

# Southwyck Community Assoc.

Run Date: 10/27/2022

Run Time: 01:16 PM

## BALANCE SHEET

As of: 09/30/2022

### Assets

Account #	Account Name	Total
<b>Asset</b>		
10120	Frost National Bank	\$39,533.65
10125	Trustmark MM	\$75,428.18
10140	Frost Bank Reserves	\$252,869.82
10150	Community Association Bank	\$187,747.67
10160	CAB CDAR 1025948307	\$101,252.70
10165	CAB CDAR 1025453618	\$102,637.83
10170	CAB CDAR 1025714888	\$102,532.90
10171	CAB CDAR 1025867102	\$100,712.51
15000	A/R-Maintenance Fees	\$62,686.44
15025	A/R Section I	\$32,979.02
15050	A/R Section IV	\$25,218.34
15075	A/R Section V	\$1,257.98
15500	A/R Admin/Prior Mgmt Company	\$35.00
15925	A/R Section IV Force Mow	\$325.00
15935	A/R DRV Section IV	\$75.00
15950	A/R Section I Legal Fees	\$26,067.54
15955	A/R Section 1 -Legal Judgements	\$8,776.00
16100	A/R Late Payment Interest	\$18,492.66
16102	A/R Section 1 Interest	\$1,803.75
16103	A/R Section IV Interest	\$2,508.37
16104	A/R Section V Interest	\$66.76
16150	A/R-NSF Charges	\$125.00
16400	A/R-Legal Fees	\$47,195.16
16500	A/R Collection Fees	\$20,407.30
16600	Allowance for Doubtful Accts	(\$10,000.00)
21000	Prepaid Insurance	\$32,559.91
21500	Prepaid Irrig Monitor Contract	\$807.72
	ASSET TOTAL:	\$1,234,102.21
	TOTAL ASSETS:	\$1,234,102.21

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
31000	Accounts Payable	\$65,333.38
31014	Section 1 Legal Judgements	\$8,776.00
31015	Accounts Payable Force Mow IV	\$325.00
31016	A/P Section 1 Interest	\$1,803.75
31018	A/P Section IV Interest	\$2,508.37
31019	AP Section V Interest	\$66.76
31020	A/P Section I Legal Fees	\$26,067.54
31023	A/P DRV Section IV	\$75.00
31025	Account Payable Section I	\$32,979.02

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
31050	Account Payable Section IV	\$25,218.34
31075	Account Payable Section V	\$1,257.98
35000	Deferred Assessments	(\$138,181.95)
35100	Prepaid Assessments	\$23,906.67
	<b>LIABILITY TOTAL:</b>	<b>\$50,135.86</b>
	<b>TOTAL LIABILITIES:</b>	<b>\$50,135.86</b>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
51000	Reserves-Repairs/Replacements	\$541,314.77
51500	Reserves- Capital Improvements	\$163,387.37
	<b>RESERVES TOTAL:</b>	<b>\$704,702.14</b>
<b>Members Equity</b>		
53000	Prior year earnings	\$406,527.27
	<b>MEMBERS EQUITY TOTAL:</b>	<b>\$406,527.27</b>
	Current Year Net Income/(Loss)	\$72,736.94
	<b>TOTAL EQUITY:</b>	<b>\$1,183,966.35</b>
	<b>TOTAL LIABILITIES AND EQUITY:</b>	<b>\$1,234,102.21</b>

