

Southdown Community Association, Inc.
Balance Sheet
9/30/2023

AssetsCash-Reserve

1102 - SCA 1102 New First Bus.Prem.MM3257	\$104,379.63
1102.8 - SCA 1102.8 Acct#1026640942 52Wk Signature Bank #2.75%	\$126,252.20
1103.18 - SCA 1103.18 Acct. # 1027439019 13Wk.2.65% CD	\$124,767.44
1104.12 - SCA 1104.12 Acct.# 1027436842_26Wk BOA_4.00%	\$125,359.95
1111 - SCA 1111 Mutual Of Omaha CD	\$94,039.95
1115 - 1115 SCA CIT MM 886	\$200,307.07
<u>Cash-Reserve Total</u>	<u>\$775,106.24</u>

Cash-Operating

1100 - SCA 1100 New First CK249	\$23,177.91
<u>Cash-Operating Total</u>	<u>\$23,177.91</u>

Other

1500 - SCA 1500 Accounts Receivable	\$76,255.46
1510 - SCA 1510 Allowance for Bad Debt	(\$20,400.00)
1610 - SCA 1610 Prepaid Insurance	\$6,153.92
<u>Other Total</u>	<u>\$62,009.38</u>

Intercompany

1825 - SCA 1825 Interfund Assesst (Liabilities) Replacement Fund	(\$218,579.65)
1826 - Interfund Assesst (Liabilities) Capital Fund	\$218,579.65
<u>Intercompany Total</u>	<u>\$0.00</u>

Assets Total

\$860,293.53

Liabilities and EquityOther

2000 - SCA 2000 Accounts Payable	\$764.88
2550 - SCA 2550 Prepaid Assessments	\$5,619.66
2600 - SCA 2600 Deferred Assessments	\$75,630.89
<u>Other Total</u>	<u>\$82,015.43</u>

Equity

3102 - SCA 3102 Prior Years Surplus Replacement Fund (Deficit)	\$186,148.97
3103 - SCA 3103 Prior Years Surplus Capital Capital Fund (Deficit)	\$218,579.65
<u>Equity Total</u>	<u>\$404,728.62</u>

Retained Earnings

\$403,661.24

Net Income

(\$30,111.76)

