

**Southwyck Community Association**  
**Balance Sheet**  
**As of 08/31/19**

**Assets**

10120	Frost National Bank	\$	23,123.85	
10125	Trustmark MM		75,066.79	
10140	Frost Bank Reserves		252,030.21	
10150	Community Association Bank		462,356.51	
	<b>Total Cash</b>		<hr/>	\$ 812,577.36
15000	A/R-Maintenance Fees	\$	66,456.10	
15025	A/R Section I		28,209.82	
15050	A/R Section IV		25,690.25	
15075	A/R Section V		775.74	
15500	A/R Collection		500.12	
15920	A/R Section 1 DRV		857.92	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		47.00	
15950	A/R Section I Legal Fees		4,133.76	
16100	A/R Late Payment Interest		10,468.67	
16102	A/R Section 1 Interest		1,944.30	
16103	A/R Section IV Interest		1,706.20	
16104	A/R Section V Interest		43.01	
16150	A/R-NSF Charges		249.45	
16400	A/R-Legal Fees		59,153.31	
16500	A/R Collection Fees		29,277.78	
	<b>Total Accounts Receivable</b>		<hr/>	\$ 230,413.43
21000	Prepaid Insurance	\$	29,430.75	
21500	Prepaid Irrig Monitor Contract		1,619.24	
	<b>Total Other Assets</b>		<hr/>	\$ 31,049.99
	<b>Total Assets</b>		<hr/> <hr/>	<b>\$ 1,074,040.78</b> =====

**Liabilities & Member's Equity**

31000	Accounts Payable	\$	38,453.45	
31016	A/P Section 1 Interest		1,944.30	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,706.20	
31019	AP Section V Interest		43.01	
31020	A/P Section I Legal Fees		4,133.76	
31023	A/P DRV Section IV		47.00	
31024	A/P DRV Section 1		857.92	
31025	Account Payable Section I		28,209.82	
31050	Account Payable Section IV		25,690.25	
31075	Account Payable Section V		775.74	
35000	Deferred Assessments		(92,121.30)	
35100	Prepaid Assessments		15,442.69	
	<b>Total Liabilities</b>		<hr/>	\$ 26,082.84

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As of 08/31/19

51000	Reserves Capital Improvements	\$	680,943.03	
	Total Reserves		<u>680,943.03</u>	\$ 680,943.03
53000	Prior year earnings	\$	253,824.71	
	Current year net income/(loss)		113,190.20	
	Total Member's Equity		<u>367,014.91</u>	\$ 367,014.91
	Total Liabilities/Membr Equity			<u>\$ 1,074,040.78</u>

