

Southwyck Community Assoc.

Run Date: 02/03/2023

Run Time: 09:12 AM

BALANCE SHEET

As of: 12/31/2022

Assets

Account #	Account Name	Total
Asset		
10120	Frost National Bank	\$39,836.40
10125	Trustmark MM	\$75,659.62
10140	Frost Bank Reserves	\$253,604.89
10150	Community Association Bank	\$102,682.64
10160	CAB CDAR 1026523566	\$101,445.46
10165	CAB CDAR 1026524543	\$102,894.04
10170	CAB CDAR 1025714888	\$102,636.13
10171	CAB CDAR 1025867102	\$100,813.90
15000	A/R-Maintenance Fees	\$180,903.35
15025	A/R Section I	\$84,773.08
15050	A/R Section IV	\$63,792.16
15075	A/R Section V	\$6,575.13
15500	A/R Admin/Prior Mgmt Company	\$35.00
15760	A/R Silverlake	\$17,000.00
15950	A/R Section I Legal Fees	\$28,275.48
15955	A/R Section 1 -Legal Judgements	\$8,776.00
16100	A/R Late Payment Interest	\$18,890.42
16102	A/R Section 1 Interest	\$2,072.94
16103	A/R Section IV Interest	\$2,572.28
16104	A/R Section V Interest	\$20.07
16150	A/R-NSF Charges	\$106.09
16400	A/R-Legal Fees	\$45,685.65
16500	A/R Collection Fees	\$14,343.56
16600	Allowance for Doubtful Accts	(\$10,000.00)
21000	Prepaid Insurance	\$21,621.91
21500	Prepaid Irrig Monitor Contract	\$8,099.26
	ASSET TOTAL:	\$1,373,115.46
	TOTAL ASSETS:	\$1,373,115.46

Liabilities

Account #	Account Name	Total
Liability		
31000	Accounts Payable	\$126,403.42
31014	Section 1 Legal Judgements	\$8,776.00
31016	A/P Section 1 Interest	\$2,072.94
31018	A/P Section IV Interest	\$2,572.28
31019	AP Section V Interest	\$20.07
31020	A/P Section I Legal Fees	\$28,275.48
31025	Account Payable Section I	\$84,773.08
31050	Account Payable Section IV	\$63,792.16
31075	Account Payable Section V	\$6,575.13
35100	Prepaid Assessments	\$22,283.14

Account #	Account Name	Total
	LIABILITY TOTAL:	\$345,543.70
	TOTAL LIABILITIES:	\$345,543.70

Equity

Account #	Account Name	Total
Reserves		
51000	Reserves-Repairs/Replacements	\$536,388.23
51500	Reserves- Capital Improvements	\$263,387.37
	RESERVES TOTAL:	\$799,775.60
Members Equity		
53000	Prior year earnings	\$206,527.27
	MEMBERS EQUITY TOTAL:	\$206,527.27
	Current Year Net Income/(Loss)	\$21,268.89
	TOTAL EQUITY:	\$1,027,571.76
	TOTAL LIABILITIES AND EQUITY:	\$1,373,115.46

Southwyck Community Assoc.

Run Date: 02/03/2023

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INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
61000 Maintenance Assessments	46,060.65	46,060.65	0.00	552,727.80	552,727.80	0.00	552,727.80
62700 NSF Fees	0.00	0.00	0.00	250.00	0.00	250.00	0.00
62752 Collection fees	(50.00)	0.00	(50.00)	35,830.56	34,000.00	1,830.56	34,000.00
67250 Interest on Maintenance Fees	389.73	375.00	14.73	6,559.03	4,500.00	2,059.03	4,500.00
74000 Interest Income	847.81	208.37	639.44	3,480.66	2,500.00	980.66	2,500.00
75500 Silverlake Payment	17,000.00	2,000.00	15,000.00	17,000.00	24,000.00	(7,000.00)	24,000.00
Income Total	64,248.19	48,644.02	15,604.17	615,848.05	617,727.80	(1,879.75)	617,727.80

