

**Southdown Community Association, Inc.**  
**Balance Sheet**  
**4/30/2021**

**Assets**Cash-Operating

|                                 |              |
|---------------------------------|--------------|
| 1100 - SCA 1100 New First CK249 | \$391,017.43 |
|---------------------------------|--------------|

Cash-Operating Total

|  |              |
|--|--------------|
|  | \$391,017.43 |
|--|--------------|

Cash-Reserve

|   |             |
|---|-------------|
| 1102 - SCA 1102 New First Bus.Prem.MM3257 | \$89,740.94 |
|---|-------------|

|   |              |
|---|--------------|
| 1102.6 - SCA 1102.6 Acct#1024519003 52Wk<br>Signature Bank #0.05% | \$123,615.33 |
|---|--------------|

|  |              |
|--|--------------|
| 1103.10 - SCA 1103.10 Acct. # 1024797453<br>13Wk.0.01 CD | \$122,071.85 |
|--|--------------|

|   |              |
|---|--------------|
| 1104.7 - SCA 1104.7 Acct.# 1024520672_26Wk<br>BOA_0.04% | \$122,507.01 |
|---|--------------|

|                                    |             |
|------------------------------------|-------------|
| 1111 - SCA 1111 Mutual Of Omaha CD | \$92,203.64 |
|------------------------------------|-------------|

Cash-Reserve Total

|  |              |
|--|--------------|
|  | \$550,138.77 |
|--|--------------|

Other

|                                     |             |
|-------------------------------------|-------------|
| 1500 - SCA 1500 Accounts Receivable | \$98,923.02 |
|-------------------------------------|-------------|

|  |               |
|--|---------------|
| 1510 - SCA 1510 Allowance for Bad Debt | (\$20,400.00) |
|--|---------------|

|                                   |            |
|-----------------------------------|------------|
| 1610 - SCA 1610 Prepaid Insurance | \$7,568.02 |
|-----------------------------------|------------|

Other Total

|  |             |
|--|-------------|
|  | \$86,091.04 |
|--|-------------|

Intercompany

|  |                |
|--|----------------|
| 1825 - SCA 1825 Interfund Assest (Liabilities)<br>Replacement Fund | (\$218,579.65) |
|--|----------------|

|  |              |
|--|--------------|
| 1826 - Interfund Assest (Liabilities) Capital Fund | \$218,579.65 |
|--|--------------|

Intercompany Total

|  |        |
|--|--------|
|  | \$0.00 |
|--|--------|

*Assets Total*

|  |                |
|--|----------------|
|  | \$1,027,247.24 |
|--|----------------|

**Liabilities and Equity**Other

|                                     |            |
|-------------------------------------|------------|
| 2550 - SCA 2550 Prepaid Assessments | \$4,551.99 |
|-------------------------------------|------------|

|                                      |              |
|--------------------------------------|--------------|
| 2600 - SCA 2600 Deferred Assessments | \$200,933.32 |
|--------------------------------------|--------------|

Other Total

|  |              |
|--|--------------|
|  | \$205,485.31 |
|--|--------------|

Equity

|   |              |
|---|--------------|
| 3000 - SCA 3000 Prior Years Surplus (Deficit) | \$135,773.81 |
|---|--------------|

|   |              |
|---|--------------|
| 3102 - SCA 3102 Prior Years Surplus Replacement<br>Fund (Deficit) | \$186,148.97 |
|---|--------------|

|   |              |
|---|--------------|
| 3103 - SCA 3103 Prior Years Surplus Capital Capital<br>Fund (Deficit) | \$218,579.65 |
|---|--------------|

Equity Total

|  |              |
|--|--------------|
|  | \$540,502.43 |
|--|--------------|

Retained Earnings

|  |              |
|--|--------------|
|  | \$250,866.03 |
|--|--------------|

Net Income

|  |             |
|--|-------------|
|  | \$30,393.47 |
|--|-------------|

*Liabilities & Equity Total*

|  |                |
|--|----------------|
|  | \$1,027,247.24 |
|--|----------------|

