

**Southwyck Community Association**  
**Balance Sheet**  
**As of 05/31/19**

**Assets**

10120	Frost National Bank	\$	22,181.60	
10125	Trustmark MM		75,000.00	
10140	Frost Bank Reserves		251,674.12	
10150	Community Association Bank		315,807.50	
	<b>Total Cash</b>		<hr/>	<b>\$ 664,663.22</b>
15000	A/R-Maintenance Fees	\$	37,812.33	
15025	A/R Section I		17,548.81	
15050	A/R Section IV		15,478.94	
15075	A/R Section V		634.00	
15500	A/R Collection		591.11	
15920	A/R Section 1 DRV		1,762.93	
15927	A/R Force Mow Section V		900.00	
15935	A/R DRV Section IV		94.00	
15950	A/R Section I Legal Fees		6,693.76	
16100	A/R Late Payment Interest		11,411.23	
16102	A/R Section 1 Interest		1,979.16	
16103	A/R Section IV Interest		1,456.39	
16104	A/R Section V Interest		64.42	
16150	A/R-NSF Charges		250.00	
16400	A/R-Legal Fees		58,805.75	
16500	A/R Collection Fees		19,925.37	
	<b>Total Accounts Receivable</b>		<hr/>	<b>\$ 175,408.20</b>
21000	Prepaid Insurance	\$	33,539.00	
21500	Prepaid Irrig Monitor Contract		4,047.98	
	<b>Total Other Assets</b>		<hr/>	<b>\$ 37,586.98</b>
	<b>Total Assets</b>		<hr/> <hr/>	<b>\$ 877,658.40</b> =====

**Liabilities & Member's Equity**

31000	Accounts Payable	\$	25,518.51	
31016	A/P Section 1 Interest		1,979.16	
31017	A/P Force Mow V		900.00	
31018	A/P Section IV Interest		1,456.94	
31019	AP Section V Interest		64.42	
31020	A/P Section I Legal Fees		6,693.76	
31023	A/P DRV Section IV		94.00	
31024	A/P DRV Section 1		1,762.93	
31025	Account Payable Section I		17,548.81	
31050	Account Payable Section IV		15,478.94	
31075	Account Payable Section V		634.00	
35000	Deferred Assessments		(230,303.25)	
35100	Prepaid Assessments		26,958.96	
	<b>Total Liabilities</b>		<hr/>	<b>\$ (131,212.82)</b>

**Southwyck Community Association**  
 Balance Sheet  
 As of 05/31/19

51000	Reserves Capital Improvements	\$	668,861.15	
	Total Reserves		\$	668,861.15
53000	Prior year earnings	\$	253,824.71	
	Current year net income/(loss)		86,185.36	
	Total Member's Equity		\$	340,010.07
	Total Liabilities/Membr Equity		\$	877,658.40

**Southwyck Community Association**  
**Income/Expense Statement - Budget vs. Actual**  
**Period: 05/01/19 to 05/31/19**

