 129.97            | 74000 Interest Income              | 1,182.90          | .00                 | 1,182.90           | .00               |
| 455.81           | 541.66                | (85.85)           | 67250 Interest on Maintenance Fees | 5,333.69          | 5,958.26            | (624.57)           | 6,500.00          |
| .00              | .00                   | .00               | 74500 Insurance Reimbursement      | 2,480.00          | .00                 | 2,480.00           | .00               |
| .00              | 666.66                | (666.66)          | 75500 Silverlake Payment           | 16,196.00         | 7,333.26            | 8,862.74           | 8,000.00          |
| 92.00            | .00                   | 92.00             | 79250 Other Income                 | 92.00             | .00                 | 92.00              | .00               |
| <b>43,126.53</b> | <b>46,357.07</b>      | <b>(3,230.54)</b> | <b>Total Income</b>                | <b>534,634.56</b> | <b>509,927.77</b>   | <b>24,706.79</b>   | <b>556,285.00</b> |
|                  |                       |                   | <b>EXPENSES</b>                    |                   |                     |                    |                   |
| 7,066.82         | 12,366.90             | 5,300.08          | 81600 Landscape Contract           | 141,140.93        | 136,035.90          | (5,105.03)         | 148,402.80        |
| 3,800.00         | 3,800.00              | .00               | 81700 Management Contract          | 41,800.00         | 41,800.00           | .00                | 45,600.00         |
| 809.59           | 809.58                | (.01)             | 81800 Irrigation Contract          | 8,905.41          | 8,905.38            | (.03)              | 9,715.00          |
| <b>11,676.41</b> | <b>16,976.48</b>      | <b>5,300.07</b>   | <b>Total Service Contracts</b>     | <b>191,846.34</b> | <b>186,741.28</b>   | <b>(5,105.06)</b>  | <b>203,717.80</b> |
| 350.00           | 2,166.66              | 1,816.66          | 82400 General Repairs              | 20,903.35         | 23,833.26           | 2,929.91           | 26,000.00         |
| .00              | 416.66                | 416.66            | 82401 Pressure Washing Park        | 5,440.00          | 4,583.26            | (856.74)           | 5,000.00          |
| .00              | 833.33                | 833.33            | 82425 Tree Trimming                | 975.00            | 9,166.63            | 8,191.63           | 10,000.00         |
| 850.00           | 875.00                | 25.00             | 82550 Lake Maintenance             | 9,350.00          | 9,625.00            | 275.00             | 10,500.00         |
| .00              | 1,166.66              | 1,166.66          | 82551 Lake Chemicals & Treatment   | 3,262.79          | 12,833.26           | 9,570.47           | 14,000.00         |
| .00              | 1,375.00              | 1,375.00          | 82600 Landscape Improve/Repairs    | 1,350.00          | 15,125.00           | 13,775.00          | 16,500.00         |
| 1,102.00         | 541.66                | (560.34)          | 82800 Irrigation repairs           | 5,508.00          | 5,958.26            | 450.26             | 6,500.00          |
| <b>2,302.00</b>  | <b>7,374.97</b>       | <b>5,072.97</b>   | <b>Total Repairs/Maintenance</b>   | <b>46,789.14</b>  | <b>81,124.67</b>    | <b>34,335.53</b>   | <b>88,500.00</b>  |
| 712.59           | 708.33                | (4.26)            | 80100 Electric- Street Lights      | 7,380.73          | 7,791.63            | 410.90             | 8,500.00          |
| 1,225.69         | 583.33                | (642.36)          | 80300 Water-Irrigation             | 24,857.94         | 6,416.63            | (18,441.31)        | 7,000.00          |
| <b>1,938.28</b>  | <b>1,291.66</b>       | <b>(646.62)</b>   | <b>Total Utilities</b>             | <b>32,238.67</b>  | <b>14,208.26</b>    | <b>(18,030.41)</b> | <b>15,500.00</b>  |
| 751.49           | 1,140.18              | 388.69            | 84200 Administration               | 8,394.75          | 12,541.98           | 4,147.23           | 13,682.20         |
| 670.00           | 541.66                | (128.34)          | 84220 Community Events             | 3,320.00          | 5,958.26            | 2,638.26           | 6,500.00          |
| 2,005.42         | 791.66                | (1,213.76)        | 84250 Newsletter Expense           | 4,281.42          | 8,708.26            | 4,426.84           | 9,500.00          |
| .00              | 83.33                 | 83.33             | 84275 Website expense              | .00               | 916.63              | 916.63             | 1,000.00          |
| .00              | .00                   | .00               | 84300 Audit/Tax Rtn Preparation    | 2,649.04          | 5,713.00            | 3,063.96           | 5,713.00          |
| .00              | 1,250.00              | 1,250.00          | 84340 Holiday Decorations          | 6,579.00          | 13,750.00           | 7,171.00           | 15,000.00         |
| .00              | 1,250.00              | 1,250.00          | 84350 Bad Debt                     | 1,403.60          | 13,750.00           | 12,346.40          | 15,000.00         |
| 3,233.59         | 3,500.00              | 266.41            | 84600 Insurance                    | 35,321.54         | 38,500.00           | 3,178.46           | 42,000.00         |
| (5,739.65)       | .00                   | 5,739.65          | 84700 Legal                        | (5,739.65)        | .00                 | 5,739.65           | .00               |
| .00              | 2,916.66              | 2,916.66          | 84710 Legal expense-masterIV       | 2,225.89          | 32,083.26           | 29,857.37          | 35,000.00         |
| .00              | 350.00                | 350.00            | 84720 Legal fees-corporate         | 2,771.64          | 3,850.00            | 1,078.36           | 4,200.00          |
| .00              | 2,083.33              | 2,083.33          | 84725 Legal Fees-Collections       | 8,886.11          | 22,916.63           | 14,030.52          | 25,000.00         |
| .00              | 16.66                 | 16.66             | 84800 Taxes/Permits                | 371.47            | 183.26              | (188.21)           | 200.00            |
| <b>920.85</b>    | <b>13,923.48</b>      | <b>13,002.63</b>  | <b>Total Administrative</b>        | <b>70,464.81</b>  | <b>158,871.28</b>   | <b>88,406.47</b>   | <b>172,795.20</b> |
| <b>6,327.08</b>  | <b>6,327.08</b>       | <b>.00</b>        | <b>90100 Reserves-Rpr/Replace</b>  | <b>69,597.88</b>  | <b>69,597.88</b>    | <b>.00</b>         | <b>75,925.00</b>  |

**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
 Period: 11/01/18 to 11/30/18

| Actual    | Current Period Budget | Variance  | Description       | Actual     | Year-To-Date Budget | Variance   | Yearly Budget |
|-----------|-----------------------|-----------|-------------------|------------|---------------------|------------|---------------|
| 6,327.08  | 6,327.08              | .00       | Total Reserves    | 69,597.88  | 69,597.88           | .00        | 75,925.00     |
| 19,961.91 | 463.40                | 19,498.51 | NET INCOME (LOSS) | 123,697.72 | (615.60)            | 124,313.32 | (153.00)      |