

Southdown Community Association, Inc.

4/30/2025

**Southdown Community Association, Inc.**  
**Balance Sheet**  
**4/30/2025**

**Assets**

Cash-Reserve

1102 - SCA 1102 New First Bus.Prem.MM3257	\$78,793.81
1104.15 - SCA 1104.15 Acct.# 1029765444_26Wk BOA_3.35%	\$132,323.69
1104.16 - SCA 1104.16 Acct.# 1030283623_26Wk BOA_3.15%	\$133,120.61
1104.17 - SCA 1104.17 Acct.# 1030280543_52Wk BOA_3.10%	\$133,145.80
1111 - SCA 1111 Mutual Of Omaha CD	\$101,049.66
1115 - 1115 SCA CIT MM 886	\$201,313.91
<u>Cash-Reserve Total</u>	<u>\$779,747.48</u>

Cash-Operating

1100 - SCA 1100 New First SCA249	\$317,643.06
<u>Cash-Operating Total</u>	<u>\$317,643.06</u>

Other

1500 - SCA 1500 Accounts Receivable	\$95,909.42
1510 - SCA 1510 Allowance for Bad Debt	(\$20,400.00)
1610 - SCA 1610 Prepaid Insurance	\$12,437.73
<u>Other Total</u>	<u>\$87,947.15</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* \$1,185,337.69

**Liabilities and Equity**

Other

2000 - SCA 2000 Accounts Payable	\$1,595.00
2550 - SCA 2550 Prepaid Assessments	\$5,566.08
2600 - SCA 2600 Deferred Assessments	\$221,026.68
2675 - SCA 2675 Other Accrued Liabilities	\$4,725.00
<u>Other Total</u>	<u>\$232,912.76</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 \$478,448.35

Net Income \$69,247.96

*Liabilities & Equity Total* \$1,185,337.69

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			12/1/2024 - 4/30/2025			
	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	\$141,963.62	\$138,141.65	\$3,821.97	\$331,540.00
4400 - SCA 4400 Late Charges	(\$12.00)	\$100.00	(\$112.00)	\$1,180.00	\$500.00	\$680.00	\$1,200.00
4525 - SCA 4525 Collections Legal Fees	\$1,785.00	\$416.67	\$1,368.33	\$4,144.03	\$2,083.35	\$2,060.68	\$5,000.00
<u>Total Income</u>	\$29,401.33	\$28,145.00	\$1,256.33	\$147,287.65	\$140,725.00	\$6,562.65	\$337,740.00
<u>Reserve - Income</u>							
4905 - SCA 4905 Reserve Contribution Income	\$0.00	\$125.00	(\$125.00)	\$125.00	\$625.00	(\$500.00)	\$1,500.00
4910 - SCA 4910 Interest - Reserve	\$1,426.68	\$500.00	\$926.68	\$7,830.33	\$2,500.00	\$5,330.33	\$6,000.00
<u>Total Reserve - Income</u>	\$1,426.68	\$625.00	\$801.68	\$7,955.33	\$3,125.00	\$4,830.33	\$7,500.00
<b>Total Income</b>	\$30,828.01	\$28,770.00	\$2,058.01	\$155,242.98	\$143,850.00	\$11,392.98	\$345,240.00
<b>Expense</b>							
<u>Cameras</u>							
5200 - SCA 5200 Cameras	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$11,875.00	\$11,875.00	\$28,500.00
<u>Total Cameras</u>	\$0.00	\$2,375.00	\$2,375.00	\$0.00	\$11,875.00	\$11,875.00	\$28,500.00
<u>Common Grounds</u>							
5020 - SCA 5020 Playground Maintenance	\$0.00	\$0.00	\$0.00	\$920.13	\$0.00	(\$920.13)	\$0.00
5030 - SCA 5030 Tennis Courts	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
5045 - SCA 5045 Electrical Repairs	\$0.00	\$0.00	\$0.00	\$1,136.62	\$0.00	(\$1,136.62)	\$0.00
5050 - SCA 5050 Miscellaneous	(\$1,400.00)	\$83.33	\$1,483.33	(\$1,400.00)	\$416.65	\$1,816.65	\$1,000.00
5060 - SCA 5060 Repairs & Maintenance	\$0.00	\$2,500.00	\$2,500.00	\$1,297.92	\$12,500.00	\$11,202.08	\$30,000.00
<u>Total Common Grounds</u>	(\$1,400.00)	\$2,791.66	\$4,191.66	\$1,954.67	\$13,958.30	\$12,003.63	\$33,500.00
<u>General Administrative Expenses</u>							
5505 - SCA 5505 Accounting / Audits	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$400.00
5515 - SCA 5515 Bank Charges	\$0.00	\$20.83	\$20.83	\$10.00	\$104.15	\$94.15	\$250.00
5527 - SCA 5527 Bad Debts	\$1,738.80	\$833.33	(\$905.47)	\$1,738.80	\$4,166.65	\$2,427.85	\$10,000.00
5530 - SCA 5530 Legal	\$305.36	\$208.33	(\$97.03)	\$170.36	\$1,041.65	\$871.29	\$2,500.00
5535 - SCA 5535 Collection Expense	\$1,289.64	\$1,041.67	(\$247.97)	\$3,648.67	\$5,208.35	\$1,559.68	\$12,500.00
5540 - SCA 5540 Management Fee	\$5,432.74	\$5,432.74	\$0.00	\$27,163.70	\$27,163.70	\$0.00	\$65,192.82
5550 - SCA 5550 Meeting Expense	\$242.96	\$41.67	(\$201.29)	\$242.96	\$208.35	(\$34.61)	\$500.00
5555 - SCA 5555 Homeowner Activities	\$0.00	\$125.00	\$125.00	\$500.59	\$625.00	\$124.41	\$1,500.00
5560 - SCA 5560 Homeowner Communications	\$0.00	\$125.00	\$125.00	\$900.00	\$625.00	(\$275.00)	\$1,500.00
5565 - SCA 5565 Holiday Decorations	\$0.00	\$541.67	\$541.67	\$1,139.20	\$2,708.35	\$1,569.15	\$6,500.00
<u>Total General Administrative Expenses</u>	\$9,009.50	\$8,403.57	(\$605.93)	\$35,514.28	\$42,017.85	\$6,503.57	\$100,842.82
<u>Insurance</u>							
5400 - SCA 5400 Insurance Expense	\$1,705.78	\$1,495.83	(\$209.95)	\$8,528.90	\$7,479.15	(\$1,049.75)	\$17,950.00
<u>Total Insurance</u>	\$1,705.78	\$1,495.83	(\$209.95)	\$8,528.90	\$7,479.15	(\$1,049.75)	\$17,950.00
<u>Landscaping</u>							
5100 - SCA 5100 Landscape Contract	\$4,725.00	\$4,725.00	\$0.00	\$18,900.00	\$23,625.00	\$4,725.00	\$56,700.00
5105 - SCA 5105 Irrigation Repairs	\$380.00	\$0.00	(\$380.00)	\$1,677.92	\$0.00	(\$1,677.92)	\$0.00
5115 - SCA 5115 Landscape Additional	\$1,700.00	\$416.67	(\$1,283.33)	\$1,700.00	\$2,083.35	\$383.35	\$5,000.00

