

Southwyck Community Association
Balance Sheet
As of 02/28/17

	Assets	\$	25,512.95	
10120	Frost National Bank		249,682.73	
10140	Frost Bank Reserves		313,910.15	
10150	Community Association Bank		<u> </u>	\$ 589,105.83
	Total Cash	\$	113,784.20	
15000	A/R-Maintenance Fees		63,370.86	
15025	A/R Section I		37,775.47	
15050	A/R Section IV		1,845.53	
15075	A/R Section V		4,584.80	
15500	A/R Collection		250.00	
15800	A/R Force Mow		181.32	
15900	A/R Section I Force Mow		235.00	
15935	A/R DRV Section IV		851.65	
15950	A/R Section I Legal Fees		31,217.46	
16100	A/R Collection Fees Late Pmt		159.33	
16150	A/R-NSF Charges		33,064.92	
16400	A/R-Legal Fees		36,565.63	
16500	A/R Collection Fees		<u> </u>	\$ 323,886.17
	Total Accounts Receivable	\$	9,446.06	
21000	Prepaid Insurance		9,715.00	
21500	Prepaid Irrig Monitor Contract		<u> </u>	\$ 19,161.06
	Total Other Assets			<u> </u>
	Total Assets			<u> </u> <u> </u> \$ 932,153.06
 Liabilities & Member's Equity				
31000	Accounts Payable	\$	37,181.51	
31002	Unidentified deposit		300.13	
31010	Accounts Payable-Force Mow I		181.32	
31020	A/P Section I Legal Fees		851.65	
31023	A/P DRV Section IV		235.00	
31025	Account Payable Section I		63,370.86	
31050	Account Payable Section IV		37,775.47	
31075	Account Payable Section V		1,845.53	
35000	Deferred Assessments		(85,476.00)	
35100	Prepaid Assessments		15,952.60	
	Total Liabilities		<u> </u>	\$ 72,218.07
51000	Reserves Capital Improvements	\$	441,931.08	
	Total Reserves		<u> </u>	\$ 441,931.08
53000	Prior year earnings	\$	383,774.87	
	Current year net income/(loss)		34,229.04	
			<u> </u>	

APPROVED
4/6/2017

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
 Period: 02/01/17 to 02/28/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
				85,323.00	85,323.00	.00	511,938.00
42,661.50	42,661.50	.00	61000 Maintenance Assessments	125.00	.00	125.00	.00
75.00	.00	75.00	62700 NSF Fees	20,360.86	5,000.00	15,360.86	30,000.00
20,360.86	2,500.00	17,860.86	62752 Collection fees	36.44	.00	36.44	.00
19.33	.00	19.33	74000 Interest Income	3,642.77	1,083.32	2,559.45	6,500.00
2,419.69	541.66	1,878.03	67250 Interest on Maintenance Fees	.00	1,333.32	(1,333.32)	8,000.00
.00	666.66	(666.66)	75500 Silverlake Payment	47.28	.00	47.28	.00
.00	.00	.00	79250 Other Income				
65,536.38	46,369.82	19,166.56	Total Income	109,535.35	92,739.64	16,795.71	556,438.00
EXPENSES							
6,086.02	9,833.33	3,747.31	81600 Landscape Contract	12,172.04	19,666.66	7,494.62	118,000.00
.00	1,000.00	1,000.00	81601 Landscape- Section I Subsidy	6,000.00	2,000.00	(4,000.00)	12,000.00
3,800.00	4,833.33	1,033.33	81700 Management Contract	7,600.00	9,666.66	2,066.66	58,000.00
9,886.02	15,666.66	5,780.64	Total Service Contracts	25,772.04	31,333.32	5,561.28	188,000.00
7,045.00	2,500.00	(4,545.00)	82400 General Repairs	7,445.00	5,000.00	(2,445.00)	30,000.00
.00	416.66	416.66	82401 Pressure Washing Park	1,080.00	833.32	(246.68)	5,000.00
.00	1,333.33	1,333.33	82425 Tree Trimming	.00	2,666.66	2,666.66	16,000.00
850.00	875.00	25.00	82550 Lake Maintenance	1,700.00	1,750.00	50.00	10,500.00
9,765.00	166.66	(9,598.34)	82551 Lake Chemicals & Treatment	9,765.00	333.32	(9,431.68)	2,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	3,894.00	2,750.00	(1,144.00)	16,500.00
.00	833.33	833.33	82800 Irrigation repairs	705.00	1,666.66	961.66	10,000.00
17,660.00	7,499.98	(10,160.02)	Total Repairs/Maintenance	24,589.00	14,999.96	(9,589.04)	90,000.00
.00	333.33	333.33	80100 Electric- Street Lights	559.48	666.66	107.18	4,000.00
117.33	1,500.00	1,382.67	80300 Water-Irrigation	786.78	3,000.00	2,213.22	18,000.00
117.33	1,833.33	1,716.00	Total Utilities	1,346.26	3,666.66	2,320.40	22,000.00
1,112.97	583.33	(529.64)	84200 Administration	1,825.12	1,166.66	(658.46)	7,000.00
.00	33.33	33.33	84202 Office supplies-copies	.00	66.66	66.66	400.00
.00	183.33	183.33	84203 Office supplies-postage	.00	366.66	366.66	2,200.00
.00	416.66	416.66	84220 Community Events	.00	833.32	833.32	5,000.00
2,276.58	833.33	(1,443.25)	84250 Newsletter Expense	2,276.58	1,666.66	(609.92)	10,000.00
.00	83.33	83.33	84275 Website expense	.00	166.66	166.66	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	.00	.00	.00	6,000.00
.00	1,125.00	1,125.00	84340 Holiday Decorations	.00	2,250.00	2,250.00	13,500.00
.00	750.00	750.00	84350 Bad Debt	.00	1,500.00	1,500.00	9,000.00
3,148.66	3,184.41	35.75	84600 Insurance	6,297.32	6,368.82	71.50	38,213.00
(135.55)	.00	135.55	84700 Legal	403.33	.00	(403.33)	.00
.00	4,000.00	4,000.00	84710 Legal expense-master	142.50	8,000.00	7,857.50	48,000.00
.00	1,250.00	1,250.00	84720 Legal fees-corporate	.00	2,500.00	2,500.00	15,000.00
.00	2,083.33	2,083.33	84725 Legal Fees-Collections	.00	4,166.66	4,166.66	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	.00	33.32	33.32	200.00
6,402.66	14,542.71	8,140.05	Total Administrative	10,944.85	29,085.42	18,140.57	180,513.00
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	12,654.16	12,654.16	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 02/01/17 to 02/28/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,327.08	6,327.08	.00	Total Reserves	12,654.16	12,654.16	.00	75,925.00
25,143.29	500.06	24,643.23	NET INCOME (LOSS)	34,229.04	1,000.12	33,228.92	.00