

# **Southwyck Community Association**

## **Balance Sheet and Statement of Income and Expenses**

**For the period ending**

**July 31, 2025**

# Southwyck Community Assoc.

Run Date: 08/29/2025

Run Time: 03:56 PM

## BALANCE SHEET

As of: 07/31/2025

### Assets

| Account #    | Account Name                              | Total          |
|--------------|-------------------------------------------|----------------|
| <b>Asset</b> |                                           |                |
| 10115        | Chase Bank                                | \$82,833.00    |
| 10120        | Frost National Bank                       | \$5,522.55     |
| 10125        | Trustmark MM                              | \$79,484.89    |
| 10140        | Frost Bank Reserves                       | \$24,721.31    |
| 10145        | First Citizens Bank operating             | \$327,312.81   |
| 10169        | FCB CDAR 1031043839 10/23/25 3.75%        | \$151,533.38   |
| 10170        | FCB CDAR 1026861418 3/07/26 3.9%          | \$113,465.69   |
| 10173        | CD Frost Bank 14569695 / 11/17/2025 3.52% | \$131,044.01   |
| 15000        | A/R-Maintenance Fees                      | \$92,735.00    |
| 15025        | A/R Section I                             | \$66,335.14    |
| 15050        | A/R Section IV                            | \$40,416.30    |
| 15075        | A/R Section V                             | \$3,948.04     |
| 15900        | A/R Section I Force Mow                   | \$660.00       |
| 15925        | A/R Section IV Force Mow                  | \$110.00       |
| 15950        | A/R Section I Legal Fees                  | \$46,469.05    |
| 15955        | A/R Section 1 -Legal Judgements           | \$8,776.00     |
| 16100        | A/R Late Payment Interest                 | \$16,812.71    |
| 16102        | A/R Section 1 Interest                    | \$1,368.03     |
| 16103        | A/R Section IV Interest                   | \$3,006.16     |
| 16104        | A/R Section V Interest                    | \$34.75        |
| 16150        | A/R-NSF Charges                           | \$47.94        |
| 16400        | A/R-Legal Fees                            | \$72,081.13    |
| 16500        | A/R Collection Fees                       | \$150.42       |
| 16550        | A/R Transfer fee                          | \$200.00       |
| 16600        | Allowance for Doubtful Accts              | (\$10,000.00)  |
| 21000        | Prepaid Insurance                         | \$39,892.44    |
| 21500        | Prepaid Irrig Monitor Contract            | \$2,556.96     |
|              | ASSET TOTAL:                              | \$1,301,517.71 |
|              | TOTAL ASSETS:                             | \$1,301,517.71 |

### Liabilities

| Account #        | Account Name                  | Total        |
|------------------|-------------------------------|--------------|
| <b>Liability</b> |                               |              |
| 31000            | Accounts Payable              | \$132,454.66 |
| 31010            | Accounts Payable-Force Mow I  | \$660.00     |
| 31014            | Section 1 Legal Judgements    | \$8,776.00   |
| 31015            | Accounts Payable Force Mow IV | \$110.00     |
| 31016            | A/P Section 1 Interest        | \$1,368.03   |
| 31018            | A/P Section IV Interest       | \$3,006.16   |
| 31019            | AP Section V Interest         | \$34.75      |
| 31020            | A/P Section I Legal Fees      | \$46,469.05  |
| 31025            | Account Payable Section I     | \$66,335.14  |

| Account # | Account Name               | Total         |
|-----------|----------------------------|---------------|
| 31050     | Account Payable Section IV | \$40,416.30   |
| 31075     | Account Payable Section V  | \$3,948.04    |
| 35000     | Deferred Assessments       | (\$78,143.98) |
| 35100     | Prepaid Assessments        | \$33,542.01   |
|           | LIABILITY TOTAL:           | \$258,976.16  |
|           | TOTAL LIABILITIES:         | \$258,976.16  |

### Equity

| Account #             | Account Name                   | Total          |
|-----------------------|--------------------------------|----------------|
| <b>Reserves</b>       |                                |                |
| 51000                 | Reserves-Repairs/Replacements  | \$435,069.81   |
| 51500                 | Reserves- Capital Improvements | \$334,464.04   |
|                       | RESERVES TOTAL:                | \$769,533.85   |
| <b>Members Equity</b> |                                |                |
| 53000                 | Prior year earnings            | \$204,643.50   |
|                       | MEMBERS EQUITY TOTAL:          | \$204,643.50   |
|                       | Current Year Net Income/(Loss) | \$68,364.20    |
|                       | TOTAL EQUITY:                  | \$1,042,541.55 |
|                       | TOTAL LIABILITIES AND EQUITY:  | \$1,301,517.71 |