Liabilities & Equity Total

\$860,293.53

Southdown Community Association, Inc.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				12/1/2022 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Income</u>									
4000 - SCA 4000 Assessments	\$25,116.67	\$25,116.67	\$0.00	0.00%	\$251,766.62	\$251,166.70	\$599.92	0.24%	\$301,400.00
4020 - SCA 4020 Interest	\$0.00	\$0.00	\$0.00	0.00%	\$388.30	\$0.00	\$388.30	100.00%	\$0.00
4400 - SCA 4400 Late Charges	\$178.00	\$0.00	\$178.00	100.00%	\$2,965.16	\$0.00	\$2,965.16	100.00%	\$0.00
4525 - SCA 4525 Collections Legal Fees	\$562.46	\$789.75	(\$227.29)	(28.78%)	\$42,953.51	\$7,897.50	\$35,056.01	443.89%	\$9,476.99
Total Income	\$25,857.13	\$25,906.42	(\$49.29)	(0.19%)	\$298,073.59	\$259,064.20	\$39,009.39	15.06%	\$310,876.99
<u>Reserve - Income</u>									
4905 - SCA 4905 Reserve Contribution Income	\$125.00	\$1,000.00	(\$875.00)	(87.50%)	\$2,125.00	\$10,000.00	(\$7,875.00)	(78.75%)	\$12,000.00
4910 - SCA 4910 Interest - Reserve	\$1,411.18	\$33.09	\$1,378.09	4,164.67%	\$11,728.43	\$330.90	\$11,397.53	3,444.40%	\$397.08
Total Reserve - Income	\$1,536.18	\$1,033.09	\$503.09	48.70%	\$13,853.43	\$10,330.90	\$3,522.53	34.10%	\$12,397.08
Total Income	\$27,393.31	\$26,939.51	\$453.80	1.68%	\$311,927.02	\$269,395.10	\$42,531.92	15.79%	\$323,274.07
Expense									
<u>Common Grounds</u>									
5020 - SCA 5020 Playground Maintenance	\$0.00	\$1,250.29	\$1,250.29	100.00%	\$28,066.00	\$12,502.90	(\$15,563.10)	(124.48%)	\$15,003.45
5030 - SCA 5030 Tennis Courts	\$48.05	\$500.00	\$451.95	90.39%	\$3,977.53	\$5,000.00	\$1,022.47	20.45%	\$6,000.00
5060 - SCA 5060 Repairs & Maintenance	\$95.81	\$2,500.00	\$2,404.19	96.17%	\$46,748.00	\$25,000.00	(\$21,748.00)	(86.99%)	\$30,000.00
Total Common Grounds	\$143.86	\$4,250.29	\$4,106.43	96.62%	\$78,791.53	\$42,502.90	(\$36,288.63)	(85.38%)	\$51,003.45
<u>General Administrative Expenses</u>									
5505 - SCA 5505 Accounting / Audits	\$0.00	\$0.00	\$0.00	0.00%	\$2,475.00	\$0.00	(\$2,475.00)	(100.00%)	\$0.00
5515 - SCA 5515 Bank Charges	\$0.00	\$38.10	\$38.10	100.00%	\$0.00	\$381.00	\$381.00	100.00%	\$457.18
5527 - SCA 5527 Bad Debts	\$506.20	\$833.33	\$327.13	39.26%	\$11,452.09	\$8,333.30	(\$3,118.79)	(37.43%)	\$10,000.00
5530 - SCA 5530 Legal	\$225.00	\$83.33	(\$141.67)	(170.01%)	(\$2,408.70)	\$833.30	\$3,242.00	389.06%	\$1,000.00
5535 - SCA 5535 Collection Expense	\$517.46	\$779.05	\$261.59	33.58%	\$43,423.07	\$7,790.50	(\$35,632.57)	(457.38%)	\$9,348.58
5540 - SCA 5540 Management Fee	\$5,432.74	\$5,274.50	(\$158.24)	(3.00%)	\$54,169.16	\$52,745.00	(\$1,424.16)	(2.70%)	\$63,294.00
5550 - SCA 5550 Meeting Expense	\$141.86	\$0.00	(\$141.86)	(100.00%)	\$423.65	\$0.00	(\$423.65)	(100.00%)	\$0.00
5555 - SCA 5555 Homeowner Activities	\$578.02	\$125.00	(\$453.02)	(362.42%)	\$1,647.97	\$1,250.00	(\$397.97)	(31.84%)	\$1,500.00
5560 - SCA 5560 Homeowner Communications	\$0.00	\$125.00	\$125.00	100.00%	\$900.00	\$1,250.00	\$350.00	28.00%	\$1,500.00
5565 - SCA 5565 Holiday Decorations	\$1,228.80	\$416.67	(\$812.13)	(194.91%)	\$2,048.00	\$4,166.70	\$2,118.70	50.85%	\$5,000.00
Total General Administrative Expenses	\$8,630.08	\$7,674.98	(\$955.10)	(12.44%)	\$114,130.24	\$76,749.80	(\$37,380.44)	(48.70%)	\$92,099.76

