

Southwyck Community Association
Balance Sheet
As of 01/31/18

Assets

10120	Frost National Bank	\$	21,988.29	
10140	Frost Bank Reserves		249,943.04	
10150	Community Association Bank		408,364.73	
	Total Cash		<u>680,296.06</u>	\$ 680,296.06
15000	A/R-Maintenance Fees	\$	101,167.01	
15025	A/R Section I		55,033.80	
15050	A/R Section IV		33,234.00	
15075	A/R Section V		1,998.00	
15500	A/R Collection		1,679.63	
15900	A/R Section I Force Mow		67.95	
15920	A/R Section 1 DRV		993.59	
15935	A/R DRV Section IV		533.67	
15950	A/R Section I Legal Fees		7,809.19	
15975	A/R Section IV Legal Fees		10.00	
16100	A/R Late Payment Interest		19,515.99	
16102	A/R Section 1 Interest		236.30	
16103	A/R Section IV Interest		120.53	
16104	A/R Section V Interest		.42	
16150	A/R-NSF Charges		225.00	
16400	A/R-Legal Fees		57,794.44	
16500	A/R Collection Fees		20,483.20	
	Total Accounts Receivable		<u>300,902.72</u>	\$ 300,902.72
21000	Prepaid Insurance	\$	12,736.00	
21500	Prepaid Irrig Monitor Contract		7,286.23	
	Total Other Assets		<u>20,022.23</u>	\$ 20,022.23
	Total Assets		<u><u>1,001,221.01</u></u>	\$ 1,001,221.01

Liabilities & Member's Equity

31000	Accounts Payable	\$	85,698.91	
31002	Unidentified deposit		500.00	
31010	Accounts Payable-Force Mow I		67.95	
31016	A/P Section 1 Interest		236.30	
31018	A/P Section IV Interest		120.53	
31019	AP Section V Interest		.42	
31020	A/P Section I Legal Fees		7,809.19	
31021	A/P Section IV Legal Fees		10.00	
31023	A/P DRV Section IV		533.67	
31024	A/P DRV Section 1		993.59	
31025	Account Payable Section I		55,033.80	
31050	Account Payable Section IV		33,234.00	
31075	Account Payable Section V		1,998.00	
35000	Deferred Assessments		(42,648.75)	
35100	Prepaid Assessments		20,838.45	

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	Total Liabilities		\$ 164,426.06
51000	Reserves Capital Improvements	\$ 565,926.29	
	Total Reserves	\$ 565,926.29	
53000	Prior year earnings	\$ 250,000.00	
	Current year net income/(loss)	20,868.66	
	Total Member's Equity	\$ 270,868.66	
	Total Liabilities/Membr Equity		\$ 1,001,221.01

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 01/01/18 to 01/31/18

Actual	Current Period Budget	Variance		Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000	Maintenance Assessments	42,648.75	42,648.75	.00	511,785.00
125.00	.00	125.00	62700	NSF Fees	125.00	.00	125.00	.00
.00	2,500.00	(2,500.00)	62752	Collection fees	.00	2,500.00	(2,500.00)	30,000.00
70.86	.00	70.86	74000	Interest Income	70.86	.00	70.86	.00
361.30	541.66	(180.36)	67250	Interest on Maintenance Fees	361.30	541.66	(180.36)	6,500.00
.00	666.66	(666.66)	75500	Silverlake Payment	.00	666.66	(666.66)	8,000.00
43,205.91	46,357.07	(3,151.16)		Total Income	43,205.91	46,357.07	(3,151.16)	556,285.00
				EXPENSES				
7,066.82	12,366.90	5,300.08	81600	Landscape Contract	7,066.82	12,366.90	5,300.08	148,402.80
3,800.00	3,800.00	.00	81700	Management Contract	3,800.00	3,800.00	.00	45,600.00
809.59	809.58	(.01)	81800	Irrigation Contract	809.59	809.58	(.01)	9,715.00
11,676.41	16,976.48	5,300.07		Total Service Contracts	11,676.41	16,976.48	5,300.07	203,717.80
.00	2,166.66	2,166.66	82400	General Repairs	.00	2,166.66	2,166.66	26,000.00
.00	416.66	416.66	82401	Pressure Washing Park	.00	416.66	416.66	5,000.00
975.00	833.33	(141.67)	82425	Tree Trimming	975.00	833.33	(141.67)	10,000.00
850.00	875.00	25.00	82550	Lake Maintenance	850.00	875.00	25.00	10,500.00
916.00	1,166.66	250.66	82551	Lake Chemicals & Treatment	916.00	1,166.66	250.66	14,000.00
.00	1,375.00	1,375.00	82600	Landscape Improve/Repairs	.00	1,375.00	1,375.00	16,500.00
.00	541.66	541.66	82800	Irrigation repairs	.00	541.66	541.66	6,500.00
2,741.00	7,374.97	4,633.97		Total Repairs/Maintenance	2,741.00	7,374.97	4,633.97	88,500.00
698.39	708.33	9.94	80100	Electric- Street Lights	698.39	708.33	9.94	8,500.00
376.85	583.33	206.48	80300	Water-Irrigation	376.85	583.33	206.48	7,000.00
1,075.24	1,291.66	216.42		Total Utilities	1,075.24	1,291.66	216.42	15,500.00
796.14	1,140.18	344.04	84200	Administration	796.14	1,140.18	344.04	13,682.20
.00	541.66	541.66	84220	Community Events	.00	541.66	541.66	6,500.00
.00	791.66	791.66	84250	Newsletter Expense	.00	791.66	791.66	9,500.00
.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	5,713.00
.00	1,250.00	1,250.00	84340	Holiday Decorations	.00	1,250.00	1,250.00	15,000.00
.00	1,250.00	1,250.00	84350	Bad Debt	.00	1,250.00	1,250.00	15,000.00
3,184.00	3,500.00	316.00	84600	Insurance	3,184.00	3,500.00	316.00	42,000.00
306.50	2,916.66	2,610.16	84710	Legal expense-masterIV	306.50	2,916.66	2,610.16	35,000.00
987.50	350.00	(637.50)	84720	Legal fees-corporate	987.50	350.00	(637.50)	4,200.00
(4,782.09)	2,083.33	6,865.42	84725	Legal Fees-Collections	(4,782.09)	2,083.33	6,865.42	25,000.00
25.47	16.66	(8.81)	84800	Taxes/Permits	25.47	16.66	(8.81)	200.00
517.52	13,923.48	13,405.96		Total Administrative	517.52	13,923.48	13,405.96	172,795.20
6,327.08	6,327.08	.00	90100	Reserves-Rpr/Replace	6,327.08	6,327.08	.00	75,925.00
6,327.08	6,327.08	.00		Total Reserves	6,327.08	6,327.08	.00	75,925.00
20,868.66	463.40	20,405.26		NET INCOME (LOSS)	20,868.66	463.40	20,405.26	(153.00)