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
46,060.65	46,060.65	.00	61000 Maintenance Assessments	230,303.25	230,303.25	.00	552,727.80
75.00	.00	75.00	62700 NSF Fees	175.00	.00	175.00	.00
182.43	2,500.00	(2,317.57)	62752 Collection fees	19,049.21	12,500.00	6,549.21	30,000.00
146.96	41.66	105.30	74000 Interest Income	762.92	208.30	554.62	500.00
353.85	541.66	(187.81)	67250 Interest on Maintenance Fees	2,018.48	2,708.30	(689.82)	6,500.00
6,737.68	666.66	6,071.02	75500 Silverlake Payment	6,737.68	3,333.30	3,404.38	8,000.00
<b>53,556.57</b>	<b>49,810.63</b>	<b>3,745.94</b>	<b>Total Income</b>	<b>259,046.54</b>	<b>249,053.15</b>	<b>9,993.39</b>	<b>597,727.80</b>
			<b>EXPENSES</b>				
220.00	.00	(220.00)	81400 Contract/Grounds Porter Svc	605.00	.00	(605.00)	.00
14,133.64	12,375.00	(1,758.64)	81600 Landscape Contract	60,067.97	61,875.00	1,807.03	148,500.00
3,800.00	3,800.00	.00	81700 Management Contract	19,000.00	19,000.00	.00	45,600.00
809.58	809.58	.00	81800 Irrigation Contract	4,047.84	4,047.90	.06	9,715.00
<b>18,963.22</b>	<b>16,984.58</b>	<b>(1,978.64)</b>	<b>Total Service Contracts</b>	<b>83,720.81</b>	<b>84,922.90</b>	<b>1,202.09</b>	<b>203,815.00</b>
791.50	2,333.33	1,541.83	82400 General Repairs	6,492.78	11,666.65	5,173.87	28,000.00
.00	458.33	458.33	82401 Pressure Washing Park	1,170.00	2,291.65	1,121.65	5,500.00
.00	666.66	666.66	82425 Tree Trimming/Removal	.00	3,333.30	3,333.30	8,000.00
850.00	875.00	25.00	82550 Lake Maintenance	4,250.00	4,375.00	125.00	10,500.00
.00	1,000.00	1,000.00	82551 Lake Chemicals & Treatment	.00	5,000.00	5,000.00	12,000.00
.00	1,375.00	1,375.00	82600 Landscape Improve/Repairs	4,201.00	6,875.00	2,674.00	16,500.00
.00	541.66	541.66	82800 Irrigation repairs	1,430.45	2,708.30	1,277.85	6,500.00
<b>1,641.50</b>	<b>7,249.98</b>	<b>5,608.48</b>	<b>Total Repairs/Maintenance</b>	<b>17,544.23</b>	<b>36,249.90</b>	<b>18,705.67</b>	<b>87,000.00</b>
597.97	708.33	110.36	80100 Electric- Street Lights	3,571.54	3,541.65	(29.89)	8,500.00
1,625.95	2,333.33	707.38	80300 Water-Irrigation	5,279.36	11,666.65	6,387.29	28,000.00
<b>2,223.92</b>	<b>3,041.66</b>	<b>817.74</b>	<b>Total Utilities</b>	<b>8,850.90</b>	<b>15,208.30</b>	<b>6,357.40</b>	<b>36,500.00</b>
369.34	970.41	601.07	84200 Administration	2,846.76	4,852.05	2,005.29	11,645.00
.00	541.66	541.66	84220 Community Events	1,800.00	2,708.30	908.30	6,500.00
4,094.36	791.66	(3,302.70)	84250 Newsletter Expense	4,094.36	3,958.30	(136.06)	9,500.00
.00	83.33	83.33	84275 Website expense	.00	416.65	416.65	1,000.00
.00	4,500.00	4,500.00	84300 Audit/Tax Rtn Preparation	.00	4,500.00	4,500.00	4,500.00
.00	1,250.00	1,250.00	84340 Holiday Decorations	.00	6,250.00	6,250.00	15,000.00
.00	833.33	833.33	84350 Bad Debt	130.32	4,166.65	4,036.33	10,000.00
3,347.07	3,500.00	152.93	84600 Insurance	16,281.43	17,500.00	1,218.57	42,000.00
.00	2,083.33	2,083.33	84710 Legal expense-masterIV	.00	10,416.65	10,416.65	25,000.00
.00	375.00	375.00	84720 Legal fees-corporate	337.50	1,875.00	1,537.50	4,500.00
3,901.59	1,958.33	(1,943.26)	84725 Legal Fees-Collections	(11,780.03)	9,791.65	21,571.68	23,500.00
.00	33.33	33.33	84800 Taxes/Permits	340.00	166.65	(173.35)	400.00
<b>11,712.36</b>	<b>16,920.38</b>	<b>5,208.02</b>	<b>Total Administrative</b>	<b>14,050.34</b>	<b>66,601.90</b>	<b>52,551.56</b>	<b>153,545.00</b>
<b>9,738.98</b>	<b>9,738.98</b>	<b>.00</b>	<b>90100 Reserves-Rpr/Replace</b>	<b>48,694.90</b>	<b>48,694.90</b>	<b>.00</b>	<b>116,867.80</b>
<b>9,738.98</b>	<b>9,738.98</b>	<b>.00</b>	<b>Total Reserves</b>	<b>48,694.90</b>	<b>48,694.90</b>	<b>.00</b>	<b>116,867.80</b>

**Southwyck Community Association**  
 Income/Expense Statement - Budget vs. Actual  
 Period: 05/01/19 to 05/31/19

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
9,276.59	(4,124.95)	13,401.54	NET INCOME (LOSS)	86,185.36	(2,624.75)	88,810.11	.00