

# Southwyck Community Assoc.

Run Date: 08/19/2021

Run Time: 10:43 AM

## BALANCE SHEET

As of: 07/31/2021

### Assets

Account #	Account Name	Total
<b>Asset</b>		
10120	Frost National Bank	\$32,429.11
10125	Trustmark MM	\$75,392.37
10140	Frost Bank Reserves	\$252,391.84
10150	Community Association Bank	\$464,131.92
10160	CAB CDAR 1024427249	\$100,899.33
10165	CAB CDAR 1024430339	\$102,109.32
10170	CAB CDAR 1024707667	\$101,964.06
10171	CAB CD 1024887614	\$100,130.82
15000	A/R-Maintenance Fees	\$88,928.59
15025	A/R Section I	\$40,467.12
15050	A/R Section IV	\$33,006.50
15075	A/R Section V	\$1,308.42
15900	A/R Section I Force Mow	\$240.00
15920	A/R Section 1 DRV	\$65.65
15950	A/R Section I Legal Fees	\$22,049.82
16100	A/R Late Payment Interest	\$16,239.25
16102	A/R Section 1 Interest	\$1,295.99
16103	A/R Section IV Interest	\$1,745.45
16104	A/R Section V Interest	\$14.81
16150	A/R-NSF Charges	\$99.45
16400	A/R-Legal Fees	\$42,141.73
16500	A/R Collection Fees	\$11,411.11
16550	A/R Transfer fee	\$200.00
16600	Allowance for Doubtful Accts	(\$10,000.00)
21000	Prepaid Insurance	\$40,807.71
21500	Prepaid Irrig Monitor Contract	\$2,427.21
	ASSET TOTAL:	\$1,521,897.58
	TOTAL ASSETS:	\$1,521,897.58

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
31000	Accounts Payable	\$105,149.19
31001	Other payables-Management	\$200.00
31010	Accounts Payable-Force Mow I	\$240.00
31016	A/P Section 1 Interest	\$1,295.99
31018	A/P Section IV Interest	\$1,745.45
31019	AP Section V Interest	\$14.81
31020	A/P Section I Legal Fees	\$22,049.82
31024	A/P DRV Section 1	\$65.65
31025	Account Payable Section I	\$40,467.12
31050	Account Payable Section IV	\$33,006.50
31075	Account Payable Section V	\$1,308.42
35000	Deferred Assessments	(\$46,060.65)

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
35100	Prepaid Assessments	\$21,676.04
	<b>LIABILITY TOTAL:</b>	<b>\$181,158.34</b>
	<b>TOTAL LIABILITIES:</b>	<b>\$181,158.34</b>

**Equity**

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
51000	Reserves-Repairs/Replacements	\$774,093.80
51500	Reserves- Capital Improvements	\$94,130.00
	<b>RESERVES TOTAL:</b>	<b>\$868,223.80</b>
<b>Members Equity</b>		
53000	Prior year earnings	\$378,908.23
	<b>MEMBERS EQUITY TOTAL:</b>	<b>\$378,908.23</b>
	Current Year Net Income/(Loss)	\$93,607.21
	<b>TOTAL EQUITY:</b>	<b>\$1,340,739.24</b>
	<b>TOTAL LIABILITIES AND EQUITY:</b>	<b>\$1,521,897.58</b>

