

Southdown Community Association, Inc.

2/28/2025

**Southdown Community Association, Inc.**  
**Balance Sheet**  
**2/28/2025**

**Assets**

Cash-Reserve

1102 - SCA 1102 New First Bus.Prem.MM3257	\$78,666.87
1104.15 - SCA 1104.15 Acct.# 1029765444_26Wk BOA_3.35%	\$131,611.10
1104.16 - SCA 1104.16 Acct.# 1030283623_26Wk BOA_3.15%	\$132,421.69
1104.17 - SCA 1104.17 Acct.# 1030280543_52Wk BOA_3.10%	\$132,457.81
1111 - SCA 1111 Mutual Of Omaha CD	\$100,357.88
1115 - 1115 SCA CIT MM 886	\$201,235.50
<u>Cash-Reserve Total</u>	<u>\$776,750.85</u>

Cash-Operating

1100 - SCA 1100 New First SCA249	\$299,188.25
<u>Cash-Operating Total</u>	<u>\$299,188.25</u>

Other

1500 - SCA 1500 Accounts Receivable	\$137,513.33
1510 - SCA 1510 Allowance for Bad Debt	(\$20,400.00)
1610 - SCA 1610 Prepaid Insurance	\$15,849.29
<u>Other Total</u>	<u>\$132,962.62</u>

Intercompany

1825 - SCA 1825 Interfund Assest (Liabilities) Replacement Fund	(\$218,579.65)
1826 - Interfund Assest (Liabilities) Capital Fund	\$218,579.65
<u>Intercompany Total</u>	<u>\$0.00</u>

*Assets Total* \$1,208,901.72

**Liabilities and Equity**

Other

2000 - SCA 2000 Accounts Payable	\$828.11
2550 - SCA 2550 Prepaid Assessments	\$5,204.58
2600 - SCA 2600 Deferred Assessments	\$276,283.34
<u>Other Total</u>	<u>\$282,316.03</u>

Equity

3102 - SCA 3102 Prior Years Surplus Replacement Fund (Deficit)	\$186,148.97
3103 - SCA 3103 Prior Years Surplus Capital Capital Fund (Deficit)	\$218,579.65
<u>Equity Total</u>	<u>\$404,728.62</u>

Retained Earnings \$478,478.35

Net Income \$43,378.72

*Liabilities & Equity Total* \$1,208,901.72

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025			12/1/2024 - 2/28/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
4000 - SCA 4000 Assessments	\$27,628.33	\$27,628.33	\$0.00	\$86,706.96	\$82,884.99	\$3,821.97	\$331,540.00
4400 - SCA 4400 Late Charges	\$592.00	\$100.00	\$492.00	\$612.00	\$300.00	\$312.00	\$1,200.00
4525 - SCA 4525 Collections Legal Fees	\$533.58	\$416.67	\$116.91	\$2,169.53	\$1,250.01	\$919.52	\$5,000.00
<u>Total Income</u>	\$28,753.91	\$28,145.00	\$608.91	\$89,488.49	\$84,435.00	\$5,053.49	\$337,740.00
<u>Reserve - Income</u>							
4905 - SCA 4905 Reserve Contribution Income	\$0.00	\$125.00	(\$125.00)	\$125.00	\$375.00	(\$250.00)	\$1,500.00
4910 - SCA 4910 Interest - Reserve	\$1,484.67	\$500.00	\$984.67	\$4,833.70	\$1,500.00	\$3,333.70	\$6,000.00
<u>Total Reserve - Income</u>	\$1,484.67	\$625.00	\$859.67	\$4,958.70	\$1,875.00	\$3,083.70	\$7,500.00
<b>Total Income</b>	\$30,238.58	\$28,770.00	\$1,468.58	\$94,447.19	\$86,310.00	\$8,137.19	\$345,240.00
<b>Expense</b>							
<u>Cameras</u>							
5200 - SCA 5200 Cameras	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$7,125.00	\$7,125.00	\$28,500.00
<u>Total Cameras</u>	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$7,125.00	\$7,125.00	\$28,500.00
<u>Common Grounds</u>							
5020 - SCA 5020 Playground Maintenance	\$920.13	\$0.00	(\$920.13)	\$920.13	\$0.00	(\$920.13)	\$0.00
5030 - SCA 5030 Tennis Courts	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99	\$2,500.00
5045 - SCA 5045 Electrical Repairs	\$1,136.62	\$0.00	(\$1,136.62)	\$1,136.62	\$0.00	(\$1,136.62)	\$0.00
5050 - SCA 5050 Miscellaneous	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
5060 - SCA 5060 Repairs & Maintenance	\$1,297.92	\$2,500.00	\$1,202.08	\$1,297.92	\$7,500.00	\$6,202.08	\$30,000.00
<u>Total Common Grounds</u>	\$3,354.67	\$2,791.66	(\$563.01)	\$3,354.67	\$8,374.98	\$5,020.31	\$33,500.00
<u>General Administrative Expenses</u>							
5505 - SCA 5505 Accounting / Audits	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$400.00
5515 - SCA 5515 Bank Charges	\$0.00	\$20.83	\$20.83	\$10.00	\$62.49	\$52.49	\$250.00
5527 - SCA 5527 Bad Debts	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
5530 - SCA 5530 Legal	(\$180.00)	\$208.33	\$388.33	(\$225.00)	\$624.99	\$849.99	\$2,500.00
5535 - SCA 5535 Collection Expense	\$533.58	\$1,041.67	\$508.09	\$2,169.53	\$3,125.01	\$955.48	\$12,500.00
5540 - SCA 5540 Management Fee	\$5,432.74	\$5,432.74	\$0.00	\$16,298.22	\$16,298.22	\$0.00	\$65,192.82
5550 - SCA 5550 Meeting Expense	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
5555 - SCA 5555 Homeowner Activities	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
5560 - SCA 5560 Homeowner Communications	\$900.00	\$125.00	(\$775.00)	\$900.00	\$375.00	(\$525.00)	\$1,500.00
5565 - SCA 5565 Holiday Decorations	\$0.00	\$541.67	\$541.67	\$1,139.20	\$1,625.01	\$485.81	\$6,500.00
<u>Total General Administrative Expenses</u>	\$6,686.32	\$8,403.57	\$1,717.25	\$20,291.95	\$25,210.71	\$4,918.76	\$100,842.82
<u>Insurance</u>							
5400 - SCA 5400 Insurance Expense	\$1,705.78	\$1,495.83	(\$209.95)	\$5,117.34	\$4,487.49	(\$629.85)	\$17,950.00
<u>Total Insurance</u>	\$1,705.78	\$1,495.83	(\$209.95)	\$5,117.34	\$4,487.49	(\$629.85)	\$17,950.00
<u>Landscaping</u>							
5100 - SCA 5100 Landscape Contract	\$0.00	\$4,725.00	\$4,725.00	\$9,450.00	\$14,175.00	\$4,725.00	\$56,700.00
5105 - SCA 5105 Irrigation Repairs	\$0.00	\$0.00	\$0.00	\$1,297.92	\$0.00	(\$1,297.92)	\$0.00
5115 - SCA 5115 Landscape Additional	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00

