

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
 Period: 12/01/16 to 12/31/16

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,674.25	42,674.25	.00	61000 Maintenance Assessments	512,091.00	512,091.00	.00	512,091.00
(25.33)	.00	(25.33)	61800 DRV fines	1,026.68	.00	1,026.68	.00
.00	.00	.00	62700 NSF Fees	25.00	.00	25.00	.00
(200.00)	2,083.37	(2,283.37)	62752 Collection fees	31,419.88	25,000.00	6,419.88	25,000.00
10.11	.00	10.11	74000 Interest Income	207.10	.00	207.10	.00
1,353.51	.00	1,353.51	67250 Interest on Maintenance Fees	5,507.66	.00	5,507.66	.00
.00	666.74	(666.74)	75500 Silverlake Payment	6,794.00	8,000.00	(1,206.00)	8,000.00
.00	.00	.00	79250 Other Income	3,000.00	.00	3,000.00	.00
43,812.54	45,424.36	(1,611.82)	Total Income	560,071.32	545,091.00	14,980.32	545,091.00
EXPENSES							
5,658.26	11,000.00	5,341.74	81600 Landscape Contract	117,773.46	132,000.00	14,226.54	132,000.00
.00	1,000.00	1,000.00	81601 Landscape- Section I Subsidy	12,000.00	12,000.00	.00	12,000.00
3,800.00	4,506.25	706.25	81700 Management Contract	52,225.00	54,075.00	1,850.00	54,075.00
9,458.26	16,506.25	7,047.99	Total Service Contracts	181,998.46	198,075.00	16,076.54	198,075.00
64.93	2,047.74	1,982.81	82400 General Repairs	24,560.52	24,572.00	11.48	24,572.00
1,224.00	1,202.37	(21.63)	82401 Pressure Washing Park	3,474.00	14,428.00	10,954.00	14,428.00
.00	1,333.37	1,333.37	82425 Tree Trimming	975.00	16,000.00	15,025.00	16,000.00
4,253.00	1,500.00	(2,753.00)	82550 Lake Maintenance	10,318.00	18,000.00	7,682.00	18,000.00
(3,400.00)	833.37	4,233.37	82551 Lake Chemicals & Treatment	1,945.87	10,000.00	8,054.13	10,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	577.50	16,500.00	15,922.50	16,500.00
.00	833.37	833.37	82800 Irrigation repairs	675.00	10,000.00	9,325.00	10,000.00
2,141.93	9,125.22	6,983.29	Total Repairs/Maintenance	42,525.89	109,500.00	66,974.11	109,500.00
680.15	416.74	(263.41)	80100 Electric- Street Lights	3,709.72	5,000.00	1,290.28	5,000.00
1,436.43	2,000.00	563.57	80300 Water-Irrigation	16,415.86	24,000.00	7,584.14	24,000.00
2,116.58	2,416.74	300.16	Total Utilities	20,125.58	29,000.00	8,874.42	29,000.00
1,391.69	1,250.00	(141.69)	84200 Administration	6,714.15	15,000.00	8,285.85	15,000.00
.00	.00	.00	84201 Office supplies	(2,528.96)	.00	2,528.96	.00
.00	125.00	125.00	84202 Office supplies-copies	205.56	1,500.00	1,294.44	1,500.00
.00	.00	.00	84203 Office supplies-postage	1,444.43	.00	(1,444.43)	.00
.00	416.74	416.74	84220 Community Events	2,250.00	5,000.00	2,750.00	5,000.00
2,276.58	416.74	(1,859.84)	84250 Newsletter Expense	7,235.18	5,000.00	(2,235.18)	5,000.00
.00	83.37	83.37	84275 Website expense	1,071.69	1,000.00	(71.69)	1,000.00
800.00	.00	(800.00)	84300 Audit/Tax Rtn Preparation	5,975.00	8,000.00	2,025.00	8,000.00
6,742.89	1,083.37	(5,659.52)	84340 Holiday Decorations	13,485.79	13,000.00	(485.79)	13,000.00
153.00	458.37	305.37	84350 Bad Debt	22,456.48	5,500.00	(16,956.48)	5,500.00
3,148.66	3,184.49	35.83	84600 Insurance	37,397.31	38,213.00	815.69	38,213.00
(8,188.48)	.00	8,188.48	84700 Legal	(15,162.14)	.00	15,162.14	.00
14,225.48	3,750.00	(10,475.48)	84710 Legal expense-master	19,166.98	45,000.00	25,833.02	45,000.00
135.00	333.37	198.37	84720 Legal fees-corporate	5,422.13	4,000.00	(1,422.13)	4,000.00
347.10	2,083.37	1,736.27	84725 Legal Fees-Collections	10,319.08	25,000.00	14,680.92	25,000.00
.00	166.74	166.74	84800 Taxes/Permits	.00	2,000.00	2,000.00	2,000.00
21,031.92	13,351.56	(7,680.36)	Total Administrative	115,452.68	168,213.00	52,760.32	168,213.00

[Signature] Feb 2, 2017

