Southwyck Community Association

Balance Sheet
and
Statement of Income and Expenses

For the period ending

January 31, 2017

Southwyck Community Association
Balance Sheet
As of 01/31/17

	Assets		
10120	Frost National Bank	$ 97,202.85	
10140	Frost Bank Reserves	249,676.98	
10150	Community Association Bank	361,804.96	
	Total Cash		$ 708,684.79
15000	A/R-Maintenance Fees	$ 139,126.63	
15025	A/R Section I	72,414.51	
15050	A/R Section IV	47,215.36	
15075	A/R Section V	2,820.03	
15500	A/R Collection	4,787.44	
15800	A/R Force Mow	250.00	
15900	A/R Section I Force Mow	181.32	
15935	A/R DRV Section IV	282.00	
15950	A/R Section I Legal Fees	851.65	
16100	A/R Collection Fees Late Pmt	29,920.64	
16150	A/R-NSF Charges	134.33	
16400	A/R-Legal Fees	33,361.28	
16500	A/R Collection Fees	21,231.43	
	Total Accounts Receivable		$ 352,576.62
21000	Prepaid Insurance	$ 12,594.72	
21500	Prepaid Irrig Monitor Contract	9,715.00	
	Total Other Assets		$ 22,309.72
	Total Assets		$ 1,083,571.13
	Liabilities & Member's Equity		
31000	Accounts Payable	$ 158,382.18	
31002	Unidentified deposit	300.13	
31010	Accounts Payable-Force Mow I	181.32	
31020	A/P Section I Legal Fees	851.65	
31023	A/P DRV Section IV	282.00	
31025	Account Payable Section I	72,414.51	
31050	Account Payable Section IV	47,215.36	
31075	Account Payable Section V	2,820.03	
35000	Deferred Assessments	(42,661.50)	
35100	Prepaid Assessments	15,320.83	
	Total Liabilities		$ 255,106.51
51000	Reserves Capital Improvements	$ 435,604.00	
	Total Reserves		$ 435,604.00
53000	Prior year earnings	$ 383,774.87	
	Current year net income/(loss)	9,085.75	

Southwyck Community Association
Balance Sheet
As of 01/31/17

Total Member's Equity	$ 392,860.62
Total Liabilities/Membr Equity	$ 1,083,571.13

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 01/01/17 to 01/31/17

Current Period Actual	Current Period Budget	Current Period Variance		Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
42,661.50	42,661.50	.00	61000	Maintenance Assessments	42,661.50	42,661.50	.00	511,938.00
50.00	.00	50.00	62700	NSF Fees	50.00	.00	50.00	.00
.00	2,500.00	(2,500.00)	62752	Collection fees	.00	2,500.00	(2,500.00)	30,000.00
17.11	.00	17.11	74000	Interest Income	17.11	.00	17.11	.00
1,223.08	541.66	681.42	67250	Interest on Maintenance Fees	1,223.08	541.66	681.42	6,500.00
.00	666.66	(666.66)	75500	Silverlake Payment	.00	666.66	(666.66)	8,000.00
47.28	.00	47.28	79250	Other Income	47.28	.00	47.28	.00
43,998.97	46,369.82	(2,370.85)		Total Income	43,998.97	46,369.82	(2,370.85)	556,438.00
				EXPENSES				
6,086.02	9,833.33	3,747.31	81600	Landscape Contract	6,086.02	9,833.33	3,747.31	118,000.00
6,000.00	1,000.00	(5,000.00)	81601	Landscape- Section I Subsidy	6,000.00	1,000.00	(5,000.00)	12,000.00
3,800.00	4,833.33	1,033.33	81700	Management Contract	3,800.00	4,833.33	1,033.33	58,000.00
15,886.02	15,666.66	(219.36)		Total Service Contracts	15,886.02	15,666.66	(219.36)	188,000.00
400.00	2,500.00	2,100.00	82400	General Repairs	400.00	2,500.00	2,100.00	30,000.00
1,080.00	416.66	(663.34)	82401	Pressure Washing Park	1,080.00	416.66	(663.34)	5,000.00
.00	1,333.33	1,333.33	82425	Tree Trimming	.00	1,333.33	1,333.33	16,000.00
850.00	875.00	25.00	82550	Lake Maintenance	850.00	875.00	25.00	10,500.00
.00	166.66	166.66	82551	Lake Chemicals & Treatment	.00	166.66	166.66	2,000.00
3,894.00	1,375.00	(2,519.00)	82600	Landscape Improve/Repairs	3,894.00	1,375.00	(2,519.00)	16,500.00
705.00	833.33	128.33	82800	Irrigation repairs	705.00	833.33	128.33	10,000.00
6,929.00	7,499.98	570.98		Total Repairs/Maintenance	6,929.00	7,499.98	570.98	90,000.00
559.48	333.33	(226.15)	80100	Electric- Street Lights	559.48	333.33	(226.15)	4,000.00
669.45	1,500.00	830.55	80300	Water-Irrigation	669.45	1,500.00	830.55	18,000.00
1,228.93	1,833.33	604.40		Total Utilities	1,228.93	1,833.33	604.40	22,000.00
712.15	583.33	(128.82)	84200	Administration	712.15	583.33	(128.82)	7,000.00
.00	33.33	33.33	84202	Office supplies-copies	.00	33.33	33.33	400.00
.00	183.33	183.33	84203	Office supplies-postage	.00	183.33	183.33	2,200.00
.00	416.66	416.66	84220	Community Events	.00	416.66	416.66	5,000.00
.00	833.33	833.33	84250	Newsletter Expense	.00	833.33	833.33	10,000.00
.00	83.33	83.33	84275	Website expense	.00	83.33	83.33	1,000.00
.00	.00	.00	84300	Audit/Tax Rtn Preparation	.00	.00	.00	6,000.00
.00	1,125.00	1,125.00	84340	Holiday Decorations	.00	1,125.00	1,125.00	13,500.00
.00	750.00	750.00	84350	Bad Debt	.00	750.00	750.00	9,000.00
3,148.66	3,184.41	35.75	84600	Insurance	3,148.66	3,184.41	35.75	38,213.00
538.88	.00	(538.88)	84700	Legal	538.88	.00	(538.88)	.00
142.50	4,000.00	3,857.50	84710	Legal expense-master	142.50	4,000.00	3,857.50	48,000.00
.00	1,250.00	1,250.00	84720	Legal fees-corporate	.00	1,250.00	1,250.00	15,000.00
.00	2,083.33	2,083.33	84725	Legal Fees-Collections	.00	2,083.33	2,083.33	25,000.00
.00	16.66	16.66	84800	Taxes/Permits	.00	16.66	16.66	200.00
4,542.19	14,542.71	10,000.52		Total Administrative	4,542.19	14,542.71	10,000.52	180,513.00
6,327.08	6,327.08	.00	90100	Reserves-Rpr/Replace	6,327.08	6,327.08	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 01/01/17 to 01/31/17

Current Period				Year-To-Date			Yearly
Actual	Budget	Variance	Description	Actual	Budget	Variance	Budget
6,327.08	6,327.08	.00	Total Reserves	6,327.08	6,327.08	.00	75,925.00
9,085.75	500.06	8,585.69	NET INCOME (LOSS)	9,085.75	500.06	8,585.69	.00