

Southwyck Community Association
Balance Sheet
As of 09/30/18

Assets

10120	Frost National Bank	\$	25,592.77	
10140	Frost Bank Reserves		250,660.89	
10150	Community Association Bank		372,452.23	
	Total Cash		<hr/>	\$ 648,705.89
15000	A/R-Maintenance Fees	\$	56,494.13	
15025	A/R Section I		30,523.43	
15050	A/R Section IV		21,521.61	
15075	A/R Section V		1,389.00	
15500	A/R Collection		912.07	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		320.12	
15935	A/R DRV Section IV		455.76	
15950	A/R Section I Legal Fees		5,273.00	
16100	A/R Late Payment Interest		16,109.87	
16102	A/R Section 1 Interest		1,528.60	
16103	A/R Section IV Interest		1,050.08	
16104	A/R Section V Interest		41.58	
16150	A/R-NSF Charges		325.00	
16400	A/R-Legal Fees		77,958.12	
16500	A/R Collection Fees		27,553.14	
	Total Accounts Receivable		<hr/>	\$ 241,493.40
21000	Prepaid Insurance	\$	25,982.20	
21500	Prepaid Irrig Monitor Contract		809.51	
	Total Other Assets		<hr/>	\$ 26,791.71
	Total Assets		<hr/>	\$ 916,991.00 =====

Liabilities & Member's Equity

31000	Accounts Payable	\$	38,543.12	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,528.60	
31018	A/P Section IV Interest		1,050.08	
31019	AP Section V Interest		41.58	
31020	A/P Section I Legal Fees		5,273.00	
31023	A/P DRV Section IV		455.76	
31024	A/P DRV Section 1		320.12	
31025	Account Payable Section I		30,523.43	
31050	Account Payable Section IV		21,521.61	
31075	Account Payable Section V		1,389.00	
35000	Deferred Assessments		(127,946.25)	
35100	Prepaid Assessments		18,942.42	
	Total Liabilities		<hr/>	\$ (8,319.64)
51000	Reserves Capital Improvements	\$	576,696.09	

Southwyck Community Association
Balance Sheet
As of 09/30/18

	Total Reserves	<hr/>	\$ 576,696.09
53000	Prior year earnings	\$ 250,494.28	
	Current year net income/(loss)	98,120.27	
	Total Member's Equity	<hr/>	\$ 348,614.55
	Total Liabilities/Membr Equity		<hr/> \$ 916,991.00 <hr/> <hr/>

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 09/01/18 to 09/30/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000 Maintenance Assessments	383,838.75	383,838.75	.00	511,785.00
.00	.00	.00	62700 NSF Fees	425.00	.00	425.00	.00
(150.00)	2,500.00	(2,650.00)	62752 Collection fees	39,038.72	22,500.00	16,538.72	30,000.00
223.27	.00	223.27	74000 Interest Income	1,037.05	.00	1,037.05	.00
533.07	541.66	(8.59)	67250 Interest on Maintenance Fees	4,413.49	4,874.94	(461.45)	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	5,999.94	10,196.06	8,000.00
43,255.09	46,357.07	(3,101.98)	Total Income	447,429.01	417,213.63	30,215.38	556,285.00
			EXPENSES				
14,133.64	12,366.90	(1,766.74)	81600 Landscape Contract	119,940.47	111,302.10	(8,638.37)	148,402.80
3,800.00	3,800.00	.00	81700 Management Contract	34,200.00	34,200.00	.00	45,600.00
809.59	809.58	(.01)	81800 Irrigation Contract	7,286.31	7,286.22	(.09)	9,715.00
18,743.23	16,976.48	(1,766.75)	Total Service Contracts	161,426.78	152,788.32	(8,638.46)	203,717.80
10,796.00	2,166.66	(8,629.34)	82400 General Repairs	17,773.35	19,499.94	1,726.59	26,000.00
.00	416.66	416.66	82401 Pressure Washing Park	4,320.00	3,749.94	(570.06)	5,000.00
.00	833.33	833.33	82425 Tree Trimming	975.00	7,499.97	6,524.97	10,000.00
.00	.00	.00	82450 Sprinkler System Repair	2,276.00	.00	(2,276.00)	.00
850.00	875.00	25.00	82550 Lake Maintenance	7,650.00	7,875.00	225.00	10,500.00
.00	1,166.66	1,166.66	82551 Lake Chemicals & Treatment	2,935.36	10,499.94	7,564.58	14,000.00
1,175.00	1,375.00	200.00	82600 Landscape Improve/Repairs	1,350.00	12,375.00	11,025.00	16,500.00
.00	541.66	541.66	82800 Irrigation repairs	2,130.00	4,874.94	2,744.94	6,500.00
12,821.00	7,374.97	(5,446.03)	Total Repairs/Maintenance	39,409.71	66,374.73	26,965.02	88,500.00
635.73	708.33	72.60	80100 Electric- Street Lights	6,001.68	6,374.97	373.29	8,500.00
4,251.77	583.33	(3,668.44)	80300 Water-Irrigation	21,170.34	5,249.97	(15,920.37)	7,000.00
4,887.50	1,291.66	(3,595.84)	Total Utilities	27,172.02	11,624.94	(15,547.08)	15,500.00
211.91	1,140.18	928.27	84200 Administration	7,061.64	10,261.62	3,199.98	13,682.20
.00	541.66	541.66	84220 Community Events	2,000.00	4,874.94	2,874.94	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	2,276.00	7,124.94	4,848.94	9,500.00
.00	83.33	83.33	84275 Website expense	.00	749.97	749.97	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	1,300.00	5,713.00	4,413.00	5,713.00
6,579.00	1,250.00	(5,329.00)	84340 Holiday Decorations	6,579.00	11,250.00	4,671.00	15,000.00
1,403.60	1,250.00	(153.60)	84350 Bad Debt	1,403.60	11,250.00	9,846.40	15,000.00
3,233.59	3,500.00	266.41	84600 Insurance	28,854.36	31,500.00	2,645.64	42,000.00
483.75	2,916.66	2,432.91	84710 Legal expense-masterIV	1,618.39	26,249.94	24,631.55	35,000.00
381.25	350.00	(31.25)	84720 Legal fees-corporate	2,771.64	3,150.00	378.36	4,200.00
22,393.04	2,083.33	(20,309.71)	84725 Legal Fees-Collections	10,120.41	18,749.97	8,629.56	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	371.47	149.94	(221.53)	200.00
34,686.14	13,923.48	(20,762.66)	Total Administrative	64,356.51	131,024.32	66,667.81	172,795.20
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	56,943.72	56,943.72	.00	75,925.00
6,327.08	6,327.08	.00	Total Reserves	56,943.72	56,943.72	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 09/01/18 to 09/30/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
(34,209.86)	463.40	(34,673.26)	NET INCOME (LOSS)	98,120.27	(1,542.40)	99,662.67	(153.00)
<hr/>				<hr/>			<hr/>