**Southdown Community Association, Inc.**  
**Budget Comparison Report**  
**4/1/2025 - 4/30/2025**

	4/1/2025 - 4/30/2025			12/1/2024 - 4/30/2025			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5125 - SCA 5125 Trees	\$0.00	\$489.71	\$489.71	\$1,677.88	\$2,448.55	\$770.67	\$5,876.52
<u>Total Landscaping</u>	\$6,805.00	\$5,631.38	(\$1,173.62)	\$23,955.80	\$28,156.90	\$4,201.10	\$67,576.52
<u>Pool</u>							
5140 - SCA 5140 Plumbing	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
5145 - SCA 5145 Pool Furniture	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
5150 - SCA 5150 Pool Repari & Supplies	\$19.49	\$500.00	\$480.51	\$19.49	\$2,500.00	\$2,480.51	\$6,000.00
5155 - SCA 5155 Pool Passes	\$584.55	\$41.67	(\$542.88)	\$584.55	\$208.35	(\$376.20)	\$500.00
5175 - SCA 5175 Signs	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
5180 - SCA 5180 Pool Telephone Monitoring	\$0.00	\$44.67	\$44.67	\$535.84	\$223.35	(\$312.49)	\$536.00
5190 - SCA 5190 Telephone	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
5195 - SCA 5195 Pool Contract	\$1,250.00	\$5,583.33	\$4,333.33	\$6,263.93	\$27,916.65	\$21,652.72	\$67,000.00
<u>Total Pool</u>	\$1,854.04	\$6,519.67	\$4,665.63	\$7,403.81	\$32,598.35	\$25,194.54	\$78,236.00
<u>Taxes</u>							
5630 - SCA 5630 Tax - Property	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
<u>Total Taxes</u>	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
<u>Utilities</u>							
5605 - SCA 5605 Electricity	\$680.29	\$568.72	(\$111.57)	\$2,847.55	\$2,843.60	(\$3.95)	\$6,824.66
5615 - SCA 5615 Water & Sewer	\$725.00	\$942.50	\$217.50	\$5,665.01	\$4,712.50	(\$952.51)	\$11,310.00
<u>Total Utilities</u>	\$1,405.29	\$1,511.22	\$105.93	\$8,512.56	\$7,556.10	(\$956.46)	\$18,134.66
<b>Total Expense</b>	<b>\$19,379.61</b>	<b>\$28,770.00</b>	<b>\$9,390.39</b>	<b>\$85,870.02</b>	<b>\$143,850.00</b>	<b>\$57,979.98</b>	<b>\$345,240.00</b>
Operating Net Income	\$11,448.40	\$0.00	\$11,448.40	\$69,372.96	\$0.00	\$69,372.96	\$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>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$125.00</b>	<b>\$0.00</b>	<b>(\$125.00)</b>	<b>\$0.00</b>
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$125.00)	\$0.00	(\$125.00)	\$0.00
Net Income	\$11,448.40	\$0.00	\$11,448.40	\$69,247.96	\$0.00	\$69,247.96	\$0.00