# Southwyck Community Assoc.

Run Date: 08/29/2025

Run Time: 04:05 PM

## INCOME STATEMENT

Start: 07/01/2025 | End: 07/31/2025

### Income

| Account                            | Current          |                  |                   | Year to Date      |                   |                 | Yearly            |
|------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
|                                    | Actual           | Budget           | Variance          | Actual            | Budget            | Variance        | Budget            |
| <b>Income</b>                      |                  |                  |                   |                   |                   |                 |                   |
| 61000 Maintenance Assessments      | 50,666.71        | 50,666.71        | 0.00              | 354,666.97        | 354,666.97        | 0.00            | 608,000.58        |
| 62700 NSF Fees                     | 40.00            | 0.00             | 40.00             | 190.00            | 0.00              | 190.00          | 0.00              |
| 62752 Collection fees              | 0.00             | 2,916.67         | (2,916.67)        | 19,490.10         | 20,416.69         | (926.59)        | 35,000.00         |
| 67250 Interest on Maintenance Fees | 63.34            | 400.00           | (336.66)          | 2,822.98          | 2,800.00          | 22.98           | 4,800.00          |
| 74000 Interest Income              | 961.15           | 500.00           | 461.15            | 9,452.08          | 3,500.00          | 5,952.08        | 6,000.00          |
| 75500 Silverlake Payment           | 0.00             | 1,000.00         | (1,000.00)        | 8,066.39          | 7,000.00          | 1,066.39        | 12,000.00         |
| <b>Income Total</b>                | <b>51,731.20</b> | <b>55,483.38</b> | <b>(3,752.18)</b> | <b>394,688.52</b> | <b>388,383.66</b> | <b>6,304.86</b> | <b>665,800.58</b> |
| <b>Total Income</b>                | <b>51,731.20</b> | <b>55,483.38</b> | <b>(3,752.18)</b> | <b>394,688.52</b> | <b>388,383.66</b> | <b>6,304.86</b> | <b>665,800.58</b> |