Southdown Community Association, Inc.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				12/1/2022 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Insurance</u>									
5400 - SCA 5400 Insurance Expense	\$1,491.25	\$0.00	(\$1,491.25)	(100.00%)	\$14,912.50	\$0.00	(\$14,912.50)	(100.00%)	\$0.00
5405 - SCA 5405 Directors & Administrative	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$3,000.00
5410 - SCA 5410 Fidelity Bond	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$3,000.00
5427 - SCA 5427 Property Casualty	\$0.00	\$958.33	\$958.33	100.00%	\$0.00	\$9,583.30	\$9,583.30	100.00%	\$11,500.00
5435 - SCA 5435 Umbrella	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$3,000.00
5440 - SCA 5440 Worker's Compensation	\$0.00	\$45.83	\$45.83	100.00%	\$0.00	\$458.30	\$458.30	100.00%	\$550.00
<u>Total Insurance</u>	\$1,491.25	\$1,754.16	\$262.91	14.99%	\$14,912.50	\$17,541.60	\$2,629.10	14.99%	\$21,050.00
<u>Landscaping</u>									
5100 - SCA 5100 Landscape Contract	\$4,492.38	\$4,500.00	\$7.62	0.17%	\$44,923.80	\$45,000.00	\$76.20	0.17%	\$54,000.00
5105 - SCA 5105 Irrigation Repairs	\$0.00	\$183.33	\$183.33	100.00%	\$0.00	\$1,833.30	\$1,833.30	100.00%	\$2,200.00
5115 - SCA 5115 Landscape Additional	\$0.00	\$342.35	\$342.35	100.00%	\$4,156.80	\$3,423.50	(\$733.30)	(21.42%)	\$4,108.15
5125 - SCA 5125 Trees	\$0.00	\$916.67	\$916.67	100.00%	\$0.00	\$9,166.70	\$9,166.70	100.00%	\$11,000.00
<u>Total Landscaping</u>	\$4,492.38	\$5,942.35	\$1,449.97	24.40%	\$49,080.60	\$59,423.50	\$10,342.90	17.41%	\$71,308.15
<u>Pool</u>									
5140 - SCA 5140 Plumbing	\$0.00	\$25.00	\$25.00	100.00%	(\$290.00)	\$250.00	\$540.00	216.00%	\$300.00
5145 - SCA 5145 Pool Furniture	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$1,500.00
5150 - SCA 5150 Pool Repari & Supplies	\$0.00	\$458.33	\$458.33	100.00%	\$1,546.79	\$4,583.30	\$3,036.51	66.25%	\$5,500.00
5155 - SCA 5155 Pool Passes	\$0.00	\$50.00	\$50.00	100.00%	(\$200.00)	\$500.00	\$700.00	140.00%	\$600.00
5175 - SCA 5175 Signs	\$0.00	\$62.50	\$62.50	100.00%	\$464.39	\$625.00	\$160.61	25.70%	\$750.00
5180 - SCA 5180 Pool Telephone Monitoring	\$0.00	\$44.58	\$44.58	100.00%	\$535.84	\$445.80	(\$90.04)	(20.20%)	\$535.00
5195 - SCA 5195 Pool Contract	\$4,400.00	\$5,291.67	\$891.67	16.85%	\$66,555.19	\$52,916.70	(\$13,638.49)	(25.77%)	\$63,500.00
<u>Total Pool</u>	\$4,400.00	\$6,057.08	\$1,657.08	27.36%	\$68,612.21	\$60,570.80	(\$8,041.41)	(13.28%)	\$72,685.00
<u>Taxes</u>									
5630 - SCA 5630 Tax - Property	\$0.00	\$43.98	\$43.98	100.00%	\$0.00	\$439.80	\$439.80	100.00%	\$527.71
<u>Total Taxes</u>	\$0.00	\$43.98	\$43.98	(100.00%)	\$0.00	\$439.80	\$439.80	(100.00%)	\$527.71
<u>Utilities</u>									
5605 - SCA 5605 Electricity	\$658.35	\$566.67	(\$91.68)	(16.18%)	\$5,405.16	\$5,666.70	\$261.54	4.62%	\$6,800.00
5615 - SCA 5615 Water & Sewer	\$1,441.52	\$650.00	(\$791.52)	(121.77%)	\$8,981.54	\$6,500.00	(\$2,481.54)	(38.18%)	\$7,800.00
<u>Total Utilities</u>	\$2,099.87	\$1,216.67	(\$883.20)	(72.59%)	\$14,386.70	\$12,166.70	(\$2,220.00)	(18.25%)	\$14,600.00

Southdown Community Association, Inc.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				12/1/2022 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Total Expense	\$21,257.44	\$26,939.51	\$5,682.07	21.09%	\$339,913.78	\$269,395.10	(\$70,518.68)	(26.18%)	\$323,274.07
Operating Net Income	\$6,135.87	\$0.00	\$6,135.87	100.00%	(\$27,986.76)	\$0.00	(\$27,986.76)	100.00%	\$0.00
Reserve Expense									
<u>Reserve Contribution</u>									
9105 - SCA 9105 Access Allocation Reserve Transfer	\$125.00	\$0.00	(\$125.00)	(100.00%)	\$2,125.00	\$0.00	(\$2,125.00)	(100.00%)	\$0.00
<u>Total Reserve Contribution</u>	\$125.00	\$0.00	(\$125.00)	100.00%	\$2,125.00	\$0.00	(\$2,125.00)	100.00%	\$0.00
Total Reserve Expense	\$125.00	\$0.00	(\$125.00)	100.00%	\$2,125.00	\$0.00	(\$2,125.00)	100.00%	\$0.00
Reserve Net Income	(\$125.00)	\$0.00	(\$125.00)	100.00%	(\$2,125.00)	\$0.00	(\$2,125.00)	100.00%	\$0.00
Net Income	\$6,010.87	\$0.00	\$6,010.87	100.00%	(\$30,111.76)	\$0.00	(\$30,111.76)	100.00%	\$0.00