

Southwyck Community Association
Balance Sheet
As of 02/28/18

Assets

10120	Frost National Bank	\$ 22,034.94	
10140	Frost Bank Reserves	249,990.97	
10150	Community Association Bank	361,476.15	
	Total Cash	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 633,502.06	
15000	A/R-Maintenance Fees	\$ 80,435.20	
15025	A/R Section I	46,945.77	
15050	A/R Section IV	26,644.60	
15075	A/R Section V	1,267.50	
15500	A/R Collection	1,679.63	
15900	A/R Section I Force Mow	67.95	
15920	A/R Section 1 DRV	891.94	
15935	A/R DRV Section IV	1,097.67	
15950	A/R Section I Legal Fees	7,507.32	
16100	A/R Late Payment Interest	19,954.13	
16102	A/R Section 1 Interest	635.99	
16103	A/R Section IV Interest	340.65	
16104	A/R Section V Interest	14.98	
16150	A/R-NSF Charges	300.00	
16400	A/R-Legal Fees	62,483.35	
16500	A/R Collection Fees	36,024.11	
	Total Accounts Receivable	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 286,290.79	
21000	Prepaid Insurance	\$ 9,552.00	
21500	Prepaid Irrig Monitor Contract	6,476.64	
	Total Other Assets	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 16,028.64	
	Total Assets	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 935,821.49 <hr style="width: 100%; border: 0.5px solid black;"/>	

Liabilities & Member's Equity

31000	Accounts Payable	\$ 33,878.06	
31010	Accounts Payable-Force Mow I	67.95	
31016	A/P Section 1 Interest	635.99	
31018	A/P Section IV Interest	340.65	
31019	AP Section V Interest	14.98	
31020	A/P Section I Legal Fees	7,507.32	
31023	A/P DRV Section IV	1,097.67	
31024	A/P DRV Section 1	891.94	
31025	Account Payable Section I	46,945.77	
31050	Account Payable Section IV	26,644.60	
31075	Account Payable Section V	1,267.50	
35000	Deferred Assessments	(85,297.50)	
35100	Prepaid Assessments	22,311.83	
	Total Liabilities	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 56,306.76	
51000	Reserves Capital Improvements	\$ 572,253.37	

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 02/01/18 to 02/28/18

Actual	Current Period Budget	Variance		Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000	Maintenance Assessments	85,297.50	85,297.50	.00	511,785.00
100.00	.00	100.00	62700	NSF Fees	225.00	.00	225.00	.00
20,369.02	2,500.00	17,869.02	62752	Collection fees	20,369.02	5,000.00	15,369.02	30,000.00
64.81	.00	64.81	74000	Interest Income	135.67	.00	135.67	.00
805.51	541.66	263.85	67250	Interest on Maintenance Fees	1,166.81	1,083.32	83.49	6,500.00
.00	666.66	(666.66)	75500	Silverlake Payment	.00	1,333.32	(1,333.32)	8,000.00
63,988.09	46,357.07	17,631.02		Total Income	107,194.00	92,714.14	14,479.86	556,285.00
				EXPENSES				
7,066.82	12,366.90	5,300.08	81600	Landscape Contract	14,133.64	24,733.80	10,600.16	148,402.80
3,800.00	3,800.00	.00	81700	Management Contract	7,600.00	7,600.00	.00	45,600.00
809.59	809.58	(.01)	81800	Irrigation Contract	1,619.18	1,619.16	(.02)	9,715.00
11,676.41	16,976.48	5,300.07		Total Service Contracts	23,352.82	33,952.96	10,600.14	203,717.80
.00	2,166.66	2,166.66	82400	General Repairs	.00	4,333.32	4,333.32	26,000.00
.00	416.66	416.66	82401	Pressure Washing Park	.00	833.32	833.32	5,000.00
.00	833.33	833.33	82425	Tree Trimming	975.00	1,666.66	691.66	10,000.00
850.00	875.00	25.00	82550	Lake Maintenance	1,700.00	1,750.00	50.00	10,500.00
.00	1,166.66	1,166.66	82551	Lake Chemicals & Treatment	916.00	2,333.32	1,417.32	14,000.00
.00	1,375.00	1,375.00	82600	Landscape Improve/Repairs	.00	2,750.00	2,750.00	16,500.00
.00	541.66	541.66	82800	Irrigation repairs	.00	1,083.32	1,083.32	6,500.00
850.00	7,374.97	6,524.97		Total Repairs/Maintenance	3,591.00	14,749.94	11,158.94	88,500.00
798.02	708.33	(89.69)	80100	Electric- Street Lights	1,496.41	1,416.66	(79.75)	8,500.00
47.73	583.33	535.60	80300	Water-Irrigation	424.58	1,166.66	742.08	7,000.00
845.75	1,291.66	445.91		Total Utilities	1,920.99	2,583.32	662.33	15,500.00
1,550.81	1,140.18	(410.63)	84200	Administration	2,346.95	2,280.36	(66.59)	13,682.20
.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	5,713.00
.00	1,250.00	1,250.00	84340	Holiday Decorations	.00	2,500.00	2,500.00	15,000.00
.00	1,250.00	1,250.00	84350	Bad Debt	.00	2,500.00	2,500.00	15,000.00
3,184.00	3,500.00	316.00	84600	Insurance	6,368.00	7,000.00	632.00	42,000.00
325.00	2,916.66	2,591.66	84710	Legal expense-masterIV	631.50	5,833.32	5,201.82	35,000.00
67.50	350.00	282.50	84720	Legal fees-corporate	1,055.00	700.00	(355.00)	4,200.00
2,425.84	2,083.33	(342.51)	84725	Legal Fees-Collections	(2,356.25)	4,166.66	6,522.91	25,000.00
343.00	16.66	(326.34)	84800	Taxes/Permits	368.47	33.32	(335.15)	200.00
7,896.15	13,923.48	6,027.33		Total Administrative	8,413.67	27,846.96	19,433.29	172,795.20
6,327.08	6,327.08	.00	90100	Reserves-Rpr/Replace	12,654.16	12,654.16	.00	75,925.00
6,327.08	6,327.08	.00		Total Reserves	12,654.16	12,654.16	.00	75,925.00
36,392.70	463.40	35,929.30		NET INCOME (LOSS)	57,261.36	926.80	56,334.56	(153.00)