

Southwyck Community Association
 Balance Sheet
 As of 06/30/18

Assets

10120	Frost National Bank	\$ 21,626.25	
10140	Frost Bank Reserves	250,337.71	
10150	Community Association Bank	446,965.02	
	Total Cash	<hr/>	\$ 718,928.98
15000	A/R-Maintenance Fees	\$ 169,315.93	
15025	A/R Section I	78,405.08	
15050	A/R Section IV	62,705.18	
15075	A/R Section V	5,869.00	
15500	A/R Collection	1,073.06	
15900	A/R Section I Force Mow	102.89	
15920	A/R Section 1 DRV	467.91	
15935	A/R DRV Section IV	549.76	
15950	A/R Section I Legal Fees	6,279.67	
16100	A/R Late Payment Interest	16,774.53	
16102	A/R Section 1 Interest	1,131.83	
16103	A/R Section IV Interest	700.99	
16104	A/R Section V Interest	13.00	
16150	A/R-NSF Charges	275.00	
16400	A/R-Legal Fees	68,732.71	
16500	A/R Collection Fees	18,697.33	
	Total Accounts Receivable	<hr/>	\$ 431,093.87
21000	Prepaid Insurance	\$ 35,569.41	
21500	Prepaid Irrig Monitor Contract	3,238.28	
	Total Other Assets	<hr/>	\$ 38,807.69
	Total Assets	<hr/>	\$ 1,188,830.54 =====

Liabilities & Member's Equity

31000	Accounts Payable	\$ 109,341.51	
31010	Accounts Payable-Force Mow I	102.89	
31016	A/P Section 1 Interest	1,131.83	
31018	A/P Section IV Interest	700.99	
31019	AP Section V Interest	13.00	
31020	A/P Section I Legal Fees	6,279.67	
31023	A/P DRV Section IV	549.76	
31024	A/P DRV Section 1	467.91	
31025	Account Payable Section I	78,405.08	
31050	Account Payable Section IV	62,705.18	
31075	Account Payable Section V	5,869.00	
35100	Prepaid Assessments	12,679.25	
	Total Liabilities	<hr/>	\$ 278,246.07
51000	Reserves Capital Improvements	\$ 559,464.85	

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Balance Sheet
As of 06/30/18

	Total Reserves		\$	559,464.85
53000	Prior year earnings	\$	250,494.28	
	Current year net income/(loss)		100,625.34	
	Total Member's Equity		\$	351,119.62
	Total Liabilities/Membr Equity		\$	1,188,830.54

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 06/01/18 to 06/30/18

Actual	Current Period Budget	Variance		Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,648.75	42,648.75	.00	61000	Maintenance Assessments	255,892.50	255,892.50	.00	511,785.00
25.00	.00	25.00	62700	NSF Fees	325.00	.00	325.00	.00
(200.00)	2,500.00	(2,700.00)	62752	Collection fees	19,838.72	15,000.00	4,838.72	30,000.00
117.70	.00	117.70	74000	Interest Income	544.68	.00	544.68	.00
234.37	541.66	(307.29)	67250	Interest on Maintenance Fees	2,866.45	3,249.96	(383.51)	6,500.00
.00	666.66	(666.66)	75500	Silverlake Payment	16,196.00	3,999.96	12,196.04	8,000.00
42,825.82	46,357.07	(3,531.25)		Total Income	295,663.35	278,142.42	17,520.93	556,285.00
				EXPENSES				
14,133.64	12,366.90	(1,766.74)	81600	Landscape Contract	74,006.14	74,201.40	195.26	148,402.80
3,800.00	3,800.00	.00	81700	Management Contract	22,800.00	22,800.00	.00	45,600.00
809.59	809.58	(.01)	81800	Irrigation Contract	4,857.54	4,857.48	(.06)	9,715.00
18,743.23	16,976.48	(1,766.75)		Total Service Contracts	101,663.68	101,858.88	195.20	203,717.80
.00	2,166.66	2,166.66	82400	General Repairs	1,371.12	12,999.96	11,628.84	26,000.00
.00	416.66	416.66	82401	Pressure Washing Park	1,080.00	2,499.96	1,419.96	5,000.00
.00	833.33	833.33	82425	Tree Trimming	975.00	4,999.98	4,024.98	10,000.00
850.00	875.00	25.00	82550	Lake Maintenance	5,100.00	5,250.00	150.00	10,500.00
2,019.36	1,166.66	(852.70)	82551	Lake Chemicals & Treatment	2,935.36	6,999.96	4,064.60	14,000.00
.00	1,375.00	1,375.00	82600	Landscape Improve/Repairs	175.00	8,250.00	8,075.00	16,500.00
.00	541.66	541.66	82800	Irrigation repairs	750.00	3,249.96	2,499.96	6,500.00
2,869.36	7,374.97	4,505.61		Total Repairs/Maintenance	12,386.48	44,249.82	31,863.34	88,500.00
660.19	708.33	48.14	80100	Electric- Street Lights	4,076.00	4,249.98	173.98	8,500.00
4,510.82	583.33	(3,927.49)	80300	Water-Irrigation	7,957.34	3,499.98	(4,457.36)	7,000.00
5,171.01	1,291.66	(3,879.35)		Total Utilities	12,033.34	7,749.96	(4,283.38)	15,500.00
2,103.54	1,140.18	(963.36)	84200	Administration	5,687.57	6,841.08	1,153.51	13,682.20
.00	541.66	541.66	84220	Community Events	1,800.00	3,249.96	1,449.96	6,500.00
.00	791.66	791.66	84250	Newsletter Expense	2,276.00	4,749.96	2,473.96	9,500.00
.00	83.33	83.33	84275	Website expense	.00	499.98	499.98	1,000.00
.00	.00	.00	84300	Audit/Tax Rtn Preparation	1,300.00	5,713.00	4,413.00	5,713.00
.00	1,250.00	1,250.00	84340	Holiday Decorations	.00	7,500.00	7,500.00	15,000.00
.00	1,250.00	1,250.00	84350	Bad Debt	.00	7,500.00	7,500.00	15,000.00
3,233.59	3,500.00	266.41	84600	Insurance	19,153.59	21,000.00	1,846.41	42,000.00
.00	2,916.66	2,916.66	84710	Legal expense-masterIV	631.50	17,499.96	16,868.46	35,000.00
603.45	350.00	(253.45)	84720	Legal fees-corporate	2,254.70	2,100.00	(154.70)	4,200.00
10,356.05	2,083.33	(8,272.72)	84725	Legal Fees-Collections	(2,483.80)	12,499.98	14,983.78	25,000.00
.00	16.66	16.66	84800	Taxes/Permits	372.47	99.96	(272.51)	200.00
16,296.63	13,923.48	(2,373.15)		Total Administrative	30,992.03	89,253.88	58,261.85	172,795.20
6,327.08	6,327.08	.00	90100	Reserves-Rpr/Replace	37,962.48	37,962.48	.00	75,925.00
6,327.08	6,327.08	.00		Total Reserves	37,962.48	37,962.48	.00	75,925.00
(6,581.49)	463.40	(7,044.89)		NET INCOME (LOSS)	100,625.34	(2,932.60)	103,557.94	(153.00)