Total Income **64,248.19** **48,644.02** **15,604.17** **615,848.05** **617,727.80** **(1,879.75)** **617,727.80**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expense							
80100 Electric	726.69	583.37	(143.32)	9,294.50	7,000.00	(2,294.50)	7,000.00
80300 Water-Irrigation	6,282.09	2,500.00	(3,782.09)	43,871.76	30,000.00	(13,871.76)	30,000.00
81400 Contract/Grounds Porter Svc	0.00	350.00	350.00	3,778.50	4,200.00	421.50	4,200.00
81600 Landscape Contract	13,810.00	13,810.00	0.00	165,720.00	165,720.00	0.00	165,720.00
81700 Management Contract	4,651.90	4,651.90	0.00	55,822.80	55,822.80	0.00	55,822.80
81800 Irrigation Contract	807.82	816.63	8.81	9,709.65	9,800.00	90.35	9,800.00
82400 General Repairs	2,300.00	1,666.63	(633.37)	10,324.75	20,000.00	9,675.25	20,000.00
82401 Pressure Washing Park	0.00	458.37	458.37	3,540.00	5,500.00	1,960.00	5,500.00
82402 Pressure Washing Entrances	0.00	333.37	333.37	3,300.00	4,000.00	700.00	4,000.00
82425 Tree Trimming/Removal	865.00	416.63	(448.37)	4,865.00	5,000.00	135.00	5,000.00
82550 Lake Maintenance	884.00	916.63	32.63	10,472.00	11,000.00	528.00	11,000.00
82551 Lake Chemicals & Treatment	0.00	4,000.00	4,000.00	22,757.18	48,000.00	25,242.82	48,000.00
82600 Landscape Improve/Repairs	0.00	1,250.00	1,250.00	0.00	15,000.00	15,000.00	15,000.00
82800 Irrigation repairs	0.00	541.63	541.63	0.00	6,500.00	6,500.00	6,500.00
84200 Administration	1,613.01	750.00	(863.01)	9,245.53	9,000.00	(245.53)	9,000.00
84220 Community Events	0.00	250.00	250.00	1,883.90	3,000.00	1,116.10	3,000.00
84275 Website expense	0.00	83.37	83.37	56.46	1,000.00	943.54	1,000.00
84300 Audit/Tax Rtn Preparation	0.00	0.00	0.00	2,200.00	3,600.00	1,400.00	3,600.00
84340 Holiday Decorations	1,450.00	1,333.37	(116.63)	16,143.00	16,000.00	(143.00)	16,000.00
84350 Bad Debt	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
84600 Insurance	3,646.00	3,625.00	(21.00)	44,230.30	43,500.00	(730.30)	43,500.00
84710 Legal expense-masterIV	0.00	416.63	416.63	0.00	5,000.00	5,000.00	5,000.00
84720 Legal fees-corporate	0.00	146.87	146.87	0.00	1,762.00	1,762.00	1,762.00
84725 Legal Fees-Collections	4,718.28	1,000.00	(3,718.28)	12,558.16	12,000.00	(558.16)	12,000.00
84800 Taxes/Permits	140.20	62.50	(77.70)	232.67	750.00	517.33	750.00
84815 Professional Fees-Clubhouse	0.00	833.37	833.37	0.00	10,000.00	10,000.00	10,000.00
90100 Reserves-Rpr/Replace	59,547.64	9,547.64	(50,000.00)	164,573.00	114,573.00	(50,000.00)	114,573.00
Expense Total	101,442.63	51,177.28	(50,265.35)	594,579.16	617,727.80	23,148.64	617,727.80

Total Expense **101,442.63** **51,177.28** **(50,265.35)** **594,579.16** **617,727.80** **23,148.64** **617,727.80**

Net Income **(37,194.44)** **(2,533.26)** **(34,661.18)** **21,268.89** **0.00** **21,268.89** **0.00**

Southwyck Community Assoc.

Run Date: 02/03/2023
Run Time: 09:13 AM

RESERVE STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
51000 Reserves- Repairs/Replacements	\$490,410.59	\$159,547.64	\$113,570.00	\$536,388.23
51500 Reserves- Capital Improvements	\$163,387.37	\$100,000.00	\$0.00	\$263,387.37
	\$653,797.96	\$259,547.64	\$113,570.00	\$799,775.60

Southwyck Community Assoc.

YEARLY INCOME STATEMENT

Start: 01/01/2022 | End: 12/31/2022

Run Date: 02/03/2023
Run Time: 09:14 AM

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
61000 Maintenance Assessments	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$46,060.65	\$552,727.80
62700 NSF Fees	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$50.00	\$25.00	\$0.00	\$0.00	\$0.00	\$250.00
62752 Collection fees	(\$315.04)	\$17,650.00	(\$600.00)	(\$50.00)	\$24.38	(\$37.50)	(\$200.00)	\$19,658.72	(\$200.00)	\$0.00	(\$50.00)	(\$50.00)	\$35,830.56
67250 Interest on Maintenance Fees	\$226.71	\$612.52	\$1,295.08	\$524.83	\$438.79	\$367.83	\$323.09	\$826.10	\$613.24	\$496.92	\$444.19	\$389.73	\$6,559.03
74000 Interest Income	\$187.60	\$166.72	\$179.83	\$180.66	\$187.14	\$196.42	\$219.23	\$251.46	\$271.34	\$349.23	\$443.22	\$847.81	\$3,480.66
75500 Silverlake Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,000.00	\$17,000.00
Sub Total Income	\$46,234.92	\$64,489.89	\$46,935.56	\$46,716.14	\$46,710.96	\$46,587.40	\$46,502.97	\$66,846.93	\$46,770.23	\$46,906.80	\$46,898.06	\$64,248.19	\$615,848.05
TOTAL INCOME	\$46,234.92	\$64,489.89	\$46,935.56	\$46,716.14	\$46,710.96	\$46,587.40	\$46,502.97	\$66,846.93	\$46,770.23	\$46,906.80	\$46,898.06	\$64,248.19	\$615,848.05