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**4/1/2021 - 4/30/2021**

|  | 4/1/2021 - 4/30/2021 |                    |                   |                  | 1/1/2021 - 4/30/2021 |                     |                     |                 |                     |
|--|----------------------|--------------------|-------------------|------------------|----------------------|---------------------|---------------------|-----------------|---------------------|
|  | Actual               | Budget             | Variance          | Percent          | Actual               | Budget              | Variance            | Percent         | Annual Budget       |
| <b>Income</b>                                  |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| <u>Income</u>                                  |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| 4000 - SCA<br>4000 Assessments                 | \$25,116.67          | \$25,116.67        | \$0.00            | 0.00%            | \$100,466.68         | \$100,466.68        | \$0.00              | 0.00%           | \$301,400.00        |
| 4400 - SCA<br>4400 Late Charges                | \$575.58             | \$0.00             | \$575.58          | 100.00%          | \$1,743.74           | \$0.00              | \$1,743.74          | 100.00%         | \$0.00              |
| 4525 - SCA<br>4525 Collections Legal Fees      | \$587.17             | \$833.33           | (\$246.16)        | (29.54%)         | \$2,217.81           | \$3,333.32          | (\$1,115.51)        | (33.47%)        | \$10,000.00         |
| <b>Total Income</b>                            | <b>\$26,279.42</b>   | <b>\$25,950.00</b> | <b>\$329.42</b>   | <b>1.27%</b>     | <b>\$104,428.23</b>  | <b>\$103,800.00</b> | <b>\$628.23</b>     | <b>0.61%</b>    | <b>\$311,400.00</b> |
| <u>Reserve - Income</u>                        |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| 4905 - SCA<br>4905 Reserve Contribution Income | \$1,000.00           | \$0.00             | \$1,000.00        | 100.00%          | \$4,000.00           | \$0.00              | \$4,000.00          | 100.00%         | \$0.00              |
| 4910 - SCA<br>4910 Interest - Reserve          | \$21.59              | \$0.00             | \$21.59           | 100.00%          | \$191.03             | \$0.00              | \$191.03            | 100.00%         | \$0.00              |
| <b>Total Reserve - Income</b>                  | <b>\$1,021.59</b>    | <b>\$0.00</b>      | <b>\$1,021.59</b> | <b>100.00%</b>   | <b>\$4,191.03</b>    | <b>\$0.00</b>       | <b>\$4,191.03</b>   | <b>100.00%</b>  | <b>\$0.00</b>       |
| <b>Total Income</b>                            | <b>\$27,301.01</b>   | <b>\$25,950.00</b> | <b>\$1,351.01</b> | <b>5.21%</b>     | <b>\$108,619.26</b>  | <b>\$103,800.00</b> | <b>\$4,819.26</b>   | <b>4.64%</b>    | <b>\$311,400.00</b> |
| <b>Expense</b>                                 |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| <u>Common Grounds</u>                          |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| 5020 - SCA<br>5020 Playground Maintenance      | \$0.00               | \$0.00             | \$0.00            | 0.00%            | \$15,003.45          | \$0.00              | (\$15,003.45)       | (100.00%)       | \$0.00              |
| 5030 - SCA<br>5030 Tennis Courts               | \$0.00               | \$583.33           | \$583.33          | 100.00%          | \$0.00               | \$2,333.32          | \$2,333.32          | 100.00%         | \$7,000.00          |
| 5045 - SCA<br>5045 Electrical Repairs          | \$0.00               | \$125.00           | \$125.00          | 100.00%          | \$0.00               | \$500.00            | \$500.00            | 100.00%         | \$1,500.00          |
| 5050 - SCA<br>5050 Miscellaneous               | \$0.00               | \$416.67           | \$416.67          | 100.00%          | \$0.00               | \$1,666.68          | \$1,666.68          | 100.00%         | \$5,000.00          |
| 5060 - SCA<br>5060 Repairs & Maintenance       | \$0.00               | \$904.17           | \$904.17          | 100.00%          | \$805.73             | \$3,616.68          | \$2,810.95          | 77.72%          | \$10,850.00         |
| <b>Total Common Grounds</b>                    | <b>\$0.00</b>        | <b>\$2,029.17</b>  | <b>\$2,029.17</b> | <b>(100.00%)</b> | <b>\$15,809.18</b>   | <b>\$8,116.68</b>   | <b>(\$7,692.50)</b> | <b>(94.77%)</b> | <b>\$24,350.00</b>  |
| <u>General Administrative Expenses</u>         |                      |                    |                   |                  |                      |                     |                     |                 |                     |
| 5515 - SCA<br>5515 Bank Charges                | \$72.62              | \$5.00             | (\$67.62)         | (1,352.40%)      | \$152.62             | \$20.00             | (\$132.62)          | (663.10%)       | \$60.00             |
| 5527 - SCA<br>5527 Bad Debts                   | \$0.00               | \$789.25           | \$789.25          | 100.00%          | \$768.67             | \$3,157.00          | \$2,388.33          | 75.65%          | \$9,471.00          |
| 5530 - SCA<br>5530 Legal                       | (\$25.00)            | \$100.00           | \$125.00          | 125.00%          | (\$75.00)            | \$400.00            | \$475.00            | 118.75%         | \$1,200.00          |
| 5535 - SCA<br>5535 Collection Expense          | \$333.16             | \$916.67           | \$583.51          | 63.66%           | \$2,087.53           | \$3,666.68          | \$1,579.15          | 43.07%          | \$11,000.00         |