### Expense

| Account                             | Current            |                  |                    | Year to Date      |                   |                  | Yearly            |
|-------------------------------------|--------------------|------------------|--------------------|-------------------|-------------------|------------------|-------------------|
|                                     | Actual             | Budget           | Variance           | Actual            | Budget            | Variance         | Budget            |
| <b>Expense</b>                      |                    |                  |                    |                   |                   |                  |                   |
| 80100 Electric                      | 482.40             | 1,250.00         | 767.60             | 2,172.83          | 8,750.00          | 6,577.17         | 15,000.00         |
| 80300 Water-Irrigation              | 2,615.16           | 3,333.33         | 718.17             | 20,283.00         | 23,333.31         | 3,050.31         | 40,000.00         |
| 81400 Contract/Grounds Porter Svc   | 577.90             | 375.00           | (202.90)           | 2,610.75          | 2,625.00          | 14.25            | 4,500.00          |
| 81600 Landscape Contract            | 13,810.00          | 13,810.00        | 0.00               | 96,670.00         | 96,670.00         | 0.00             | 165,720.00        |
| 81700 Management Contract           | 4,884.00           | 4,884.00         | 0.00               | 34,188.00         | 34,188.00         | 0.00             | 58,608.00         |
| 81800 Irrigation Contract           | 870.28             | 875.00           | 4.72               | 6,091.78          | 6,125.00          | 33.22            | 10,500.00         |
| 82400 General Repairs               | 165.00             | 1,416.67         | 1,251.67           | 2,908.43          | 9,916.69          | 7,008.26         | 17,000.00         |
| 82401 Pressure Washing Park         | 0.00               | 416.67           | 416.67             | 1,120.00          | 2,916.69          | 1,796.69         | 5,000.00          |
| 82402 Pressure Washing Entrances    | 0.00               | 333.33           | 333.33             | 0.00              | 2,333.31          | 2,333.31         | 4,000.00          |
| 82425 Tree Trimming/Removal         | 6,187.50           | 1,250.00         | (4,937.50)         | 7,612.50          | 8,750.00          | 1,137.50         | 15,000.00         |
| 82550 Lake Maintenance              | 890.00             | 916.67           | 26.67              | 6,230.00          | 6,416.69          | 186.69           | 11,000.00         |
| 82551 Lake Chemicals & Treatment    | 247.50             | 1,333.33         | 1,085.83           | 372.50            | 9,333.31          | 8,960.81         | 16,000.00         |
| 82600 Landscape Improve/Repairs     | 0.00               | 1,666.67         | 1,666.67           | 0.00              | 11,666.69         | 11,666.69        | 20,000.00         |
| 82800 Irrigation repairs            | 21,023.00          | 1,666.67         | (19,356.33)        | 27,772.00         | 11,666.69         | (16,105.31)      | 20,000.00         |
| 84200 Administration                | 186.89             | 875.00           | 688.11             | 4,883.19          | 6,125.00          | 1,241.81         | 10,500.00         |
| 84220 Community Events              | 0.00               | 291.67           | 291.67             | 1,800.00          | 2,041.69          | 241.69           | 3,500.00          |
| 84275 Website expense               | 1,098.58           | 83.33            | (1,015.25)         | 1,098.58          | 583.31            | (515.27)         | 1,000.00          |
| 84300 Audit/Tax Rtn Preparation     | 1,500.00           | 0.00             | (1,500.00)         | 1,500.00          | 0.00              | (1,500.00)       | 4,500.00          |
| 84340 Holiday Decorations           | 0.00               | 1,333.33         | 1,333.33           | 0.00              | 9,333.31          | 9,333.31         | 16,000.00         |
| 84350 Bad Debt                      | 0.00               | 416.67           | 416.67             | 0.00              | 2,916.69          | 2,916.69         | 5,000.00          |
| 84600 Insurance                     | 3,626.56           | 4,000.00         | 373.44             | 25,904.12         | 28,000.00         | 2,095.88         | 48,000.00         |
| 84720 Legal fees-corporate          | 0.00               | 833.33           | 833.33             | 1,347.50          | 5,833.31          | 4,485.81         | 10,000.00         |
| 84725 Legal Fees-Collections        | (45.87)            | 1,601.88         | 1,647.75           | 2,549.14          | 11,213.16         | 8,664.02         | 19,222.58         |
| 84800 Taxes/Permits                 | 0.00               | 62.50            | 62.50              | 460.00            | 437.50            | (22.50)          | 750.00            |
| 84815 Professional Fees-Clubhouse   | 0.00               | 833.33           | 833.33             | 0.00              | 5,833.31          | 5,833.31         | 10,000.00         |
| 90100 Reserves-Rpr/Replace          | 10,000.00          | 10,000.00        | 0.00               | 70,000.00         | 70,000.00         | 0.00             | 120,000.00        |
| 90200 Reserves-Capital Improvements | 1,250.00           | 1,250.00         | 0.00               | 8,750.00          | 8,750.00          | 0.00             | 15,000.00         |
| <b>Expense Total</b>                | <b>69,368.90</b>   | <b>55,108.38</b> | <b>(14,260.52)</b> | <b>326,324.32</b> | <b>385,758.66</b> | <b>59,434.34</b> | <b>665,800.58</b> |
| <b>Total Expense</b>                | <b>69,368.90</b>   | <b>55,108.38</b> | <b>(14,260.52)</b> | <b>326,324.32</b> | <b>385,758.66</b> | <b>59,434.34</b> | <b>665,800.58</b> |
| <b>Net Income</b>                   | <b>(17,637.70)</b> | <b>375.00</b>    | <b>(18,012.70)</b> | <b>68,364.20</b>  | <b>2,625.00</b>   | <b>65,739.20</b> | <b>0.00</b>       |

# Southwyck Community Assoc.

Run Date: 08/29/2025  
Run Time: 04:00 PM

## RESERVE STATEMENT

Start: 07/01/2025 | End: 07/31/2025

| Account                                 | Beginning Balance   | Allocations        | Disbursements      | Closing Balance     |
|-----------------------------------------|---------------------|--------------------|--------------------|---------------------|
| 51000 Reserves-<br>Repairs/Replacements | \$466,469.81        | \$10,000.00        | \$41,400.00        | \$435,069.81        |
| 51500 Reserves- Capital<br>Improvements | \$333,214.04        | \$1,250.00         | \$0.00             | \$334,464.04        |
|                                         | <b>\$799,683.85</b> | <b>\$11,250.00</b> | <b>\$41,400.00</b> | <b>\$769,533.85</b> |