



## **Southwyck Community Association Inc.**

07/31/2014

### **FINANCIAL REPORT**

**Included Reports**

Comparative Balance Sheet  
Statement of Income and Expenses

**Copies**

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5295 Hollister Street  
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>ASSETS</b>				
OPERATING FUND				
10001 193	Operating Account Cap One 7527014012	315,539.95	428,421.26	112,881.31
	TOTAL OPERATING FUND	315,539.95	428,421.26	112,881.31
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	0.00	206,576.64	206,576.64
12300	A/R Late Fees/ F.C.	0.00	76,448.08	76,448.08
12310	A/R Admin Fee	0.00	6,456.83	6,456.83
12320	A/R Bank Charges	0.00	39.00	39.00
12345	A/R Mowing Fee	0.00	999.96	999.96
12360	A/R Legal Fees	0.00	50,014.18	50,014.18
	TOTAL ACCOUNTS RECEIVABLE	0.00	340,534.69	340,534.69
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	294,586.90	303,020.33	8,433.43
	TOTAL REPLACEMENT FUND	294,586.90	303,020.33	8,433.43
PREPAID EXPENSES				
16000	Prepaid Insurance	32,302.42	29,365.84	(2,936.58)
	TOTAL PREPAID EXPENSES	32,302.42	29,365.84	(2,936.58)
	TOTAL ASSETS	642,429.27	1,101,342.12	458,912.85

