

Southwyck Community Association

Balance Sheet

As of 04/30/17

Assets

10120	Frost National Bank	\$ 21,939.67	
10140	Frost Bank Reserves	249,697.64	
10150	Community Association Bank	158,670.75	
	Total Cash	<u>\$ 430,308.06</u>	
15000	A/R-Maintenance Fees	\$ 74,573.87	
15025	A/R Section I	45,417.84	
15050	A/R Section IV	25,733.31	
15075	A/R Section V	1,168.91	
15500	A/R Collection	3,742.86	
15900	A/R Section I Force Mow	67.95	
15920	A/R Section 1 DRV	987.87	
15935	A/R DRV Section IV	2,349.67	
15950	A/R Section I Legal Fees	1,301.65	
16100	A/R Collection Fees Late Pmt	23,730.05	
16150	A/R-NSF Charges	59.00	
16400	A/R-Legal Fees	33,780.34	
16500	A/R Collection Fees	26,882.36	
	Total Accounts Receivable	<u>\$ 239,795.68</u>	
21000	Prepaid Insurance	\$ 3,148.74	
21500	Prepaid Irrig Monitor Contract	9,715.00	
	Total Other Assets	<u>\$ 12,863.74</u>	
	Total Assets	<u>\$ 682,967.48</u>	<u>=====</u>

Liabilities & Member's Equity

31000	Accounts Payable	\$ 23,277.08	
31002	Unidentified deposit	300.13	
31010	Accounts Payable-Force Mow I	67.95	
31020	A/P Section I Legal Fees	1,301.65	
31023	A/P DRV Section IV	2,349.67	
31024	A/P DRV Section 1	987.87	
31025	Account Payable Section I	45,417.84	
31050	Account Payable Section IV	25,733.31	
31075	Account Payable Section V	1,168.91	
35000	Deferred Assessments	(170,493.00)	
35100	Prepaid Assessments	18,127.44	
	Total Liabilities	<u>\$ (51,761.15)</u>	
51000	Reserves Capital Improvements	\$ 339,625.24	
	Total Reserves	<u>\$ 339,625.24</u>	
53000	Prior year earnings	\$ 383,774.87	
	Current year net income/(loss)	11,328.52	

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 04/01/17 to 04/30/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
42,661.50	42,661.50	.00	61000 Maintenance Assessments	170,646.00	170,646.00	.00	511,938.00
.00	.00	.00	62700 NSF Fees	125.00	.00	125.00	.00
.00	2,500.00	(2,500.00)	62752 Collection fees	20,019.15	10,000.00	10,019.15	30,000.00
23.69	.00	23.69	74000 Interest Income	73.53	.00	73.53	.00
987.67	541.66	446.01	67250 Interest on Maintenance Fees	6,257.17	2,166.64	4,090.53	6,500.00
15,000.00	666.66	14,333.34	75500 Silverlake Payment	15,000.00	2,666.64	12,333.36	8,000.00
.00	.00	.00	79250 Other Income	47.28	.00	47.28	.00
58,672.86	46,369.82	12,303.04	Total Income	212,168.13	185,479.28	26,688.85	556,438.00
EXPENSES							
12,172.04	9,833.33	(2,338.71)	81600 Landscape Contract	39,559.13	39,333.32	(225.81)	118,000.00
.00	1,000.00	1,000.00	81601 Landscape- Section I Subsidy	6,000.00	4,000.00	(2,000.00)	12,000.00
3,800.00	4,833.33	1,033.33	81700 Management Contract	15,200.00	19,333.32	4,133.32	58,000.00
15,972.04	15,666.66	(305.38)	Total Service Contracts	60,759.13	62,666.64	1,907.51	188,000.00
1,352.00	2,500.00	1,148.00	82400 General Repairs	11,280.94	10,000.00	(1,280.94)	30,000.00
.00	416.66	416.66	82401 Pressure Washing Park	1,080.00	1,666.64	586.64	5,000.00
.00	1,333.33	1,333.33	82425 Tree Trimming	.00	5,333.32	5,333.32	16,000.00
853.00	875.00	22.00	82550 Lake Maintenance	3,403.00	3,500.00	97.00	10,500.00
.00	166.66	166.66	82551 Lake Chemicals & Treatment	9,865.00	666.64	(9,198.36)	2,000.00
2,022.38	1,375.00	(647.38)	82600 Landscape Improve/Repairs	5,916.38	5,500.00	(416.38)	16,500.00
1,509.80	833.33	(676.47)	82800 Irrigation repairs	2,214.80	3,333.32	1,118.52	10,000.00
5,737.18	7,499.98	1,762.80	Total Repairs/Maintenance	33,760.12	29,999.92	(3,760.20)	90,000.00
552.72	333.33	(219.39)	80100 Electric- Street Lights	1,910.58	1,333.32	(577.26)	4,000.00
16.77	1,500.00	1,483.23	80300 Water-Irrigation	1,197.20	6,000.00	4,802.80	18,000.00
569.49	1,833.33	1,263.84	Total Utilities	3,107.78	7,333.32	4,225.54	22,000.00
341.10	583.33	242.23	84200 Administration	5,424.16	2,333.32	(3,090.84)	7,000.00
.00	33.33	33.33	84202 Office supplies-copies	.00	133.32	133.32	400.00
.00	183.33	183.33	84203 Office supplies-postage	.00	733.32	733.32	2,200.00
.00	416.66	416.66	84220 Community Events	2,000.00	1,666.64	(333.36)	5,000.00
2,276.58	833.33	(1,443.25)	84250 Newsletter Expense	4,553.16	3,333.32	(1,219.84)	10,000.00
.00	83.33	83.33	84275 Website expense	.00	333.32	333.32	1,000.00
.00	.00	.00	84300 Audit/Tax Rtn Preparation	.00	.00	.00	6,000.00
.00	1,125.00	1,125.00	84340 Holiday Decorations	.00	4,500.00	4,500.00	13,500.00
.00	750.00	750.00	84350 Bad Debt	18,325.35	3,000.00	(15,325.35)	9,000.00
3,148.66	3,184.41	35.75	84600 Insurance	12,594.64	12,737.64	143.00	38,213.00
.00	.00	.00	84700 Legal	(1,917.05)	.00	1,917.05	.00
274.25	4,000.00	3,725.75	84710 Legal expense-master	35,378.59	16,000.00	(19,378.59)	48,000.00
.00	1,250.00	1,250.00	84720 Legal fees-corporate	.00	5,000.00	5,000.00	15,000.00
1,545.41	2,083.33	537.92	84725 Legal Fees-Collections	1,545.41	8,333.32	6,787.91	25,000.00
.00	16.66	16.66	84800 Taxes/Permits	.00	66.64	66.64	200.00
7,586.00	14,542.71	6,956.71	Total Administrative	77,904.26	58,170.84	(19,733.42)	180,513.00
6,327.08	6,327.08	.00	90100 Reserves-Rpr/Replace	25,308.32	25,308.32	.00	75,925.00

Southwyck Community Association
Income/Expense Statement - Budget vs. Actual
Period: 04/01/17 to 04/30/17

Actual	Current Period Budget	Variance	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
6,327.08	6,327.08	.00	Total Reserves	25,308.32	25,308.32	.00	75,925.00
22,481.07	500.06	21,981.01	NET INCOME (LOSS)	11,328.52	2,000.24	9,328.28	.00