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**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025			12/1/2024 - 2/28/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5125 - SCA 5125 Trees	\$595.38	\$489.71	(\$105.67)	\$1,677.88	\$1,469.13	(\$208.75)	\$5,876.52
<u>Total Landscaping</u>	\$595.38	\$5,631.38	\$5,036.00	\$12,425.80	\$16,894.14	\$4,468.34	\$67,576.52
<u>Pool</u>							
5140 - SCA 5140 Plumbing	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
5145 - SCA 5145 Pool Furniture	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
5150 - SCA 5150 Pool Repari & Supplies	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
5155 - SCA 5155 Pool Passes	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
5175 - SCA 5175 Signs	\$0.00	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$1,500.00
5180 - SCA 5180 Pool Telephone Monitoring	\$535.84	\$44.67	(\$491.17)	\$535.84	\$134.01	(\$401.83)	\$536.00
5190 - SCA 5190 Telephone	\$0.00	\$50.00	\$50.00	\$0.00	\$150.00	\$150.00	\$600.00
5195 - SCA 5195 Pool Contract	\$1,263.93	\$5,583.33	\$4,319.40	\$3,763.93	\$16,749.99	\$12,986.06	\$67,000.00
<u>Total Pool</u>	\$1,799.77	\$6,519.67	\$4,719.90	\$4,299.77	\$19,559.01	\$15,259.24	\$78,236.00
<u>Taxes</u>							
5630 - SCA 5630 Tax - Property	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
<u>Total Taxes</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
<u>Utilities</u>							
5605 - SCA 5605 Electricity	\$735.17	\$568.72	(\$166.45)	\$1,396.64	\$1,706.16	\$309.52	\$6,824.66
5615 - SCA 5615 Water & Sewer	\$986.37	\$942.50	(\$43.87)	\$4,057.30	\$2,827.50	(\$1,229.80)	\$11,310.00
<u>Total Utilities</u>	\$1,721.54	\$1,511.22	(\$210.32)	\$5,453.94	\$4,533.66	(\$920.28)	\$18,134.66
<b>Total Expense</b>	\$15,863.46	\$28,770.00	\$12,906.54	\$50,943.47	\$86,310.00	\$35,366.53	\$345,240.00
Operating Net Income	\$14,375.12	\$0.00	\$14,375.12	\$43,503.72	\$0.00	\$43,503.72	\$0.00
<b>Reserve Expense</b>							
<u>Reserve Contribution</u>							
9105 - SCA 9105 Access Allocation Reserve Transfer	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	(\$125.00)	\$0.00
<u>Total Reserve Contribution</u>	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	(\$125.00)	\$0.00
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	(\$125.00)	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$125.00)	\$0.00	(\$125.00)	\$0.00
Net Income	\$14,375.12	\$0.00	\$14,375.12	\$43,378.72	\$0.00	\$43,378.72	\$0.00