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	311.83	1,155.00	843.17
22360 000	Prepaid Assessment	0.00	7,197.93	7,197.93
22420	Unearned Assessment	0.00	379,565.42	379,565.42
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	<b>TOTAL ACCOUNTS PAYABLE</b>	311.83	387,918.35	387,606.52
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	<b>TOTAL LIABILITIES</b>	311.83	387,918.35	387,606.52
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<b>REPLACEMENT RESERVE</b>				
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	49,999.98	58,333.31	8,333.33
31250 000	Rsrv Interest Income	608.20	708.30	100.10
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	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	320,684.12	329,117.55	8,433.43
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<b>REPLACEMENT RESERVE</b>				
31900 000	Rplc Rsv - Cash Flow	(15,252.69)	(15,252.69)	0.00
31900 236	Rplc Rsv - Cash Flow Fountain	(4,262.50)	(4,262.50)	0.00
31900 391	Rplc Rsv - Cash Flow Pool Repairs	(6,582.03)	(6,582.03)	0.00
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	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	(26,097.22)	(26,097.22)	0.00
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	<b>TOTAL REPLACEMENT RESERVES</b>	294,586.90	303,020.33	8,433.43
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	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	294,586.90	303,020.33	8,433.43
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<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	238,648.95	289,091.18	50,442.23
	Current Year Surplus (Deficit)	108,881.59	121,312.26	12,430.67
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	<b>TOTAL FUND BALANCE</b>	347,530.54	410,403.44	62,872.90
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	<b>TOTAL EQUITY</b>	642,117.44	713,423.77	71,306.33
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	<b>TOTAL LIABILITIES &amp; EQUITY</b>	642,429.27	1,101,342.12	458,912.85
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Statement of Income and Expenses  
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	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
<b>OPERATING INCOME</b>								
40000 010 Owner Asmt- Residential Asmt	42,394.67	42,610	(215.33)	310,415.98	298,270	12,145.98	511,326	(200,910.02)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(29,827)	29,827.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	17,116.17	0	17,116.17	118,634.64	0	118,634.64	0	118,634.64
40500 204 N'Hood Asmt Contra Sec I	(17,136.00)	0	(17,136.00)	(85,169.96)	0	(85,169.96)	0	(85,169.96)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	100,064.97	0	100,064.97	0	100,064.97
40500 214 N'Hood Asmt Contra Sec IV	(13,967.50)	0	(13,967.50)	(67,872.19)	0	(67,872.19)	0	(67,872.19)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.91	0	2,150.91	16,321.71	0	16,321.71	0	16,321.71
40500 224 N'Hood Asmt Contra Sec V	(2,150.91)	0	(2,150.91)	(9,510.41)	0	(9,510.41)	0	(9,510.41)
43040 040 Facilities Park Rental	160.00	0	160.00	160.00	0	160.00	0	160.00
43080 000 Finance Charge	2.41	625	(622.59)	6,451.15	4,375	2,076.15	7,500	(1,048.85)
43100 000 Late Fees	20,972.61	2,500	18,472.61	38,739.37	17,500	21,239.37	30,000	8,739.37
45000 220 Non-Owner Incm Pool/Guest Fees	(125.00)	0	(125.00)	0.00	0	0.00	0	0.00
	<u>63,384.86</u>	<u>41,474</u>	<u>21,910.86</u>	<u>428,235.26</u>	<u>290,318</u>	<u>137,917.26</u>	<u>497,693</u>	<u>(69,457.74)</u>
<b>EXPENSES</b>								
51400 050 Administrative Exp. Other	25.00	0	(25.00)	25.00	0	(25.00)	0	(25.00)
52400 000 Audit/Tax Preparatio	0.00	333	333.00	3,760.00	2,331	(1,429.00)	4,000	240.00
53000 000 Bank Charges	0.00	0	0.00	(10.00)	0	10.00	0	10.00
54600 000 Collection Svc	0.00	0	0.00	(15.00)	0	15.00	0	15.00
55000 000 Community Events	0.00	208	208.00	2,435.75	1,456	(979.75)	2,500	64.25
57000 060 Electricity- Street Lights	365.04	750	384.96	4,146.55	5,250	1,103.45	9,000	4,853.45
59800 000 Holiday Expense Decorations	0.00	833	833.00	0.00	5,831	5,831.00	10,000	10,000.00
60000 000 Insurance-	3,104.58	3,000	(104.58)	20,608.66	21,000	391.34	36,000	15,391.34
60600 000 Lake Management	1,792.89	1,667	(125.89)	7,036.99	11,669	4,632.01	20,000	12,963.01
60800 010 Landscape Contract	15,177.35	10,000	(5,177.35)	80,388.47	70,000	(10,388.47)	120,000	39,611.53
60800 025 Landscape Force Mow	(70.00)	0	70.00	(70.00)	0	70.00	0	70.00
60800 110 Landscape Replacement	0.00	1,667	1,667.00	4,232.59	11,669	7,436.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	2,919	2,919.00	5,000	5,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	7,000	1,000.00	12,000	6,000.00
60800 400 Landscape Sec 1 Force Mow	0.00	0	0.00	(109.12)	0	109.12	0	109.12
61200 000 Legal Expense	0.00	0	0.00	(20,487.18)	0	20,487.18	0	20,487.18
61200 010 Legal Expense Collections	3,665.87	(833)	(4,498.87)	21,992.21	(5,831)	(27,823.21)	(10,000)	(31,992.21)
61200 020 Legal Expense Corporate	5,784.47	625	(5,159.47)	6,290.72	4,375	(1,915.72)	7,500	1,209.28
61200 400 Legal Expense Sec 1 Legal	0.00	0	0.00	(1,348.35)	0	1,348.35	0	1,348.35
61800 000 Maint & Repairs	4,030.00	1,667	(2,363.00)	9,358.50	11,669	2,310.50	20,000	10,641.50
61800 420 Maint & Repairs Irrigation	431.38	1,667	1,235.62	431.38	11,669	11,237.62	20,000	19,568.62
61800 538 Maint & Repairs Pressure Washi	0.00	0	0.00	4,500.80	0	(4,500.80)	0	(4,500.80)
62000 000 Management Fees	4,166.67	4,167	0.33	29,166.69	29,169	2.31	50,000	20,833.31
62000 020 Management Fees Misc. Charges	5,282.80	1,250	(4,032.80)	10,548.33	8,750	(1,798.33)	15,000	4,451.67
63100 050 Misc. Expense AR Buy-Out	0.00	0	0.00	53,605.47	0	(53,605.47)	0	(53,605.47)
63600 000 Newsletter Expense	0.00	417	417.00	0.00	2,919	2,919.00	5,000	5,000.00
64000 000 Office Supplies-	(2,162.91)	0	2,162.91	0.00	0	0.00	0	0.00