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Expense													
80100 Electric	\$700.75	\$729.98	\$837.30	\$620.56	\$643.88	\$614.88	\$647.72	\$810.17	\$1,318.16	\$654.17	\$990.24	\$726.69	\$9,294.50
80300 Water-Irrigation	\$2,888.96	\$1,976.22	\$1,646.61	\$1,163.48	\$1,777.68	\$3,857.72	\$3,168.85	\$4,418.47	\$7,152.62	\$5,918.74	\$3,620.32	\$6,282.09	\$43,871.76
81400 Contract/Grounds	\$301.00	\$566.50	\$456.50	\$0.00	\$12.00	\$281.00	\$281.00	\$629.00	\$648.50	\$328.50	\$274.50	\$0.00	\$3,778.50
Porter Svc													
81600 Landscape Contract	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$13,810.00	\$165,720.00
81700 Management Contract	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$4,651.90	\$55,822.80
81800 Irrigation Contract	\$809.59	\$809.59	\$809.59	\$809.59	\$809.59	\$809.56	\$809.59	\$809.59	\$809.50	\$807.82	\$807.82	\$807.82	\$9,709.65
82400 General Repairs	\$0.00	\$620.00	\$274.75	\$0.00	\$1,800.00	\$0.00	\$0.00	\$5,330.00	\$0.00	\$0.00	\$0.00	\$2,300.00	\$10,324.75
82401 Pressure Washing Park	\$0.00	\$0.00	\$0.00	\$0.00	\$2,420.00	\$0.00	\$0.00	\$0.00	\$1,120.00	\$0.00	\$0.00	\$0.00	\$3,540.00
82402 Pressure Washing Entrances	\$0.00	\$3,100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$3,300.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
82425 Tree Trimming/Removal	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$865.00	\$4,865.00
82550 Lake Maintenance	\$850.00	\$850.00	\$850.00	\$850.00	\$884.00	\$884.00	\$884.00	\$884.00	\$884.00	\$884.00	\$884.00	\$884.00	\$10,472.00
82551 Lake Chemicals & Treatment	\$118.50	\$0.00	\$100.00	\$12,617.70	\$4,163.50	\$0.00	\$583.70	\$3,225.53	\$944.65	\$449.00	\$554.60	\$0.00	\$22,757.18
84200 Administration	\$164.32	\$256.03	\$1,083.97	\$80.48	\$74.48	\$1,704.93	\$199.92	\$487.05	\$103.79	\$2,272.77	\$1,204.78	\$1,613.01	\$9,245.53
84220 Community Events	\$83.90	\$0.00	\$0.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,883.90
84275 Website expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.46	\$0.00	\$56.46
84300 Audit/Tax Rtn Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00	\$0.00	\$0.00	\$2,200.00
84340 Holiday Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,693.00	\$0.00	\$0.00	\$1,450.00	\$16,143.00
84600 Insurance	\$3,741.66	\$3,741.66	\$3,741.66	\$3,741.66	\$3,741.66	\$3,646.00	\$3,646.00	\$3,646.00	\$3,646.00	\$3,646.00	\$3,646.00	\$3,646.00	\$44,230.30
84725 Legal Fees-Collections	(\$479.73)	\$4,776.78	(\$2,965.89)	\$2,682.84	(\$749.21)	\$995.50	\$1,360.14	(\$1,089.92)	(\$19,549.76)	\$28,127.35	(\$5,268.22)	\$4,718.28	\$12,558.16
84800 Taxes/Permits	(\$147.53)	\$0.00	\$0.00	\$240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$140.20	\$232.67
90100 Reserves-Rpr/Replace	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.76	\$9,547.64	\$164,573.00
Sub Total Expense	\$37,041.08	\$45,436.42	\$34,844.15	\$56,615.97	\$43,587.24	\$40,803.25	\$39,590.58	\$47,159.55	\$39,980.12	\$73,298.01	\$34,780.16	\$101,442.63	\$594,579.16
TOTAL EXPENSE	\$37,041.08	\$45,436.42	\$34,844.15	\$56,615.97	\$43,587.24	\$40,803.25	\$39,590.58	\$47,159.55	\$39,980.12	\$73,298.01	\$34,780.16	\$101,442.63	\$594,579.16

NET INCOME \$9,193.84 \$19,053.47 \$12,091.41 (\$9,899.83) \$3,123.72 \$5,784.15 \$6,912.39 \$19,687.38 \$6,790.11 (\$26,391.21) \$12,117.90 (\$37,194.44) **\$21,268.89**