

# Southwyck Community Assoc.

Run Date: 08/19/2020  
Run Time: 04:13 PM

## BALANCE SHEET As of: 07/31/2020 Assets

Account #	Account Name	Total
<b>Asset</b>		
10120	Frost National Bank	\$27,390.50
10125	Trustmark MM	\$75,332.40
10140	Frost Bank Reserves	\$252,341.42
10150	Community Association Bank	\$377,829.79
10160	CAB CDAR	\$100,483.14
10165	CAB CDAR	\$100,995.49
10170	CAB CDAR 1023611879	\$100,528.98
15000	A/R-Maintenance Fees	\$94,069.21
15025	A/R Section I	\$37,256.05
15050	A/R Section IV	\$34,489.23
15075	A/R Section V	\$3,896.00
15500	A/R Collection	\$196.66
15920	A/R Section 1 DRV	\$79.91
15950	A/R Section I Legal Fees	\$800.00
16100	A/R Late Payment Interest	\$10,118.66
16102	A/R Section 1 Interest	\$871.33
16103	A/R Section IV Interest	\$1,322.02
16104	A/R Section V Interest	\$44.38
16150	A/R-NSF Charges	\$224.45
16400	A/R-Legal Fees	\$47,200.11
16500	A/R Collection Fees	\$16,232.23
16550	A/R Transfer fee	\$200.00
21000	Prepaid Insurance	\$41,153.77
21500	Prepaid Irrig Monitor Contract	\$2,428.13
	ASSET TOTAL:	\$1,325,483.86
	TOTAL ASSETS:	\$1,325,483.86

## Liabilities

Account #	Account Name	Total
<b>Liability</b>		
31000	Accounts Payable	\$74,923.48
31001	Other payables-Management	\$200.00
31016	A/P Section 1 Interest	\$871.33
31018	A/P Section IV Interest	\$1,322.02
31019	AP Section V Interest	\$44.38
31020	A/P Section I Legal Fees	\$800.00
31024	A/P DRV Section 1	\$79.91
31025	Account Payable Section I	\$37,256.05
31050	Account Payable Section IV	\$34,489.23
31075	Account Payable Section V	\$3,896.00
35000	Deferred Assessments	(\$46,060.65)
35100	Prepaid Assessments	\$17,631.03
	LIABILITY TOTAL:	\$125,452.78

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$125,452.78

**Equity**

Account #	Account Name	Total
<b>Reserves</b>		
51000	Reserves-Repairs/Replacements	\$758,031.00
51500	Reserves- Capital Improvements	\$50,000.00
	RESERVES TOTAL:	\$808,031.00
<b>Members Equity</b>		
53000	Prior year earnings	\$313,060.83
	MEMBERS EQUITY TOTAL:	\$313,060.83
	TOTAL NET INCOME (LOSS):	\$78,939.25
	TOTAL EQUITY:	\$1,200,031.08
	TOTAL LIABILITIES AND EQUITY:	\$1,325,483.86

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## INCOME STATEMENT

Start: 07/01/2020 | End: 07/31/2020

### 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	175.00	0.00	175.00	0.00
62752 Collection fees	0.00	0.00	0.00	17,433.44	15,000.00	2,433.44	30,000.00
67250 Interest on Maintenance Fees	337.02	500.00	(162.98)	4,560.45	3,500.00	1,060.45	6,000.00
74000 Interest Income	28.55	41.67	(13.12)	2,304.11	291.69	2,012.42	500.00
75500 Silverlake Payment	0.00	541.67	(541.67)	21,500.84	3,791.69	17,709.15	6,500.00
<b>Total</b>	<b>46,451.22</b>	<b>47,143.99</b>	<b>(692.77)</b>	<b>368,398.39</b>	<b>345,007.93</b>	<b>23,390.46</b>	<b>595,727.80</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
80100 Electric- Street Lights	551.15	708.33	157.18	3,186.39	4,958.31	1,771.92	8,500.00
80300 Water-Irrigation	2,606.70	2,500.00	(106.70)	15,570.65	17,500.00	1,929.35	30,000.00
81400 Contract/Grounds Porter Svc	16.00	250.00	234.00	1,534.00	1,750.00	216.00	3,000.00
81600 Landscape Contract	14,133.64	12,375.00	(1,758.64)	91,868.66	86,625.00	(5,243.66)	148,500.00
81700 Management Contract	4,028.00	4,028.00	0.00	28,196.00	28,196.00	0.00	48,336.00
81800 Irrigation Contract	809.66	810.00	0.34	5,667.62	5,670.00	2.38	9,720.00
82400 General Repairs	0.00	1,666.67	1,666.67	695.00	11,666.69	10,971.69	20,000.00
82401 Pressure Washing Park	1,170.00	458.33	(711.67)	4,170.00	3,208.31	(961.69)	5,500.00
82402 Pressure Washing	0.00	0.00	0.00	3,582.50	0.00	(3,582.50)	0.00
Entrances							
82425 Tree Trimming/Removal	0.00	666.67	666.67	0.00	4,666.69	4,666.69	8,000.00
82550 Lake Maintenance	850.00	875.00	25.00	5,950.00	6,125.00	175.00	10,500.00
82551 Lake Chemicals & Treatment	0.00	1,000.00	1,000.00	14,924.03	7,000.00	(7,924.03)	12,000.00
82600 Landscape Improve/Repairs	0.00	1,083.33	1,083.33	0.00	7,583.31	7,583.31	13,000.00
82750 Vandalism, Playground	0.00	0.00	0.00	1,937.00	0.00	(1,937.00)	0.00
82800 Irrigation repairs	0.00	541.67	541.67	2,048.69	3,791.69	1,743.00	6,500.00
84200 Administration	354.38	1,000.00	645.62	4,016.25	7,000.00	2,983.75	12,000.00
84220 Community Events	0.00	541.67	541.67	536.50	3,791.69	3,255.19	6,500.00
84250 Newsletter Expense	0.00	791.67	791.67	0.00	5,541.69	5,541.69	9,500.00
84275 Website expense	0.00	83.33	83.33	0.00	583.31	583.31	1,000.00
84300 Audit/Tax Rtn Preparation	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
84340 Holiday Decorations	0.00	1,250.00	1,250.00	0.00	8,750.00	8,750.00	15,000.00
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)	20,091.71	24,791.69	4,699.98	42,500.00
84710 Legal expense-masterIV	1,837.50	2,083.33	245.83	3,862.50	14,583.31	10,720.81	25,000.00
84720 Legal fees-corporate	0.00	237.83	237.83	0.00	1,664.81	1,664.81	2,854.00
84725 Legal Fees-Collections	11,250.75	1,666.67	(9,584.08)	12,967.13	11,666.69	(1,300.44)	20,000.00
84800 Taxes/Permits	0.00	62.50	62.50	481.65	437.50	(44.15)	750.00
84815 Professional Fees-Clubhouse	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
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>51,088.02</b>	<b>49,627.31</b>	<b>(1,460.71)</b>	<b>289,459.14</b>	<b>347,391.17</b>	<b>57,932.03</b>	<b>598,727.80</b>
<b>Net Income</b>	<b>(4,636.80)</b>	<b>(2,483.32)</b>	<b>(2,153.48)</b>	<b>78,939.25</b>	<b>(2,383.24)</b>	<b>81,322.49</b>	<b>(3,000.00)</b>