

**Southwyck Community Association**

Balance Sheet

As of 04/30/18

**Assets**

10120	Frost National Bank	\$	21,781.97
10140	Frost Bank Reserves		250,140.64
10150	Community Association Bank		343,107.46
			615,030.07
	<b>Total Cash</b>	<b>\$</b>	<b>615,030.07</b>
15000	A/R-Maintenance Fees	\$	50,019.01
15025	A/R Section I		29,423.47
15050	A/R Section IV		17,781.15
15075	A/R Section V		365.00
15500	A/R Collection		1,356.03
15900	A/R Section I Force Mow		67.95
15920	A/R Section 1 DRV		797.86
15935	A/R DRV Section IV		831.76
15950	A/R Section I Legal Fees		6,862.69
16100	A/R Late Payment Interest		18,718.29
16102	A/R Section 1 Interest		1,010.66
16103	A/R Section IV Interest		568.86
16104	A/R Section V Interest		16.62
16150	A/R-NSF Charges		275.00
16400	A/R-Legal Fees		66,700.57
16500	A/R Collection Fees		25,065.84
			219,860.76
	<b>Total Accounts Receivable</b>	<b>\$</b>	<b>219,860.76</b>
21000	Prepaid Insurance	\$	3,184.00
21500	Prepaid Irrig Monitor Contract		4,857.46
			8,041.46
	<b>Total Other Assets</b>	<b>\$</b>	<b>8,041.46</b>
	<b>Total Assets</b>	<b>\$</b>	<b>842,932.29</b>
			842,932.29

**Liabilities & Member's Equity**

31000	Accounts Payable	\$	16,819.70
31010	Accounts Payable-Force Mow I		67.95
31016	A/P Section 1 Interest		1,010.66
31018	A/P Section IV Interest		568.86
31019	AP Section V Interest		16.62
31020	A/P Section I Legal Fees		6,862.69
31023	A/P DRV Section IV		831.76
31024	A/P DRV Section 1		797.86
31025	Account Payable Section I		29,423.47
31050	Account Payable Section IV		17,781.15
31075	Account Payable Section V		365.00
35000	Deferred Assessments		(170,595.00)
35100	Prepaid Assessments		23,117.31
			(72,931.97)
	<b>Total Liabilities</b>	<b>\$</b>	<b>(72,931.97)</b>
51000	Reserves Capital Improvements	\$	561,367.53