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**4/1/2021 - 4/30/2021**

|   | 4/1/2021 - 4/30/2021 |            |              |           | 1/1/2021 - 4/30/2021 |             |              |           | Annual Budget |
|---|----------------------|------------|--------------|-----------|----------------------|-------------|--------------|-----------|---------------|
|   | Actual               | Budget     | Variance     | Percent   | Actual               | Budget      | Variance     | Percent   |               |
| 5540 - SCA<br>5540 Management Fee             | \$5,274.50           | \$5,274.50 | \$0.00       | 0.00%     | \$21,098.00          | \$21,098.00 | \$0.00       | 0.00%     | \$63,294.00   |
| 5550 - SCA<br>5550 Meeting Expense            | \$0.00               | \$41.67    | \$41.67      | 100.00%   | \$0.00               | \$166.68    | \$166.68     | 100.00%   | \$500.00      |
| 5555 - SCA<br>5555 Homeowner Activities       | \$200.00             | \$83.33    | (\$116.67)   | (140.01%) | \$200.00             | \$333.32    | \$133.32     | 40.00%    | \$1,000.00    |
| 5560 - SCA<br>5560 Homeowner Communications   | \$0.00               | \$75.00    | \$75.00      | 100.00%   | \$900.00             | \$300.00    | (\$600.00)   | (200.00%) | \$900.00      |
| 5565 - SCA<br>5565 Holiday Decorations        | \$0.00               | \$291.67   | \$291.67     | 100.00%   | \$0.00               | \$1,166.68  | \$1,166.68   | 100.00%   | \$3,500.00    |
| <u>Total General Administrative Expenses</u>  | \$5,855.28           | \$7,577.09 | \$1,721.81   | 22.72%    | \$25,131.82          | \$30,308.36 | \$5,176.54   | 17.08%    | \$90,925.00   |
| <u>Insurance</u>                              |                      |            |              |           |                      |             |              |           |               |
| 5400 - SCA<br>5400 Insurance Expense          | \$1,261.33           | \$0.00     | (\$1,261.33) | (100.00%) | \$5,045.32           | \$0.00      | (\$5,045.32) | (100.00%) | \$0.00        |
| 5405 - SCA<br>5405 Directors & Administrative | \$0.00               | \$250.00   | \$250.00     | 100.00%   | \$0.00               | \$1,000.00  | \$1,000.00   | 100.00%   | \$3,000.00    |
| 5410 - SCA<br>5410 Fidelity Bond              | \$0.00               | \$250.00   | \$250.00     | 100.00%   | \$0.00               | \$1,000.00  | \$1,000.00   | 100.00%   | \$3,000.00    |
| 5427 - SCA<br>5427 Property Casualty          | \$0.00               | \$875.00   | \$875.00     | 100.00%   | \$0.00               | \$3,500.00  | \$3,500.00   | 100.00%   | \$10,500.00   |
| 5435 - SCA<br>5435 Umbrella                   | \$0.00               | \$250.00   | \$250.00     | 100.00%   | \$0.00               | \$1,000.00  | \$1,000.00   | 100.00%   | \$3,000.00    |
| 5440 - SCA<br>5440 Worker's Compensation      | \$0.00               | \$45.83    | \$45.83      | 100.00%   | \$0.00               | \$183.32    | \$183.32     | 100.00%   | \$550.00      |
| <u>Total Insurance</u>                        | \$1,261.33           | \$1,670.83 | \$409.50     | 24.51%    | \$5,045.32           | \$6,683.32  | \$1,638.00   | 24.51%    | \$20,050.00   |
| <u>Landscaping</u>                            |                      |            |              |           |                      |             |              |           |               |
| 5100 - SCA<br>5100 Landscape Contract         | \$4,492.38           | \$4,500.00 | \$7.62       | 0.17%     | \$17,969.52          | \$18,000.00 | \$30.48      | 0.17%     | \$54,000.00   |
| 5105 - SCA<br>5105 Irrigation Repairs         | \$0.00               | \$125.00   | \$125.00     | 100.00%   | \$0.00               | \$500.00    | \$500.00     | 100.00%   | \$1,500.00    |
| 5110 - SCA<br>5110 Landscape Maintenance      | \$0.00               | \$0.00     | \$0.00       | 0.00%     | \$135.31             | \$0.00      | (\$135.31)   | (100.00%) | \$0.00        |
| 5120 - SCA<br>5120 Mulching                   | \$0.00               | \$458.33   | \$458.33     | 100.00%   | \$0.00               | \$1,833.32  | \$1,833.32   | 100.00%   | \$5,500.00    |
| 5125 - SCA<br>5125 Trees                      | \$0.00               | \$625.00   | \$625.00     | 100.00%   | \$0.00               | \$2,500.00  | \$2,500.00   | 100.00%   | \$7,500.00    |
| <u>Total Landscaping</u>                      | \$4,492.38           | \$5,708.33 | \$1,215.95   | 21.30%    | \$18,104.83          | \$22,833.32 | \$4,728.49   | 20.71%    | \$68,500.00   |

