

Financial Reports

September 30, 2021

Prepared by



Community Management, Inc.

Historic Southwood Park Association
Balance Sheet
As of September 30, 2021

	<u>Sep 30, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Old National Bank	
Checking - ONB	1,485.40
Savings - ONB	18,004.26
Total Old National Bank	<u>19,489.66</u>
Total Checking/Savings	19,489.66
Accounts Receivable	
Accounts Receivable	3,395.51
Total Accounts Receivable	<u>3,395.51</u>
Total Current Assets	<u>22,885.17</u>
TOTAL ASSETS	<u><u>22,885.17</u></u>

Historic Southwood Park Association Profit & Loss Budget vs. Actual January through September 2021

	<u>Jan - Sep 21</u>	<u>2021 Budget</u>	<u>2022 Budget</u>
Ordinary Income/Expense			
Income			
Association Dues	31,101.99	34,950.00	31,140.00 Dues at \$45/yr
Interest Income	4.46		
Total Income	<u>31,106.45</u>	<u>34,950.00</u>	<u>31,140.00</u>
Gross Profit	31,106.45	34,950.00	31,140.00
Expense			
Admin			
Bank Fee	-16.00		
Donation	205.00	100.00	200.00
Flags	103.50		0.00
Garage sale ad	130.70	120.00	132.00
Hospitality/Assoc Party	4,795.46	3,000.00	4,500.00
Insurance Expense	0.00	310.00	330.00
Legal	490.15	400.00	400.00
Office Supplies/Mailers	1,195.58	2,600.00	2,000.00
Postage	1,033.55	1,800.00	1,500.00
Property Management Fee	3,600.00	4,800.00	4,800.00
Social Media	216.00	200.00	216.00
Tax Filing	200.00	200.00	200.00
Welcome Wagon	760.00	1,100.00	1,000.00
Total Admin	<u>12,713.94</u>	<u>14,630.00</u>	<u>15,278.00</u>
Exterior			
LawnCare/Landscaping	3,222.20	3,200.00	3,500.00
Maintenance	2,361.90	250.00	250.00
Security Drives	10,200.00	15,300.00	15,300.00
Sidewalk Remb	0.00	2,500.00	2,000.00
Trees	879.75	2,000.00	1,500.00
Total Exterior	<u>16,663.85</u>	<u>23,250.00</u>	<u>22,550.00</u>
Utilities			
Electric	500.09	250.00	560.00
Water	126.09	250.00	250.00
Total Utilities	<u>626.18</u>	<u>500.00</u>	<u>810.00</u>
Total Expense	<u>30,003.97</u>	<u>38,380.00</u>	<u>38,638.00</u>
Net Ordinary Income	1,102.48	-3,430.00	-7,498.00

Historic Southwood Park Association Transaction Detail by Account January through September 2021

Type	Date	Num	Name	Memo	Paid Amount
Admin					
Bank Fee					
Invoice	02/10/2021	5288	██████████	Non Sufficient Funds - Check #2611 returned "Stc	-30.00
Check	02/28/2021			Service Charge	11.00
Check	03/31/2021			Service Charge	22.00
Check	04/30/2021			Service Charge	11.00
Invoice	05/17/2021	5296	██████████	Non Sufficient Funds - Check #0000007160 return	-30.00
Total Bank Fee					-16.00
Donation					
Check	04/23/2021	4820	Packard Area Planning Alliance	gift	50.00
Check	04/23/2021	4821	Southwest Area Partnership	gift	50.00
Check	07/30/2021	CC	Go Fund Me	foster park mural	105.00
Total Donation					205.00
Flags					
Deposit	01/20/2021			Deposit	-400.00
Deposit	01/20/2021			Deposit	-20.00
Deposit	01/29/2021	1550		Flag Prepay - Groh	-20.00
Deposit	02/08/2021	5008		Deposit	-20.00
Check	05/24/2021	CC	Anley Flags	flags	843.50
Deposit	06/21/2021			Deposit	-120.00
Deposit	07/23/2021			Deposit	-120.00
Deposit	09/13/2021	lme		Deposited by BOD	-20.00
Deposit	09/13/2021			Deposited by BOD	-20.00
Total Flags					103.50
Garage sale ad					
Check	06/02/2021	CC	Fort Wayne Newspapers		72.30
Check	06/03/2021	CC	Fort Wayne Newspapers		58.40
Total Garage sale ad					130.70
Hospitality/Assoc Party					
Check	07/13/2021	4832	Mutton Rentals	annual party	2,121.07
Check	07/21/2021	CC	Jess Thrower	entertainment for block party	800.00
Check	07/23/2021	CC	Smile More Meal Prep		1,544.50
Check	07/30/2021	4836	Rager #65A	REMB party items	329.89
Total Hospitality/Assoc Party					4,795.46
Legal					
Invoice	02/05/2021	FC 1384	Delaney #033E	██████████	-75.00
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	Private Process x 4	100.00
Check	02/24/2021	4806	Perry Law Collections	Private Process x 5	125.00
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83
Check	02/24/2021	4806	Perry Law Collections	██████████	89.83

