


Southwyck Community Association

Balance Sheet

As of 07/31/17

Assets			
10120	Frost National Bank		
10140	Frost Bank Reserves	\$	22,289.63
10150	Community Association Bank		249,724.26
			399,043.29
	Total Cash		<u>\$ 671,057.18</u>
15000	A/R-Maintenance Fees		
15025	A/R Section I	\$	110,151.46
15050	A/R Section IV		59,863.13
15075	A/R Section V		37,537.84
15500	A/R Collection		2,682.41
15900	A/R Section I Force Mow		2,860.49
15920	A/R Section 1 DRV		517.95
15930	A/R Sec IV Chargebacks		1,035.18
15935	A/R DRV Section IV		50.00
15950	A/R Section I Legal Fees		1,315.67
16100	A/R Collection Fees Late Pmt		6,791.65
16150	A/R-NSF Charges		23,024.79
16400	A/R-Legal Fees		100.00
16500	A/R Collection Fees		35,548.04
			39,793.08
	Total Accounts Receivable		<u>\$ 321,271.69</u>
21000	Prepaid Insurance		
21500	Prepaid Irrig Monitor Contract	\$	31,840.00
			9,715.00
	Total Other Assets		<u>\$ 41,555.00</u>
	Total Assets		<u>\$ 1,033,883.87</u>
Liabilities & Member's Equity			
31000	Accounts Payable		
31002	Unidentified deposit	\$	168,337.00
31010	Accounts Payable-Force Mow I		1,072.13
31020	A/P Section I Legal Fees		517.95
31022	A/P Sec IV Chargebacks		6,791.65
31023	A/P DRV Section IV		50.00
31024	A/P DRV Section 1		1,315.67
31025	Account Payable Section I		1,035.18
31050	Account Payable Section IV		59,863.13
31075	Account Payable Section V		37,537.84
35000	Deferred Assessments		2,682.41
35100	Prepaid Assessments		(42,661.50)
			13,992.11
	Total Liabilities		<u>\$ 250,533.57</u>
51000	Reserves Capital Improvements	\$	344,651.48
	Total Reserves		<u>\$ 344,651.48</u>

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Southwyck Community Association
Balance Sheet
As of 07/31/17

53000	Prior year earnings	\$	383,774.87
	Current year net income/(loss)		54,923.95
	Total Member's Equity		<hr/>
		\$	438,698.82
	Total Liabilities/Membr Equity		<hr/>
		\$	1,033,883.87
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Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 07/01/17 to 07/31/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,661.50	42,661.50	.00	61000 Maintenance Assessments	298,707.00	298,630.50	76.50	511,938.00
50.00	.00	50.00	62700 NSF Fees	175.00	.00	175.00	.00
3.80	.00	3.80	62750 Late Fees- Maintenance	3.80	.00	3.80	.00
21,700.00	2,500.00	19,200.00	62752 Collection fees	41,327.41	17,500.00	23,827.41	30,000.00
30.12	.00	30.12	74000 Interest Income	130.57	.00	130.57	.00
867.32	541.66	325.66	67250 Interest on Maintenance Fees	9,420.07	3,791.62	5,628.45	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	15,000.00	4,666.62	10,333.38	8,000.00
.00	.00	.00	79250 Other Income	47.28	.00	47.28	.00
65,312.74	46,369.82	18,942.92	Total Income	364,811.13	324,588.74	40,222.39	556,438.00
EXPENSES							
12,172.04	9,833.33	(2,338.71)	81600 Landscape Contract	79,118.26	68,833.31	(10,284.95)	118,000.00
6,000.00	1,000.00	(5,000.00)	81601 Landscape- Section I Subsidy	12,000.00	7,000.00	(5,000.00)	12,000.00
3,800.00	4,833.33	1,033.33	81700 Management Contract	26,600.00	33,833.31	7,233.31	58,000.00
21,972.04	15,666.66	(6,305.38)	Total Service Contracts	117,718.26	109,666.62	(8,051.64)	188,000.00
2,575.00	2,500.00	(75.00)	82400 General Repairs	14,293.44	17,500.00	3,206.56	30,000.00
.00	416.66	416.66	82401 Pressure Washing Park	2,160.00	2,916.62	756.62	5,000.00
.00	1,333.33	1,333.33	82425 Tree Trimming	.00	9,333.31	9,333.31	16,000.00
850.00	875.00	25.00	82550 Lake Maintenance	5,956.00	6,125.00	169.00	10,500.00
.00	166.66	166.66	82551 Lake Chemicals & Treatment	10,878.50	1,166.62	(9,711.88)	2,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	5,916.38	9,625.00	3,708.62	16,500.00
.00	833.33	833.33	82800 Irrigation repairs	2,214.80	5,833.31	3,618.51	10,000.00
3,425.00	7,499.98	4,074.98	Total Repairs/Maintenance	41,419.12	52,499.86	11,080.74	90,000.00
667.16	333.33	(333.83)	80100 Electric- Street Lights	3,857.27	2,333.31	(1,523.96)	4,000.00
411.93	1,500.00	1,088.07	80300 Water-Irrigation	2,111.74	10,500.00	8,388.26	18,000.00
1,079.09	1,833.33	754.24	Total Utilities	5,969.01	12,833.31	6,864.30	22,000.00
884.25	583.33	(300.92)	84200 Administration	8,504.04	4,083.31	(4,420.73)	7,000.00
.00	33.33	33.33	84202 Office supplies-copies	.00	233.31	233.31	400.00
.00	183.33	183.33	84203 Office supplies-postage	.00	1,283.31	1,283.31	2,200.00
.00	416.66	416.66	84220 Community Events	2,000.00	2,916.62	916.62	5,000.00
2,275.61	833.33	(1,442.28)	84250 Newsletter Expense	6,828.77	5,833.31	(995.46)	10,000.00
.00	83.33	83.33	84275 Website expense	.00	583.31	583.31	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	1,200.00	6,000.00	4,800.00	6,000.00
.00	1,125.00	1,125.00	84340 Holiday Decorations	.00	7,875.00	7,875.00	13,500.00
271.28	750.00	478.72	84350 Bad Debt	19,747.75	5,250.00	(14,497.75)	9,000.00
3,184.00	3,184.41	.41	84600 Insurance	22,111.38	22,290.87	179.49	38,213.00
5,738.42	.00	(5,738.42)	84700 Legal	2,130.58	.00	(2,130.58)	.00
.00	4,000.00	4,000.00	84710 Legal expense-masterIV	35,578.59	28,000.00	(7,578.59)	48,000.00
.00	1,250.00	1,250.00	84720 Legal fees-corporate	703.50	8,750.00	8,046.50	15,000.00
.00	2,083.33	2,083.33	84725 Legal Fees-Collections	1,680.62	14,583.31	12,902.69	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	6.00	116.62	110.62	200.00
12,353.56	14,542.71	2,189.15	Total Administrative	100,491.23	107,798.97	7,307.74	180,513.00

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Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 07/01/17 to 07/31/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	44,289.56	44,289.56	.00	75,925.00
6,327.08	6,327.08	.00	Total Reserves	44,289.56	44,289.56	.00	75,925.00
20,155.97	500.06	19,655.91	NET INCOME (LOSS)	54,923.95	(2,499.58)	57,423.53	.00