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## INCOME STATEMENT

Start: 07/01/2021 | End: 07/31/2021

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
61000 Maintenance Assessments	46,060.65	46,060.65	0.00	322,424.55	322,424.55	0.00	552,727.80
62700 NSF Fees	25.00	0.00	25.00	100.00	0.00	100.00	0.00
62752 Collection fees	(50.00)	0.00	(50.00)	17,204.54	15,000.00	2,204.54	30,000.00
67250 Interest on Maintenance Fees	300.63	500.00	(199.37)	1,914.09	3,500.00	(1,585.91)	6,000.00
74000 Interest Income	194.08	208.33	(14.25)	1,374.27	1,458.31	(84.04)	2,500.00
75500 Silverlake Payment	0.00	541.67	(541.67)	28,475.86	3,791.69	24,684.17	6,500.00
<b>Total</b>	<b>46,530.36</b>	<b>47,310.65</b>	<b>(780.29)</b>	<b>371,493.31</b>	<b>346,174.55</b>	<b>25,318.76</b>	<b>597,727.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
80100 Electric- Street Lights	607.92	708.33	100.41	3,554.14	4,958.31	1,404.17	8,500.00
80300 Water-Irrigation	3,086.54	2,500.00	(586.54)	14,027.92	17,500.00	3,472.08	30,000.00
81400 Contract/Grounds Porter Svc	239.50	266.67	27.17	1,796.50	1,866.69	70.19	3,200.00
81600 Landscape Contract	17,262.50	12,500.00	(4,762.50)	76,350.16	87,500.00	11,149.84	150,000.00
81700 Management Contract	4,229.00	4,229.00	0.00	29,603.00	29,603.00	0.00	50,748.00
81800 Irrigation Contract	809.66	810.00	0.34	5,667.62	5,670.00	2.38	9,720.00
82400 General Repairs	345.00	1,666.67	1,321.67	4,021.00	11,666.69	7,645.69	20,000.00
82401 Pressure Washing Park	0.00	458.33	458.33	1,120.00	3,208.31	2,088.31	5,500.00
82402 Pressure Washing Entrances	589.60	333.33	(256.27)	589.60	2,333.31	1,743.71	4,000.00
82425 Tree Trimming/Removal	0.00	416.67	416.67	0.00	2,916.69	2,916.69	5,000.00
82450 Sprinkler System Repair	0.00	0.00	0.00	350.00	0.00	(350.00)	0.00
82550 Lake Maintenance	850.00	875.00	25.00	5,950.00	6,125.00	175.00	10,500.00
82551 Lake Chemicals & Treatment	404.81	2,166.67	1,761.86	15,403.61	15,166.69	(236.92)	26,000.00
82600 Landscape Improve/Repairs	4,375.00	1,250.00	(3,125.00)	5,840.00	8,750.00	2,910.00	15,000.00
82750 Vandalism, Playground	0.00	54.50	54.50	0.00	381.50	381.50	654.00
82800 Irrigation repairs	1,550.00	541.67	(1,008.33)	6,481.00	3,791.69	(2,689.31)	6,500.00
84200 Administration	261.85	833.33	571.48	4,154.12	5,833.31	1,679.19	10,000.00
84220 Community Events	200.00	208.33	8.33	2,000.00	1,458.31	(541.69)	2,500.00
84275 Website expense	818.18	83.33	(734.85)	818.18	583.31	(234.87)	1,000.00
84300 Audit/Tax Rtn Preparation	0.00	0.00	0.00	1,361.83	0.00	(1,361.83)	3,200.00
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	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00
84600 Insurance	3,741.26	3,541.67	(199.59)	26,188.82	24,791.69	(1,397.13)	42,500.00
84700 Legal	115.07	0.00	(115.07)	115.07	0.00	(115.07)	0.00
84710 Legal expense-masterIV	5,635.00	1,666.67	(3,968.33)	3,978.00	11,666.69	7,688.69	20,000.00
84720 Legal fees-corporate	0.00	166.67	166.67	85.50	1,166.69	1,081.19	2,000.00
84725 Legal Fees-Collections	165.55	1,465.67	1,300.12	257.17	10,259.69	10,002.52	17,588.00
84800 Taxes/Permits	0.00	62.50	62.50	0.00	437.50	437.50	750.00
84815 Professional Fees-	0.00	833.33	833.33	0.00	5,833.31	5,833.31	10,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Clubhouse							
90100 Reserves-Rpr/Replace	9,738.98	9,738.98	0.00	68,172.86	68,172.86	0.00	116,867.80
<b>Total</b>	<b>55,025.42</b>	<b>49,543.98</b>	<b>(5,481.44)</b>	<b>277,886.10</b>	<b>346,807.86</b>	<b>68,921.76</b>	<b>597,727.80</b>
<b>Net Income</b>	<b>(8,495.06)</b>	<b>(2,233.33)</b>	<b>(6,261.73)</b>	<b>93,607.21</b>	<b>(633.31)</b>	<b>94,240.52</b>	<b>0.00</b>