

Southwyck Community Association
Balance Sheet
As of 06/30/19

Assets

10120	Frost National Bank	\$	22,321.60	
10125	Trustmark MM		75,000.00	
10140	Frost Bank Reserves		251,800.30	
10150	Community Association Bank		487,858.13	
	Total Cash		<hr/>	\$ 836,980.03
15000	A/R-Maintenance Fees	\$	187,182.29	
15025	A/R Section I		78,299.82	
15050	A/R Section IV		66,005.18	
15075	A/R Section V		5,504.00	
15500	A/R Collection		525.45	
15920	A/R Section 1 DRV		1,334.99	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		47.00	
15950	A/R Section I Legal Fees		6,013.76	
16100	A/R Late Payment Interest		10,720.49	
16102	A/R Section 1 Interest		1,830.34	
16103	A/R Section IV Interest		1,478.27	
16104	A/R Section V Interest		65.64	
16150	A/R-NSF Charges		249.45	
16400	A/R-Legal Fees		62,612.26	
16500	A/R Collection Fees		18,097.00	
	Total Accounts Receivable		<hr/>	\$ 440,865.94
21000	Prepaid Insurance	\$	30,549.93	
21500	Prepaid Irrig Monitor Contract		3,238.40	
	Total Other Assets		<hr/>	\$ 33,788.33
	Total Assets		<hr/>	\$ 1,311,634.30 =====

Liabilities & Member's Equity

31000	Accounts Payable	\$	117,658.62	
31016	A/P Section 1 Interest		1,830.34	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,478.27	
31019	AP Section V Interest		65.64	
31020	A/P Section I Legal Fees		6,013.76	
31023	A/P DRV Section IV		47.00	
31024	A/P DRV Section 1		1,334.99	
31025	Account Payable Section I		78,287.58	
31050	Account Payable Section IV		66,005.18	
31075	Account Payable Section V		5,504.00	
35100	Prepaid Assessments		13,065.54	
	Total Liabilities		<hr/>	\$ 292,190.92
51000	Reserves Capital Improvements	\$	666,445.63	

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	Total Reserves	<hr/>	\$ 666,445.63
53000	Prior year earnings	\$ 253,824.71	
	Current year net income/(loss)	99,173.04	
	Total Member's Equity	<hr/>	\$ 352,997.75
	Total Liabilities/Membr Equity		<hr/> \$ 1,311,634.30 <hr/>

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 06/01/19 to 06/30/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	276,363.90	276,363.90	.00	552,727.80
25.00	.00	25.00	62700 NSF Fees	200.00	.00	200.00	.00
(99.93)	2,500.00	(2,599.93)	62752 Collection fees	18,949.28	15,000.00	3,949.28	30,000.00
143.34	41.66	101.68	74000 Interest Income	906.26	249.96	656.30	500.00
307.76	541.66	(233.90)	67250 Interest on Maintenance Fees	2,326.24	3,249.96	(923.72)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	6,737.68	3,999.96	2,737.72	8,000.00
400.00	.00	400.00	79250 Other Income	400.00	.00	400.00	.00
46,836.82	49,810.63	(2,973.81)	Total Income	305,883.36	298,863.78	7,019.58	597,727.80
			EXPENSES				
275.00	.00	(275.00)	81400 Contract/Grounds Porter Svc	880.00	.00	(880.00)	.00
14,133.64	12,375.00	(1,758.64)	81600 Landscape Contract	74,201.61	74,250.00	48.39	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	22,800.00	22,800.00	.00	45,600.00
809.58	809.58	.00	81800 Irrigation Contract	4,857.42	4,857.48	.06	9,715.00
19,018.22	16,984.58	(2,033.64)	Total Service Contracts	102,739.03	101,907.48	(831.55)	203,815.00
3,674.00	2,333.33	(1,340.67)	82400 General Repairs	10,166.78	13,999.98	3,833.20	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	1,170.00	2,749.98	1,579.98	5,500.00
2,250.00	666.66	(1,583.34)	82425 Tree Trimming/Removal	2,250.00	3,999.96	1,749.96	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	5,100.00	5,250.00	150.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	6,000.00	6,000.00	12,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	4,201.00	8,250.00	4,049.00	16,500.00
.00	541.66	541.66	82800 Irrigation repairs	1,430.45	3,249.96	1,819.51	6,500.00
6,774.00	7,249.98	475.98	Total Repairs/Maintenance	24,318.23	43,499.88	19,181.65	87,000.00
.00	708.33	708.33	80100 Electric- Street Lights	3,571.54	4,249.98	678.44	8,500.00
3,159.69	2,333.33	(826.36)	80300 Water-Irrigation	8,439.05	13,999.98	5,560.93	28,000.00
3,159.69	3,041.66	(118.03)	Total Utilities	12,010.59	18,249.96	6,239.37	36,500.00
460.92	970.41	509.49	84200 Administration	3,307.68	5,822.46	2,514.78	11,645.00
.00	541.66	541.66	84220 Community Events	1,800.00	3,249.96	1,449.96	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	4,094.36	4,749.96	655.60	9,500.00
.00	83.33	83.33	84275 Website expense	.00	499.98	499.98	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	.00	4,500.00	4,500.00	4,500.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	7,500.00	7,500.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	4,999.98	4,869.66	10,000.00
3,347.07	3,500.00	152.93	84600 Insurance	19,628.50	21,000.00	1,371.50	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	12,499.98	12,499.98	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	337.50	2,250.00	1,912.50	4,500.00
(8,649.74)	1,958.33	10,608.07	84725 Legal Fees-Collections	(20,429.77)	11,749.98	32,179.75	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	199.98	(140.02)	400.00
(4,841.75)	12,420.38	17,262.13	Total Administrative	9,208.59	79,022.28	69,813.69	153,545.00
9,738.98	9,738.98	.00	90100 Reserves-Rpr/Replace	58,433.88	58,433.88	.00	116,867.80
9,738.98	9,738.98	.00	Total Reserves	58,433.88	58,433.88	.00	116,867.80

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 06/01/19 to 06/30/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
12,987.68	375.05	12,612.63	NET INCOME (LOSS)	99,173.04	(2,249.70)	101,422.74	.00