

Southwyck Community Association
Balance Sheet
As of 02/28/19

Assets

10120	Frost National Bank	\$	22,456.04	
10140	Frost Bank Reserves		251,287.56	
10150	Community Association Bank		417,717.38	
	Total Cash		<hr/>	\$ 691,460.98
15000	A/R-Maintenance Fees	\$	73,187.93	
15025	A/R Section I		34,309.41	
15050	A/R Section IV		30,160.85	
15075	A/R Section V		1,433.00	
15500	A/R Collection		689.76	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		188.14	
15935	A/R DRV Section IV		220.76	
15950	A/R Section I Legal Fees		6,860.76	
16100	A/R Late Payment Interest		12,283.77	
16102	A/R Section 1 Interest		1,961.45	
16103	A/R Section IV Interest		1,431.85	
16104	A/R Section V Interest		67.80	
16150	A/R-NSF Charges		300.00	
16400	A/R-Legal Fees		61,132.67	
16500	A/R Collection Fees		33,471.08	
	Total Accounts Receivable		<hr/>	\$ 257,737.12
21000	Prepaid Insurance	\$	9,814.25	
21500	Prepaid Irrig Monitor Contract		6,476.70	
	Total Other Assets		<hr/>	\$ 16,290.95
	Total Assets		<hr/>	\$ 965,489.05 =====

Liabilities & Member's Equity

31000	Accounts Payable	\$	(14,286.54)	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,961.45	
31018	A/P Section IV Interest		1,431.85	
31019	AP Section V Interest		67.80	
31020	A/P Section I Legal Fees		6,860.76	
31023	A/P DRV Section IV		220.76	
31024	A/P DRV Section 1		188.14	
31025	Account Payable Section I		34,309.41	
31050	Account Payable Section IV		30,160.85	
31075	Account Payable Section V		1,433.00	
35000	Deferred Assessments		(91,874.30)	
35100	Prepaid Assessments		19,500.05	
	Total Liabilities		<hr/>	\$ (9,988.88)
51000	Reserves Capital Improvements	\$	658,424.21	

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
 Period: 02/01/19 to 02/28/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	92,121.30	92,121.30	.00	552,727.80
25.00	.00	25.00	62700 NSF Fees	75.00	.00	75.00	.00
19,795.98	2,500.00	17,295.98	62752 Collection fees	19,795.98	5,000.00	14,795.98	30,000.00
149.39	41.66	107.73	74000 Interest Income	313.61	83.32	230.29	500.00
736.18	541.66	194.52	67250 Interest on Maintenance Fees	659.57	1,083.32	(423.75)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	.00	1,333.32	(1,333.32)	8,000.00
66,767.20	49,810.63	16,956.57	Total Income	112,965.46	99,621.26	13,344.20	597,727.80
			EXPENSES				
7,066.82	12,375.00	5,308.18	81600 Landscape Contract	14,133.64	24,750.00	10,616.36	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	7,600.00	7,600.00	.00	45,600.00
809.56	809.58	.02	81800 Irrigation Contract	1,619.12	1,619.16	.04	9,715.00
11,676.38	16,984.58	5,308.20	Total Service Contracts	23,352.76	33,969.16	10,616.40	203,815.00
1,820.28	2,333.33	513.05	82400 General Repairs	2,195.28	4,666.66	2,471.38	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	1,170.00	916.66	(253.34)	5,500.00
.00	666.66	666.66	82425 Tree Trimming	.00	1,333.32	1,333.32	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	1,700.00	1,750.00	50.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	2,000.00	2,000.00	12,000.00
(5,548.50)	1,375.00	6,923.50	82600 Landscape Improve/Repairs	(4,348.50)	2,750.00	7,098.50	16,500.00
.00	541.66	541.66	82800 Irrigation repairs	830.00	1,083.32	253.32	6,500.00
(2,878.22)	7,249.98	10,128.20	Total Repairs/Maintenance	1,546.78	14,499.96	12,953.18	87,000.00
810.96	708.33	(102.63)	80100 Electric- Street Lights	1,568.59	1,416.66	(151.93)	8,500.00
855.17	2,333.33	1,478.16	80300 Water-Irrigation	2,443.92	4,666.66	2,222.74	28,000.00
1,666.13	3,041.66	1,375.53	Total Utilities	4,012.51	6,083.32	2,070.81	36,500.00
1,196.31	970.41	(225.90)	84200 Administration	1,669.30	1,940.82	271.52	11,645.00
.00	541.66	541.66	84220 Community Events	.00	1,083.32	1,083.32	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	.00	1,583.32	1,583.32	9,500.00
.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	4,500.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	2,500.00	2,500.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	1,666.66	1,536.34	10,000.00
3,233.59	3,500.00	266.41	84600 Insurance	6,467.18	7,000.00	532.82	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	4,166.66	4,166.66	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	337.50	750.00	412.50	4,500.00
(5,252.35)	1,958.33	7,210.68	84725 Legal Fees-Collections	(7,597.86)	3,916.66	11,514.52	23,500.00
340.00	33.33	(306.67)	84800 Taxes/Permits	340.00	66.66	(273.34)	400.00
(482.45)	12,420.38	12,902.83	Total Administrative	1,346.44	24,840.76	23,494.32	153,545.00
9,738.98	9,738.98	.00	90100 Reserves-Rpr/Replace	19,477.96	19,477.96	.00	116,867.80
9,738.98	9,738.98	.00	Total Reserves	19,477.96	19,477.96	.00	116,867.80
47,046.38	375.05	46,671.33	NET INCOME (LOSS)	63,229.01	750.10	62,478.91	.00