

Southwyck Community Association
Balance Sheet
As of 12/31/18

Assets

10120	Frost National Bank	\$	23,686.20	
10140	Frost Bank Reserves		251,020.37	
10150	Community Association Bank		493,305.66	
	Total Cash		<u>768,012.23</u>	\$ 768,012.23
15000	A/R-Maintenance Fees	\$	182,657.47	
15025	A/R Section I		83,397.23	
15050	A/R Section IV		69,438.78	
15075	A/R Section V		5,869.50	
15500	A/R Collection		740.42	
15900	A/R Section I Force Mow		37.89	
15920	A/R Section 1 DRV		208.47	
15935	A/R DRV Section IV		455.76	
15950	A/R Section I Legal Fees		7,245.00	
16100	A/R Late Payment Interest		12,721.17	
16102	A/R Section 1 Interest		1,506.73	
16103	A/R Section IV Interest		1,035.05	
16104	A/R Section V Interest		30.30	
16150	A/R-NSF Charges		300.00	
16400	A/R-Legal Fees		62,644.16	
16500	A/R Collection Fees		20,157.84	
	Total Accounts Receivable		<u>448,445.77</u>	\$ 448,445.77
21000	Prepaid Insurance	\$	16,281.43	
21500	Prepaid Irrig Monitor Contract		8,095.82	
	Total Other Assets		<u>24,377.25</u>	\$ 24,377.25
	Total Assets		<u><u>1,240,835.25</u></u>	\$ 1,240,835.25

Liabilities & Member's Equity

31000	Accounts Payable	\$	114,039.51	
31010	Accounts Payable-Force Mow I		37.89	
31016	A/P Section 1 Interest		1,506.73	
31018	A/P Section IV Interest		1,035.05	
31019	AP Section V Interest		30.30	
31020	A/P Section I Legal Fees		7,245.00	
31023	A/P DRV Section IV		455.76	
31024	A/P DRV Section 1		208.47	
31025	Account Payable Section I		83,397.23	
31050	Account Payable Section IV		69,438.78	
31075	Account Payable Section V		5,869.50	
35100	Prepaid Assessments		15,133.07	
	Total Liabilities		<u>298,397.29</u>	\$ 298,397.29
51000	Reserves Capital Improvements	\$	595,796.59	

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	Total Reserves		\$ 595,796.59
53000	Prior year earnings	\$ 250,494.28	
	Current year net income/(loss)	96,147.09	
	Total Member's Equity		\$ 346,641.37
	Total Liabilities/Membr Equity		\$ 1,240,835.25

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
 Period: 12/01/18 to 12/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
41,648.75	42,648.75	(1,000.00)	61000 Maintenance Assessments	511,785.00	511,785.00	.00	511,785.00
.00	.00	.00	62700 NSF Fees	425.00	.00	425.00	.00
.00	2,500.00	(2,500.00)	62752 Collection fees	38,788.72	30,000.00	8,788.72	30,000.00
143.27	.00	143.27	74000 Interest Income	1,326.17	.00	1,326.17	.00
731.78	541.74	190.04	67250 Interest on Maintenance Fees	6,065.47	6,500.00	(434.53)	6,500.00
.00	.00	.00	74500 Insurance Reimbursement	2,480.00	.00	2,480.00	.00
.00	666.74	(666.74)	75500 Silverlake Payment	16,196.00	8,000.00	8,196.00	8,000.00
.00	.00	.00	79250 Other Income	92.00	.00	92.00	.00
42,523.80	46,357.23	(3,833.43)	Total Income	577,158.36	556,285.00	20,873.36	556,285.00
			EXPENSES				
7,066.82	12,366.90	5,300.08	81600 Landscape Contract	148,207.75	148,402.80	195.05	148,402.80
3,800.00	3,800.00	.00	81700 Management Contract	45,600.00	45,600.00	.00	45,600.00
809.59	809.62	.03	81800 Irrigation Contract	9,715.00	9,715.00	.00	9,715.00
11,676.41	16,976.52	5,300.11	Total Service Contracts	203,522.75	203,717.80	195.05	203,717.80
7,039.30	2,166.74	(4,872.56)	82400 General Repairs	27,942.65	26,000.00	(1,942.65)	26,000.00
.00	416.74	416.74	82401 Pressure Washing Park	5,440.00	5,000.00	(440.00)	5,000.00
.00	833.37	833.37	82425 Tree Trimming	975.00	10,000.00	9,025.00	10,000.00
850.00	875.00	25.00	82550 Lake Maintenance	10,200.00	10,500.00	300.00	10,500.00
.00	1,166.74	1,166.74	82551 Lake Chemicals & Treatment	3,262.79	14,000.00	10,737.21	14,000.00
10,070.00	1,375.00	(8,695.00)	82600 Landscape Improve/Repairs	11,420.00	16,500.00	5,080.00	16,500.00
850.00	541.74	(308.26)	82800 Irrigation repairs	6,358.00	6,500.00	142.00	6,500.00
18,809.30	7,375.33	(11,433.97)	Total Repairs/Maintenance	65,598.44	88,500.00	22,901.56	88,500.00
656.20	708.37	52.17	80100 Electric- Street Lights	8,036.93	8,500.00	463.07	8,500.00
1,140.05	583.37	(556.68)	80300 Water-Irrigation	25,997.99	7,000.00	(18,997.99)	7,000.00
1,796.25	1,291.74	(504.51)	Total Utilities	34,034.92	15,500.00	(18,534.92)	15,500.00
3,064.25	1,140.22	(1,924.03)	84200 Administration	11,459.00	13,682.20	2,223.20	13,682.20
272.50	541.74	269.24	84220 Community Events	3,592.50	6,500.00	2,907.50	6,500.00
.00	791.74	791.74	84250 Newsletter Expense	4,281.42	9,500.00	5,218.58	9,500.00
.00	83.37	83.37	84275 Website expense	.00	1,000.00	1,000.00	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	2,649.04	5,713.00	3,063.96	5,713.00
6,579.00	1,250.00	(5,329.00)	84340 Holiday Decorations	13,158.00	15,000.00	1,842.00	15,000.00
16,254.05	1,250.00	(15,004.05)	84350 Bad Debt	17,657.65	15,000.00	(2,657.65)	15,000.00
3,233.59	3,500.00	266.41	84600 Insurance	38,555.13	42,000.00	3,444.87	42,000.00
5,739.65	.00	(5,739.65)	84700 Legal	.00	.00	.00	.00
.00	2,916.74	2,916.74	84710 Legal expense-masterIV	2,225.89	35,000.00	32,774.11	35,000.00
.00	350.00	350.00	84720 Legal fees-corporate	2,771.64	4,200.00	1,428.36	4,200.00
(3,677.69)	2,083.37	5,761.06	84725 Legal Fees-Collections	5,208.42	25,000.00	19,791.58	25,000.00
.00	16.74	16.74	84800 Taxes/Permits	371.47	200.00	(171.47)	200.00
31,465.35	13,923.92	(17,541.43)	Total Administrative	101,930.16	172,795.20	70,865.04	172,795.20
6,327.12	6,327.12	.00	90100 Reserves-Rpr/Replace	75,925.00	75,925.00	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 12/01/18 to 12/31/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,327.12	6,327.12	.00	Total Reserves	75,925.00	75,925.00	.00	75,925.00
(27,550.63)	462.60	(28,013.23)	NET INCOME (LOSS)	96,147.09	(153.00)	96,300.09	(153.00)
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