

Southwyck Community Association
Balance Sheet
As of 10/31/18

Assets

10120	Frost National Bank	\$	25,660.76	
10140	Frost Bank Reserves		250,780.11	
10150	Community Association Bank		337,874.01	
	Total Cash		<u>614,314.88</u>	\$ 614,314.88
15000	A/R-Maintenance Fees	\$	50,881.08	
15025	A/R Section I		27,723.01	
15050	A/R Section IV		19,547.61	
15075	A/R Section V		658.50	
15500	A/R Collection		806.08	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		299.79	
15935	A/R DRV Section IV		455.76	
15950	A/R Section I Legal Fees		5,273.00	
16100	A/R Late Payment Interest		14,843.01	
16102	A/R Section 1 Interest		1,537.82	
16103	A/R Section IV Interest		1,117.20	
16104	A/R Section V Interest		24.83	
16150	A/R-NSF Charges		300.00	
16400	A/R-Legal Fees		76,604.96	
16500	A/R Collection Fees		25,150.89	
	Total Accounts Receivable		<u>225,261.43</u>	\$ 225,261.43
21000	Prepaid Insurance	\$	22,748.61	
21500	Prepaid Irrig Monitor Contract		9,715.00	
	Total Other Assets		<u>32,463.61</u>	\$ 32,463.61
	Total Assets		<u><u>872,039.92</u></u>	\$ 872,039.92

Liabilities & Member's Equity

31000	Accounts Payable	\$	28,631.85	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,537.82	
31018	A/P Section IV Interest		1,117.20	
31019	AP Section V Interest		24.83	
31020	A/P Section I Legal Fees		5,273.00	
31023	A/P DRV Section IV		455.76	
31024	A/P DRV Section 1		299.79	
31025	Account Payable Section I		27,723.01	
31050	Account Payable Section IV		19,547.61	
31075	Account Payable Section V		658.50	
35000	Deferred Assessments		(171,473.00)	
35100	Prepaid Assessments		20,166.72	
	Total Liabilities		<u>(65,999.02)</u>	\$ (65,999.02)
51000	Reserves Capital Improvements	\$	583,142.39	

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	Total Reserves	<u> </u>	\$ 583,142.39
53000	Prior year earnings	\$ 250,494.28	
	Current year net income/(loss)	104,402.27	
	Total Member's Equity	<u> </u>	\$ 354,896.55
	Total Liabilities/Membr Equity		<u> </u> \$ 872,039.92 <u>=====</u>

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 10/01/18 to 10/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
43,648.75	42,648.75	1,000.00	61000 Maintenance Assessments	427,487.50	426,487.50	1,000.00	511,785.00
.00	.00	.00	62700 NSF Fees	425.00	.00	425.00	.00
(50.00)	2,500.00	(2,550.00)	62752 Collection fees	38,988.72	25,000.00	13,988.72	30,000.00
15.88	.00	15.88	74000 Interest Income	1,052.93	.00	1,052.93	.00
464.39	541.66	(77.27)	67250 Interest on Maintenance Fees	4,877.88	5,416.60	(538.72)	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	6,666.60	9,529.40	8,000.00
44,079.02	46,357.07	(2,278.05)	Total Income	491,508.03	463,570.70	27,937.33	556,285.00
EXPENSES							
14,133.64	12,366.90	(1,766.74)	81600 Landscape Contract	134,074.11	123,669.00	(10,405.11)	148,402.80
3,800.00	3,800.00	.00	81700 Management Contract	38,000.00	38,000.00	.00	45,600.00
809.51	809.58	.07	81800 Irrigation Contract	8,095.82	8,095.80	(.02)	9,715.00
18,743.15	16,976.48	(1,766.67)	Total Service Contracts	180,169.93	169,764.80	(10,405.13)	203,717.80
2,780.00	2,166.66	(613.34)	82400 General Repairs	20,553.35	21,666.60	1,113.25	26,000.00
1,120.00	416.66	(703.34)	82401 Pressure Washing Park	5,440.00	4,166.60	(1,273.40)	5,000.00
.00	833.33	833.33	82425 Tree Trimming	975.00	8,333.30	7,358.30	10,000.00
(2,276.00)	.00	2,276.00	82450 Sprinkler System Repair	.00	.00	.00	.00
850.00	875.00	25.00	82550 Lake Maintenance	8,500.00	8,750.00	250.00	10,500.00
327.43	1,166.66	839.23	82551 Lake Chemicals & Treatment	3,262.79	11,666.60	8,403.81	14,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	1,350.00	13,750.00	12,400.00	16,500.00
2,276.00	541.66	(1,734.34)	82800 Irrigation repairs	4,406.00	5,416.60	1,010.60	6,500.00
5,077.43	7,374.97	2,297.54	Total Repairs/Maintenance	44,487.14	73,749.70	29,262.56	88,500.00
.00	708.33	708.33	80100 Electric- Street Lights	6,001.68	7,083.30	1,081.62	8,500.00
2,461.91	583.33	(1,878.58)	80300 Water-Irrigation	23,632.25	5,833.30	(17,798.95)	7,000.00
2,461.91	1,291.66	(1,170.25)	Total Utilities	29,633.93	12,916.60	(16,717.33)	15,500.00
581.62	1,140.18	558.56	84200 Administration	7,643.26	11,401.80	3,758.54	13,682.20
650.00	541.66	(108.34)	84220 Community Events	2,650.00	5,416.60	2,766.60	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	2,276.00	7,916.60	5,640.60	9,500.00
.00	83.33	83.33	84275 Website expense	.00	833.30	833.30	1,000.00
1,349.04	.00	(1,349.04)	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	12,500.00	5,921.00	15,000.00
.00	1,250.00	1,250.00	84350 Bad Debt	1,403.60	12,500.00	11,096.40	15,000.00
3,233.59	3,500.00	266.41	84600 Insurance	32,087.95	35,000.00	2,912.05	42,000.00
607.50	2,916.66	2,309.16	84710 Legal expense-masterIV	2,225.89	29,166.60	26,940.71	35,000.00
.00	350.00	350.00	84720 Legal fees-corporate	2,771.64	3,500.00	728.36	4,200.00
(1,234.30)	2,083.33	3,317.63	84725 Legal Fees-Collections	8,886.11	20,833.30	11,947.19	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	371.47	166.60	(204.87)	200.00
5,187.45	13,923.48	8,736.03	Total Administrative	69,543.96	144,947.80	75,403.84	172,795.20
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	63,270.80	63,270.80	.00	75,925.00
6,327.08	6,327.08	.00	Total Reserves	63,270.80	63,270.80	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 10/01/18 to 10/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,282.00	463.40	5,818.60	NET INCOME (LOSS)	104,402.27	(1,079.00)	105,481.27	(153.00)
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