Pool

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**4/1/2021 - 4/30/2021**

|  | 4/1/2021 - 4/30/2021 |                    |                    |                  | 1/1/2021 - 4/30/2021 |                    |                    |                  | Annual Budget       |
|--|----------------------|--------------------|--------------------|------------------|----------------------|--------------------|--------------------|------------------|---------------------|
|  | Actual               | Budget             | Variance           | Percent          | Actual               | Budget             | Variance           | Percent          |                     |
| 5140 - SCA<br>5140 Plumbing                                    | \$80.99              | \$31.25            | (\$49.74)          | (159.17%)        | \$80.99              | \$125.00           | \$44.01            | 35.21%           | \$375.00            |
| 5145 - SCA<br>5145 Pool<br>Furniture                           | \$0.00               | \$66.67            | \$66.67            | 100.00%          | \$0.00               | \$266.68           | \$266.68           | 100.00%          | \$800.00            |
| 5150 - SCA<br>5150 Pool<br>Repari &<br>Supplies                | \$185.84             | \$416.67           | \$230.83           | 55.40%           | \$411.29             | \$1,666.68         | \$1,255.39         | 75.32%           | \$5,000.00          |
| 5175 - SCA<br>5175 Signs                                       | \$0.00               | \$41.67            | \$41.67            | 100.00%          | \$0.00               | \$166.68           | \$166.68           | 100.00%          | \$500.00            |
| 5180 - SCA<br>5180 Pool<br>Telephone<br>Monitoring             | \$0.00               | \$125.00           | \$125.00           | 100.00%          | \$535.84             | \$500.00           | (\$35.84)          | (7.17%)          | \$1,500.00          |
| 5195 - SCA<br>5195 Pool<br>Contract                            | \$1,050.00           | \$6,000.00         | \$4,950.00         | 82.50%           | \$4,232.67           | \$24,000.00        | \$19,767.33        | 82.36%           | \$72,000.00         |
| <b>Total Pool</b>  | <b>\$1,316.83</b>    | <b>\$6,681.26</b>  | <b>\$5,364.43</b>  | <b>80.29%</b>    | <b>\$5,260.79</b>    | <b>\$26,725.04</b> | <b>\$21,464.25</b> | <b>80.32%</b>    | <b>\$80,175.00</b>  |
| <b>Taxes</b>   |                      |                    |                    |                  |                      |                    |                    |                  |                     |
| 5630 - SCA<br>5630 Tax -<br>Property                           | \$0.00               | \$66.67            | \$66.67            | 100.00%          | \$527.71             | \$266.68           | (\$261.03)         | (97.88%)         | \$800.00            |
| <b>Total Taxes</b>   | <b>\$0.00</b>        | <b>\$66.67</b>     | <b>\$66.67</b>     | <b>(100.00%)</b> | <b>\$527.71</b>      | <b>\$266.68</b>    | <b>(\$261.03)</b>  | <b>(97.88%)</b>  | <b>\$800.00</b>     |