**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 08/01/19 to 08/31/19**

Actual	Current Period Budget	Variance		Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000	Maintenance Assessments	368,485.20	368,485.20	.00	552,727.80
25.00	.00	25.00	62700	NSF Fees	275.00	.00	275.00	.00
15,378.13	2,500.00	12,878.13	62752	Collection fees	37,127.41	20,000.00	17,127.41	30,000.00
179.13	41.66	137.47	74000	Interest Income	1,250.34	333.28	917.06	500.00
669.51	541.66	127.85	67250	Interest on Maintenance Fees	3,251.67	4,333.28	(1,081.61)	6,500.00
.00	666.66	(666.66)	75500	Silverlake Payment	6,737.68	5,333.28	1,404.40	8,000.00
.00	.00	.00	79250	Other Income	400.00	.00	400.00	.00
<b>62,312.42</b>	<b>49,810.63</b>	<b>12,501.79</b>		<b>Total Income</b>	<b>417,527.30</b>	<b>398,485.04</b>	<b>19,042.26</b>	<b>597,727.80</b>
				<b>EXPENSES</b>				
239.50	.00	(239.50)	81400	Contract/Grounds Porter Svc	1,352.50	.00	(1,352.50)	.00
14,133.64	12,375.00	(1,758.64)	81600	Landscape Contract	106,002.30	99,000.00	(7,002.30)	148,500.00
3,800.00	3,800.00	.00	81700	Management Contract	30,400.00	30,400.00	.00	45,600.00
809.58	809.58	.00	81800	Irrigation Contract	6,476.58	6,476.64	.06	9,715.00
<b>18,982.72</b>	<b>16,984.58</b>	<b>(1,998.14)</b>		<b>Total Service Contracts</b>	<b>144,231.38</b>	<b>135,876.64</b>	<b>(8,354.74)</b>	<b>203,815.00</b>
1,192.00	2,333.33	1,141.33	82400	General Repairs	11,358.78	18,666.64	7,307.86	28,000.00
.00	458.33	458.33	82401	Pressure Washing Park	2,290.00	3,666.64	1,376.64	5,500.00
475.00	666.66	191.66	82425	Tree Trimming/Removal	2,725.00	5,333.28	2,608.28	8,000.00
850.00	875.00	25.00	82550	Lake Maintenance	6,800.00	7,000.00	200.00	10,500.00
168.10	1,000.00	831.90	82551	Lake Chemicals & Treatment	168.10	8,000.00	7,831.90	12,000.00
.00	1,375.00	1,375.00	82600	Landscape Improve/Repairs	5,379.00	11,000.00	5,621.00	16,500.00
.00	.00	.00	82750	Vandalism, Playground	937.00	.00	(937.00)	.00
922.60	541.66	(380.94)	82800	Irrigation repairs	3,764.05	4,333.28	569.23	6,500.00
<b>3,607.70</b>	<b>7,249.98</b>	<b>3,642.28</b>		<b>Total Repairs/Maintenance</b>	<b>33,421.93</b>	<b>57,999.84</b>	<b>24,577.91</b>	<b>87,000.00</b>
1,527.77	708.33	(819.44)	80100	Electric- Street Lights	5,099.31	5,666.64	567.33	8,500.00
6,613.44	2,333.33	(4,280.11)	80300	Water-Irrigation	17,930.01	18,666.64	736.63	28,000.00
<b>8,141.21</b>	<b>3,041.66</b>	<b>(5,099.55)</b>		<b>Total Utilities</b>	<b>23,029.32</b>	<b>24,333.28</b>	<b>1,303.96</b>	<b>36,500.00</b>
235.00	970.41	735.41	84200	Administration	7,508.90	7,763.28	254.38	11,645.00
.00	541.66	541.66	84220	Community Events	2,265.00	4,333.28	2,068.28	6,500.00
.00	791.66	791.66	84250	Newsletter Expense	4,094.36	6,333.28	2,238.92	9,500.00
.00	83.33	83.33	84275	Website expense	767.01	666.64	(100.37)	1,000.00
.00	.00	.00	84300	Audit/Tax Rtn Preparation	.00	4,500.00	4,500.00	4,500.00
.00	1,250.00	1,250.00	84340	Holiday Decorations	.00	10,000.00	10,000.00	15,000.00
.00	833.33	833.33	84350	Bad Debt	130.32	6,666.64	6,536.32	10,000.00
3,270.09	3,500.00	229.91	84600	Insurance	26,168.68	28,000.00	1,831.32	42,000.00
.00	2,083.33	2,083.33	84710	Legal expense-masterIV	.00	16,666.64	16,666.64	25,000.00
.00	375.00	375.00	84720	Legal fees-corporate	405.00	3,000.00	2,595.00	4,500.00
(5,424.90)	1,958.33	7,383.23	84725	Legal Fees-Collections	(15,936.64)	15,666.64	31,603.28	23,500.00
.00	33.33	33.33	84800	Taxes/Permits	340.00	266.64	(73.36)	400.00
<b>(1,919.81)</b>	<b>12,420.38</b>	<b>14,340.19</b>		<b>Total Administrative</b>	<b>25,742.63</b>	<b>103,863.04</b>	<b>78,120.41</b>	<b>153,545.00</b>
<b>9,738.98</b>	<b>9,738.98</b>	<b>.00</b>	90100	<b>Reserves-Rpr/Replace</b>	<b>77,911.84</b>	<b>77,911.84</b>	<b>.00</b>	<b>116,867.80</b>

**Southwyck Community Association**  
Income/Expense Statement - Budget vs. Actual  
Period: 08/01/19 to 08/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
9,738.98	9,738.98	.00	Total Reserves	77,911.84	77,911.84	.00	116,867.80
23,761.62	375.05	23,386.57	NET INCOME (LOSS)	113,190.20	(1,499.60)	114,689.80	.00