**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 04/01/18 to 04/30/18**

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000 Maintenance Assessments	170,595.00	170,595.00	.00	511,785.00
.00	.00	.00	62700 NSF Fees	300.00	.00	300.00	.00
.00	2,500.00	(2,500.00)	62752 Collection fees	20,186.67	10,000.00	10,186.67	30,000.00
107.79	.00	107.79	74000 Interest Income	317.33	.00	317.33	.00
476.64	541.66	(65.02)	67250 Interest on Maintenance Fees	2,222.83	2,166.64	56.19	6,500.00
16,196.00	666.66	15,529.34	75500 Silverlake Payment	16,196.00	2,666.64	13,529.36	8,000.00
<b>59,429.18</b>	<b>46,357.07</b>	<b>13,072.11</b>	<b>Total Income</b>	<b>209,817.83</b>	<b>185,428.28</b>	<b>24,389.55</b>	<b>556,285.00</b>
<b>EXPENSES</b>							
13,938.17	12,366.90	(1,571.27)	81600 Landscape Contract	42,205.45	49,467.60	7,262.15	148,402.80
3,800.00	3,800.00	.00	81700 Management Contract	15,200.00	15,200.00	.00	45,600.00
809.59	809.58	(.01)	81800 Irrigation Contract	3,238.36	3,238.32	(.04)	9,715.00
<b>18,547.76</b>	<b>16,976.48</b>	<b>(1,571.28)</b>	<b>Total Service Contracts</b>	<b>60,643.81</b>	<b>67,905.92</b>	<b>7,262.11</b>	<b>203,717.80</b>
989.12	2,166.66	1,177.54	82400 General Repairs	1,239.12	8,666.64	7,427.52	26,000.00
.00	416.66	416.66	82401 Pressure Washing Park	1,080.00	1,666.64	586.64	5,000.00
.00	833.33	833.33	82425 Tree Trimming	975.00	3,333.32	2,358.32	10,000.00
850.00	875.00	25.00	82550 Lake Maintenance	3,400.00	3,500.00	100.00	10,500.00
.00	1,166.66	1,166.66	82551 Lake Chemicals & Treatment	916.00	4,666.64	3,750.64	14,000.00
175.00	1,375.00	1,200.00	82600 Landscape Improve/Repairs	175.00	5,500.00	5,325.00	16,500.00
750.00	541.66	(208.34)	82800 Irrigation repairs	750.00	2,166.64	1,416.64	6,500.00
<b>2,764.12</b>	<b>7,374.97</b>	<b>4,610.85</b>	<b>Total Repairs/Maintenance</b>	<b>8,535.12</b>	<b>29,499.88</b>	<b>20,964.76</b>	<b>88,500.00</b>
1,325.50	708.33	(617.17)	80100 Electric- Street Lights	3,415.81	2,833.32	(582.49)	8,500.00
2,379.55	583.33	(1,796.22)	80300 Water-Irrigation	2,853.60	2,333.32	(520.28)	7,000.00
<b>3,705.05</b>	<b>1,291.66</b>	<b>(2,413.39)</b>	<b>Total Utilities</b>	<b>6,269.41</b>	<b>5,166.64</b>	<b>(1,102.77)</b>	<b>15,500.00</b>
420.47	1,140.18	719.71	84200 Administration	3,584.03	4,560.72	976.69	13,682.20
.00	541.66	541.66	84220 Community Events	1,800.00	2,166.64	366.64	6,500.00
2,276.00	791.66	(1,484.34)	84250 Newsletter Expense	2,276.00	3,166.64	890.64	9,500.00
.00	83.33	83.33	84275 Website expense	.00	333.32	333.32	1,000.00
1,300.00	.00	(1,300.00)	84300 Audit/Tax Rtn Preparation	1,300.00	.00	(1,300.00)	5,713.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	5,000.00	5,000.00	15,000.00
.00	1,250.00	1,250.00	84350 Bad Debt	.00	5,000.00	5,000.00	15,000.00
3,184.00	3,500.00	316.00	84600 Insurance	12,736.00	14,000.00	1,264.00	42,000.00
.00	.00	.00	84700 Legal	(157.60)	.00	157.60	.00
.00	2,916.66	2,916.66	84710 Legal expense-masterIV	631.50	11,666.64	11,035.14	35,000.00
.00	350.00	350.00	84720 Legal fees-corporate	1,055.00	1,400.00	345.00	4,200.00
(10,321.19)	2,083.33	12,404.52	84725 Legal Fees-Collections	(18,537.68)	8,333.32	26,871.00	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	371.47	66.64	(304.83)	200.00
<b>(3,140.72)</b>	<b>13,923.48</b>	<b>17,064.20</b>	<b>Total Administrative</b>	<b>5,058.72</b>	<b>55,693.92</b>	<b>50,635.20</b>	<b>172,795.20</b>
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	25,308.32	25,308.32	.00	75,925.00
<b>6,327.08</b>	<b>6,327.08</b>	<b>.00</b>	<b>Total Reserves</b>	<b>25,308.32</b>	<b>25,308.32</b>	<b>.00</b>	<b>75,925.00</b>

**Southwyck Community Association**  
Income/Expense Statement - Budget vs. Actual  
Period: 04/01/18 to 04/30/18

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
31,225.89	463.40	30,762.49	NET INCOME (LOSS)	104,002.45	1,853.60	102,148.85	(153.00)
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