# Southwyck Community Assoc.

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## INCOME STATEMENT

Start: 09/01/2022 | End: 09/30/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
61000 Maintenance Assessments	46,060.65	46,060.65	0.00	414,545.85	414,545.85	0.00	552,727.80
62700 NSF Fees	25.00	0.00	25.00	250.00	0.00	250.00	0.00
62752 Collection fees	(200.00)	0.00	(200.00)	35,930.56	34,000.00	1,930.56	34,000.00
67250 Interest on Maintenance Fees	613.24	375.00	238.24	5,228.19	3,375.00	1,853.19	4,500.00
74000 Interest Income	271.34	208.33	63.01	1,840.40	1,874.97	(34.57)	2,500.00
75500 Silverlake Payment	0.00	2,000.00	(2,000.00)	0.00	18,000.00	(18,000.00)	24,000.00
<b>Income Total</b>	<b>46,770.23</b>	<b>48,643.98</b>	<b>(1,873.75)</b>	<b>457,795.00</b>	<b>471,795.82</b>	<b>(14,000.82)</b>	<b>617,727.80</b>
<b>Total Income</b>	<b>46,770.23</b>	<b>48,643.98</b>	<b>(1,873.75)</b>	<b>457,795.00</b>	<b>471,795.82</b>	<b>(14,000.82)</b>	<b>617,727.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expense</b>							
80100 Electric	1,318.16	583.33	(734.83)	6,923.40	5,249.97	(1,673.43)	7,000.00
80300 Water-Irrigation	7,152.62	2,500.00	(4,652.62)	28,050.61	22,500.00	(5,550.61)	30,000.00
81400 Contract/Grounds Porter Svc	648.50	350.00	(298.50)	3,175.50	3,150.00	(25.50)	4,200.00
81600 Landscape Contract	13,810.00	13,810.00	0.00	124,290.00	124,290.00	0.00	165,720.00
81700 Management Contract	4,651.90	4,651.90	0.00	41,867.10	41,867.10	0.00	55,822.80
81800 Irrigation Contract	809.50	816.67	7.17	7,286.19	7,350.03	63.84	9,800.00
82400 General Repairs	0.00	1,666.67	1,666.67	8,024.75	15,000.03	6,975.28	20,000.00
82401 Pressure Washing Park	1,120.00	458.33	(661.67)	3,540.00	4,124.97	584.97	5,500.00
82402 Pressure Washing Entrances	200.00	333.33	133.33	3,300.00	2,999.97	(300.03)	4,000.00
82425 Tree Trimming/Removal	0.00	416.67	416.67	4,000.00	3,750.03	(249.97)	5,000.00
82550 Lake Maintenance	884.00	916.67	32.67	7,820.00	8,250.03	430.03	11,000.00
82551 Lake Chemicals & Treatment	944.65	4,000.00	3,055.35	21,753.58	36,000.00	14,246.42	48,000.00
82600 Landscape Improve/Repairs	0.00	1,250.00	1,250.00	0.00	11,250.00	11,250.00	15,000.00
82800 Irrigation repairs	0.00	541.67	541.67	0.00	4,875.03	4,875.03	6,500.00
84200 Administration	103.79	750.00	646.21	4,154.97	6,750.00	2,595.03	9,000.00
84220 Community Events	0.00	250.00	250.00	1,883.90	2,250.00	366.10	3,000.00
84275 Website expense	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
84300 Audit/Tax Rtn Preparation	0.00	3,600.00	3,600.00	0.00	3,600.00	3,600.00	3,600.00
84340 Holiday Decorations	14,693.00	1,333.33	(13,359.67)	14,693.00	11,999.97	(2,693.03)	16,000.00
84350 Bad Debt	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000.00
84600 Insurance	3,646.00	3,625.00	(21.00)	33,292.30	32,625.00	(667.30)	43,500.00
84710 Legal expense-masterIV	0.00	416.67	416.67	0.00	3,750.03	3,750.03	5,000.00
84720 Legal fees-corporate	0.00	146.83	146.83	0.00	1,321.47	1,321.47	1,762.00
84725 Legal Fees-Collections	(19,549.76)	1,000.00	20,549.76	(15,019.25)	9,000.00	24,019.25	12,000.00
84800 Taxes/Permits	0.00	62.50	62.50	92.47	562.50	470.03	750.00
84815 Professional Fees-Clubhouse	0.00	833.33	833.33	0.00	7,499.97	7,499.97	10,000.00
90100 Reserves-Rpr/Replace	9,547.76	9,547.76	0.00	85,929.54	85,929.84	0.30	114,573.00
<b>Expense Total</b>	<b>39,980.12</b>	<b>54,777.32</b>	<b>14,797.20</b>	<b>385,058.06</b>	<b>464,195.88</b>	<b>79,137.82</b>	<b>617,727.80</b>
<b>Total Expense</b>	<b>39,980.12</b>	<b>54,777.32</b>	<b>14,797.20</b>	<b>385,058.06</b>	<b>464,195.88</b>	<b>79,137.82</b>	<b>617,727.80</b>
<b>Net Income</b>	<b>6,790.11</b>	<b>(6,133.34)</b>	<b>12,923.45</b>	<b>72,736.94</b>	<b>7,599.94</b>	<b>65,137.00</b>	<b>0.00</b>

**Southwyck Community Assoc.**

Run Date: 10/26/2022  
Run Time: 02:30 PM

**RESERVE STATEMENT**

Start: 09/01/2022 | End: 09/30/2022

<b>Account</b>	<b>Beginning Balance</b>	<b>Allocations</b>	<b>Disbursements</b>	<b>Closing Balance</b>
51000 Reserves- Repairs/Replacements	\$531,767.01	\$9,547.76	\$0.00	\$541,314.77
51500 Reserves- Capital Improvements	\$163,387.37	\$0.00	\$0.00	\$163,387.37
	<b>\$695,154.38</b>	<b>\$9,547.76</b>	<b>\$0.00</b>	<b>\$704,702.14</b>