| <b>Utilities</b>   |                      |                    |                    |                  |                      |                    |                    |                  |                     |
| 5605 - SCA<br>5605 Electricity                                 | \$523.00             | \$566.67           | \$43.67            | 7.71%            | \$2,414.29           | \$2,266.68         | (\$147.61)         | (6.51%)          | \$6,800.00          |
| 5615 - SCA<br>5615 Water &<br>Sewer                            | \$384.32             | \$650.00           | \$265.68           | 40.87%           | \$1,931.85           | \$2,600.00         | \$668.15           | 25.70%           | \$7,800.00          |
| <b>Total Utilities</b>   | <b>\$907.32</b>      | <b>\$1,216.67</b>  | <b>\$309.35</b>    | <b>25.43%</b>    | <b>\$4,346.14</b>    | <b>\$4,866.68</b>  | <b>\$520.54</b>    | <b>10.70%</b>    | <b>\$14,600.00</b>  |
| <b>Total Expense</b>   | <b>\$13,833.14</b>   | <b>\$24,950.02</b> | <b>\$11,116.88</b> | <b>44.56%</b>    | <b>\$74,225.79</b>   | <b>\$99,800.08</b> | <b>\$25,574.29</b> | <b>25.63%</b>    | <b>\$299,400.00</b> |
| Operating Net<br>Income  | \$13,467.87          | \$999.98           | \$12,467.89        | 1,246.81%        | \$34,393.47          | \$3,999.92         | \$30,393.55        | 759.85%          | \$12,000.00         |
| <b>Reserve Expense</b>   |                      |                    |                    |                  |                      |                    |                    |                  |                     |
| <b>Reserve Contribution</b>                                    |                      |                    |                    |                  |                      |                    |                    |                  |                     |
| 9105 - SCA<br>9105 Access<br>Allocation<br>Reserve<br>Transfer | \$1,000.00           | \$1,000.00         | \$0.00             | 0.00%            | \$4,000.00           | \$4,000.00         | \$0.00             | 0.00%            | \$12,000.00         |
| <b>Total Reserve<br/>Contribution</b>                          | <b>\$1,000.00</b>    | <b>\$1,000.00</b>  | <b>\$0.00</b>      | <b>0.00%</b>     | <b>\$4,000.00</b>    | <b>\$4,000.00</b>  | <b>\$0.00</b>      | <b>0.00%</b>     | <b>\$12,000.00</b>  |
| <b>Total Reserve<br/>Expense</b>                               | <b>\$1,000.00</b>    | <b>\$1,000.00</b>  | <b>\$0.00</b>      | <b>0.00%</b>     | <b>\$4,000.00</b>    | <b>\$4,000.00</b>  | <b>\$0.00</b>      | <b>0.00%</b>     | <b>\$12,000.00</b>  |
| Reserve Net<br>Income  | (\$1,000.00)         | (\$1,000.00)       | \$0.00             | .00%             | (\$4,000.00)         | (\$4,000.00)       | \$0.00             | .00%             | (\$12,000.00)       |
| Net Income   | \$12,467.87          | (\$0.02)           | \$12,467.89        | (62,339,450.00%) | \$30,393.47          | (\$0.08)           | \$30,393.55        | (37,991,937.50%) | \$0.00              |