Historic Southwood Park Association Transaction Detail by Account January through September 2021

Type	Date	Num	Name	Memo	Paid Amount
Check	02/24/2021	4806	Perry Law Collections	Filing Fee for [REDACTED]	89.83
Check	02/24/2021	4806	Perry Law Collections	Filing Fee for [REDACTED]	89.83
Invoice	03/15/2021	FC 1384	[REDACTED]	Filing Fee Remb	-37.00
Invoice	03/15/2021	FC 2227	[REDACTED]	Filing Fee Remb	-112.00
Invoice	03/15/2021	FC 2197	[REDACTED]	Filing Fee Remb	-112.00
Invoice	03/15/2021	FC 2202	[REDACTED]	Filing Fee Remb	-112.00
Invoice	03/15/2021	FC 2203	[REDACTED]	Filing Fee Remb	-112.00
Invoice	03/15/2021	FC 2093	[REDACTED]	Filing Fee Remb	-112.00
Invoice	03/15/2021	FC 2207	[REDACTED]	Filing Fee Remb	-112.00
Invoice	04/23/2021	FC 2231	[REDACTED]	Filing Fee Remb	-112.00
Invoice	04/23/2021	FC 2232	[REDACTED]	Filing Fee Remb	-112.00
Invoice	04/23/2021	FC 2236	[REDACTED]	Filing Fee Remb	-112.00
Check	06/28/2021	4829	Fletcher Van Gilder, LLP	zoning issue	70.00
Check	07/30/2021	4834	Fletcher Van Gilder, LLP	inv46955/covenants&zoning	365.15
Check	07/30/2021	4834	Fletcher Van Gilder, LLP	inv46856/rentals	124.03
Check	09/28/2021	4844	Fletcher Van Gilder, LLP	inv47504/rental and shed issue	17.50
Total Legal					490.15
Office Supplies/Mailers					
Check	04/22/2021	4818	Above & Beyond CM	inv7641/printed items and envlps	41.10
Check	05/25/2021	4824	Above & Beyond CM	inv7818/printed items, including newsletter	738.48
Check	07/16/2021	CC	Office Depot	printed mailer	331.64
Check	09/07/2021	4841	Above & Beyond CM	inv8163/printed labels	84.36
Total Office Supplies/Mailers					1,195.58
Postage					
Check	01/04/2021	4772	Post Master	400 stamps to complete mailer and feb statement	220.00
Check	03/10/2021	4810	Above & Beyond CM	fed ex overnight for lawncare contract	26.95
Check	03/19/2021	4813	Above & Beyond CM	REMB fed ex mailing, + trip to fed ex	49.60
Check	04/15/2021	4817	Post Master	stamps for mailer	330.00
Check	07/16/2021	CC	Office Depot	postage for mailer	407.00
Total Postage					1,033.55
Property Management Fee					
Check	01/18/2021	4803	Above & Beyond CM	inv7352/monthly	400.00
Check	02/24/2021	4807	Above & Beyond CM	Inv. 7447 Monthly Management Fee	400.00
Check	03/19/2021	4813	Above & Beyond CM	inv7528	400.00
Check	04/22/2021	4818	Above & Beyond CM	inv7675	400.00
Check	05/25/2021	4824	Above & Beyond CM	inv7771	400.00
Check	06/16/2021	4827	Above & Beyond CM	inv7902	400.00
Check	07/30/2021	4835	Above & Beyond CM	inv8004	400.00
Check	08/24/2021	4838	Above & Beyond CM	inv8106	400.00
Check	09/28/2021	4845	Above & Beyond CM	inv8198	400.00
Total Property Management Fee					3,600.00
Social Media					
Check	06/02/2021	CC	Square Space	website	216.00
Total Social Media					216.00
Tax Filing					
Check	02/24/2021	4807	Above & Beyond CM	Inv. 7478 - File 1099 & 1096, print & mail	25.00

Historic Southwood Park Association Transaction Detail by Account January through September 2021

