

Southwyck Community Association

Balance Sheet

As of 09/30/19

Assets

10120	Frost National Bank	\$	24,743.29	
10125	Trustmark MM		75,122.32	
10140	Frost Bank Reserves		252,114.10	
10150	Community Association Bank		449,913.30	
	Total Cash		<u>801,893.01</u>	\$ 801,893.01
15000	A/R-Maintenance Fees	\$	51,229.87	
15025	A/R Section I		19,642.10	
15050	A/R Section IV		22,662.59	
15075	A/R Section V		532.24	
15500	A/R Collection		404.78	
15920	A/R Section 1 DRV		590.95	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		47.00	
15950	A/R Section I Legal Fees		1,250.00	
16100	A/R Late Payment Interest		9,529.25	
16102	A/R Section 1 Interest		1,768.25	
16103	A/R Section IV Interest		1,762.18	
16104	A/R Section V Interest		45.41	
16150	A/R-NSF Charges		174.45	
16400	A/R-Legal Fees		62,744.44	
16500	A/R Collection Fees		24,026.73	
16550	A/R Transfer fee		200.00	
	Total Accounts Receivable		<u>197,510.24</u>	\$ 197,510.24
21000	Prepaid Insurance	\$	26,160.66	
21500	Prepaid Irrig Monitor Contract		809.66	
	Total Other Assets		<u>26,970.32</u>	\$ 26,970.32
	Total Assets		<u>1,026,373.57</u>	\$ 1,026,373.57

Liabilities & Member's Equity

31000	Accounts Payable	\$	43,300.76	
31016	A/P Section 1 Interest		1,768.25	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,762.18	
31019	AP Section V Interest		45.41	
31020	A/P Section I Legal Fees		1,250.00	
31023	A/P DRV Section IV		47.00	
31024	A/P DRV Section 1		590.95	
31025	Account Payable Section I		19,642.10	
31050	Account Payable Section IV		22,662.59	
31075	Account Payable Section V		532.24	
35000	Deferred Assessments		(138,181.95)	
35100	Prepaid Assessments		16,463.36	
	Total Liabilities		<u>(29,217.11)</u>	\$ (29,217.11)

Southwyck Community Association
Balance Sheet
As of 09/30/19

51000	Reserves Capital Improvements	\$	690,682.01	
	Total Reserves		<u>690,682.01</u>	\$ 690,682.01
53000	Prior year earnings	\$	253,824.71	
	Current year net income/(loss)		111,083.96	
	Total Member's Equity		<u>364,908.67</u>	\$ 364,908.67
	Total Liabilities/Membr Equity		<u>1,026,373.57</u>	\$ 1,026,373.57

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 09/01/19 to 09/30/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	414,545.85	414,545.85	.00	552,727.80
7.13	.00	7.13	61800 DRV fines	7.13	.00	7.13	.00
25.00	.00	25.00	62700 NSF Fees	300.00	.00	300.00	.00
(160.56)	2,500.00	(2,660.56)	62752 Collection fees	36,966.85	22,500.00	14,466.85	30,000.00
159.05	41.66	117.39	74000 Interest Income	1,409.39	374.94	1,034.45	500.00
537.06	541.66	(4.60)	67250 Interest on Maintenance Fees	3,788.73	4,874.94	(1,086.21)	6,500.00
.00	666.66	(666.66)	75500 Silverlake Payment	6,737.68	5,999.94	737.74	8,000.00
.00	.00	.00	79250 Other Income	400.00	.00	400.00	.00
46,628.33	49,810.63	(3,182.30)	Total Income	464,155.63	448,295.67	15,859.96	597,727.80
			EXPENSES				
527.50	.00	(527.50)	81400 Contract/Grounds Porter Svc	1,880.00	.00	(1,880.00)	.00
14,133.64	12,375.00	(1,758.64)	81600 Landscape Contract	120,135.94	111,375.00	(8,760.94)	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	34,200.00	34,200.00	.00	45,600.00
809.58	809.58	.00	81800 Irrigation Contract	7,286.16	7,286.22	.06	9,715.00
19,270.72	16,984.58	(2,286.14)	Total Service Contracts	163,502.10	152,861.22	(10,640.88)	203,815.00
625.60	2,333.33	1,707.73	82400 General Repairs	11,984.38	20,999.97	9,015.59	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	2,290.00	4,124.97	1,834.97	5,500.00
.00	666.66	666.66	82425 Tree Trimming/Removal	2,725.00	5,999.94	3,274.94	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	7,650.00	7,875.00	225.00	10,500.00
13,504.95	1,000.00	(12,504.95)	82551 Lake Chemicals & Treatment	13,673.05	9,000.00	(4,673.05)	12,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	5,379.00	12,375.00	6,996.00	16,500.00
.00	.00	.00	82750 Vandalism, Playground	937.00	.00	(937.00)	.00
864.00	541.66	(322.34)	82800 Irrigation repairs	4,628.05	4,874.94	246.89	6,500.00
15,844.55	7,249.98	(8,594.57)	Total Repairs/Maintenance	49,266.48	65,249.82	15,983.34	87,000.00
.00	708.33	708.33	80100 Electric- Street Lights	5,099.31	6,374.97	1,275.66	8,500.00
4,000.24	2,333.33	(1,666.91)	80300 Water-Irrigation	21,930.25	20,999.97	(930.28)	28,000.00
4,000.24	3,041.66	(958.58)	Total Utilities	27,029.56	27,374.94	345.38	36,500.00
1,027.67	970.41	(57.26)	84200 Administration	8,536.57	8,733.69	197.12	11,645.00
.00	541.66	541.66	84220 Community Events	2,265.00	4,874.94	2,609.94	6,500.00
.00	791.66	791.66	84250 Newsletter Expense	4,094.36	7,124.94	3,030.58	9,500.00
109.82	83.33	(26.49)	84275 Website expense	876.83	749.97	(126.86)	1,000.00
1,000.00	.00	(1,000.00)	84300 Audit/Tax Rtn Preparation	1,000.00	4,500.00	3,500.00	4,500.00
6,579.00	1,250.00	(5,329.00)	84340 Holiday Decorations	6,579.00	11,250.00	4,671.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	7,499.97	7,369.65	10,000.00
3,270.09	3,500.00	229.91	84600 Insurance	29,438.77	31,500.00	2,061.23	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	18,749.97	18,749.97	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	405.00	3,375.00	2,970.00	4,500.00
(12,106.50)	1,958.33	14,064.83	84725 Legal Fees-Collections	(28,043.14)	17,624.97	45,668.11	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	299.97	(40.03)	400.00
(119.92)	12,420.38	12,540.30	Total Administrative	25,622.71	116,283.42	90,660.71	153,545.00
9,738.98	9,738.98	.00	90100 Reserves-Rpr/Replace	87,650.82	87,650.82	.00	116,867.80

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 09/01/19 to 09/30/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
9,738.98	9,738.98	.00	Total Reserves	87,650.82	87,650.82	.00	116,867.80
(2,106.24)	375.05	(2,481.29)	NET INCOME (LOSS)	111,083.96	(1,124.55)	112,208.51	.00
<u>9,738.98</u>	<u>9,738.98</u>	<u>.00</u>		<u>87,650.82</u>	<u>87,650.82</u>	<u>.00</u>	<u>116,867.80</u>