Type	Date	Num	Name	Memo	Paid Amount
Check	03/19/2021	4813	Above & Beyond CM	inv7572/fed and state tax prep and file	175.00
Total Tax Filing					200.00
Welcome Wagon					
Check	02/01/2021	CC	Antonuccio's Italian	new resident gift cards	100.00
Check	02/01/2021	CC	The Friendly Fox	new resident gift cards	100.00
Check	02/08/2021	CC	Antonuccio's Italian	new resident gift cards	30.00
Check	02/08/2021	CC	The Friendly Fox	new resident gift cards	30.00
Check	03/08/2021	CC	The Friendly Fox	new resident gift cards	50.00
Check	03/08/2021	CC	Antonuccio's Italian	new resident gift cards	50.00
Check	05/12/2021	CC	The Friendly Fox		100.00
Check	05/12/2021	CC	Antonuccio's Italian	gift cards	100.00
Check	06/21/2021	CC	The Friendly Fox	new resident gift cards	100.00
Check	06/21/2021	CC	Antonuccio's Italian	new resident gift cards	100.00
Total Welcome Wagon					760.00
Total Admin					12,713.94
Exterior					
LawnCare/Landscaping					
Check	03/19/2021	4811	Samantha Rae Bristow	inv1299/landscaping, mowing, trimmimg, irragatio	0.00
Check	04/09/2021	4814	CA Holbrook	2021 services	202.23
Check	04/23/2021	4819	CA Holbrook	2021 fert	606.69
Check	05/05/2021	4822	Felgers	inv122178/20 yards mulch 1st delv	584.22
Check	05/05/2021	4822	Felgers	inv122179/20 yards mulch 2nd delv	584.22
Check	05/31/2021	4826	Sierah Barnhart	gardening installment	225.00
Check	06/20/2021	4830	Sierah Barnhart	gardening installment	225.00
Check	07/20/2021	4833	Sierah Barnhart	gardening installment	225.00
Check	08/20/2021	4837	Sierah Barnhart	gardening installment	225.00
Check	09/07/2021	4840	Heartland Restoration Services	inv4394/plants	119.84
Check	09/15/2021	4842	Sierah Barnhart	gardening installment	225.00
Total LawnCare/Landscaping					3,222.20
Maintenance					
Check	03/12/2021	ATM	Graphx Direct Inc	sign	107.00
Check	04/09/2021	4815	Rainbow TreeCare	tree treatments	199.95
Check	04/23/2021	CC	Menards	leaf bags	47.51
Check	05/05/2021	4823	Sanctuary Native Landscapes LLC	inv1093/for redesigned garden, south wayne	1,736.50
Check	05/21/2021	CC	Graphx Direct	signs	149.80
Check	06/07/2021	CC	Connleys Do it Best	?? no receipt...	34.20
Check	06/07/2021	CC	Connleys Do it Best	?? no receipt...	50.56
Check	07/30/2021	CC	Graphx Direct Inc	pollinator garaden sign	36.38
Total Maintenance					2,361.90
Security Drives					
Check	02/05/2021	4804	Allen Protection Services	inv46970	1,275.00
Check	03/04/2021	4808	Allen Protection Services		1,275.00
Check	04/09/2021	4816	Allen Protection Services		1,275.00
Check	05/25/2021	4825	Allen Protection Services	inv47160/monthly	1,275.00
Check	06/22/2021	4828	Allen Protection Services	inv47226	1,275.00
Check	07/13/2021	4831	Allen Protection Services	inv47307/monthly	1,275.00
Check	08/24/2021	4839	Allen Protection Services	inv47380	1,275.00

Historic Southwood Park Association

Transaction Detail by Account

January through September 2021

Type	Date	Num	Name	Memo	Paid Amount
Check	09/28/2021	4843	Allen Protection Services	inv47440/sept	1,275.00
Total Security Drives					<u>10,200.00</u>
Trees					
Check	04/16/2021	CC	Fort Wayne Trees	tree purchase	879.75
Total Trees					<u>879.75</u>
Total Exterior					<u>16,663.85</u>
Utilities					
Electric					
Check	01/04/2021	EFT	Indiana Michigan Power		64.05
Check	02/08/2021	EFT	Indiana Michigan Power		96.84
Check	03/08/2021	EFT	Indiana Michigan Power		89.87
Check	04/05/2021	EFT	Indiana Michigan Power		83.57
Check	05/05/2021	EFT	Indiana Michigan Power		86.89
Check	06/07/2021	EFT	Indiana Michigan Power		29.45
Check	07/06/2021	EFT	Indiana Michigan Power		16.46
Check	08/06/2021	EFT	Indiana Michigan Power		16.46
Check	09/07/2021	EFT	Indiana Michigan Power		17.31
Total Electric					<u>500.90</u>
Water					
Check	01/20/2021	EFT	City Utilities		13.73
Check	02/22/2021	EFT	City Utilities		13.73
Check	03/19/2021	EFT	City Utilities		13.73
Check	04/26/2021	EFT	City Utilities		13.73
Check	05/25/2021	EFT	City Utilities		14.03
Check	06/22/2021	EFT	City Utilities		13.73
Check	07/22/2021	EFT	City Utilities		14.31
Check	08/24/2021	EFT	City Utilities		14.55
Check	09/22/2021	EFT	City Utilities		14.55
Total Water					<u>126.09</u>
Total Utilities					<u>626.99</u>
TOTAL					<u><u>30,004.78</u></u>

Historic Southwood Park Association A/R Aging Summary As of October 27, 2021

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
██████████	████	████	████	████	████	████
██████████████████	████	████	████	████	████	████
██████████████████████	████	████	████	████	████	████
██████████	████	████	████	████	████	████
██████████	████	████	████	████	████	████
██████████	████	████	████	████	████	████
██████████	████	████	████	████	████	████
TOTAL	<u><u>0.00</u></u>	<u><u>-45.00</u></u>	<u><u>-45.00</u></u>	<u><u>-90.00</u></u>	<u><u>3,239.31</u></u>	<u><u>3,059.31</u></u>