



Southwyck Community Association Inc.

10/31/2014

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses

Copies

1
1

5295 Hollister Street
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10001 193	Operating Account Cap One 7527014012	345,704.85	293,358.84	(52,346.01)
	TOTAL OPERATING FUND	345,704.85	293,358.84	(52,346.01)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	140,285.27	125,779.34	(14,505.93)
12300	A/R Late Fees/ F.C.	64,473.57	59,282.23	(5,191.34)
12310	A/R Admin Fee	5,728.38	5,323.38	(405.00)
12320	A/R Bank Charges	49.00	49.00	0.00
12345	A/R Mowing Fee	909.01	909.01	0.00
12360	A/R Legal Fees	53,308.37	51,707.23	(1,601.14)
	TOTAL ACCOUNTS RECEIVABLE	264,753.60	243,050.19	(21,703.41)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	319,886.61	328,327.44	8,440.83
	TOTAL REPLACEMENT FUND	319,886.61	328,327.44	8,440.83
PREPAID EXPENSES				
16000	Prepaid Insurance	23,492.68	20,556.10	(2,936.58)
	TOTAL PREPAID EXPENSES	23,492.68	20,556.10	(2,936.58)
	TOTAL ASSETS	953,837.74	885,292.57	(68,545.17)

5295 Hollister Street
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	11,450.07	1,522.86	(9,927.21)
22360 000	Prepaid Assessment	9,680.83	11,734.22	2,053.39
22420	Unearned Assessment	227,739.26	151,826.18	(75,913.08)
	TOTAL ACCOUNTS PAYABLE	248,870.16	165,083.26	(83,786.90)
	TOTAL LIABILITIES	248,870.16	165,083.26	(83,786.90)
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	74,999.97	83,333.30	8,333.33
31250 000	Rsrv Interest Income	907.92	1,015.42	107.50
	TOTAL REPLACEMENT RESERVES INCOME	345,983.83	354,424.66	8,440.83
REPLACEMENT RESERVE				
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
	TOTAL REPLACEMENT RESERVES EXPENSE	(26,097.22)	(26,097.22)	0.00
	TOTAL REPLACEMENT RESERVES	319,886.61	328,327.44	8,440.83
	REPLACEMENT RESERVE GRAND TOTAL	319,886.61	328,327.44	8,440.83
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	289,091.18	289,091.18	0.00
	Current Year Surplus (Deficit)	95,989.79	102,790.69	6,800.90
	TOTAL FUND BALANCE	385,080.97	391,881.87	6,800.90
	TOTAL EQUITY	704,967.58	720,209.31	15,241.73
	TOTAL LIABILITIES & EQUITY	953,837.74	885,292.57	(68,545.17)

Southwyck Community Association Inc.
Statement of Income and Expenses
10/31/2014

5295 Hollister Street
Houston TX 7704

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
OPERATING INCOME								
40000 010 Owner Asmt- Residential Asmt	42,648.75	42,610	38.75	438,362.23	426,100	12,262.23	511,326	(72,963.77)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(42,610)	42,610.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	170,072.40	0	170,072.40	0	170,072.40
40500 204 N'Hood Asmt Contra Sec I	(14,482.46)	0	(14,482.46)	(133,983.91)	0	(133,983.91)	0	(133,983.91)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	141,967.47	0	141,967.47	0	141,967.47
40500 214 N'Hood Asmt Contra Sec IV	(13,057.84)	0	(13,057.84)	(108,865.03)	0	(108,865.03)	0	(108,865.03)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.91	0	2,150.91	22,774.44	0	22,774.44	0	22,774.44
40500 224 N'Hood Asmt Contra Sec V	(4,301.82)	0	(4,301.82)	(22,971.61)	0	(22,971.61)	0	(22,971.61)
43040 040 Facilities Park Rental	0.00	0	0.00	160.00	0	160.00	0	160.00
43080 000 Finance Charge	(752.21)	625	(1,377.21)	7,506.01	6,250	1,256.01	7,500	6.01
43100 000 Late Fees	(1,134.07)	2,500	(3,634.07)	32,373.01	25,000	7,373.01	30,000	2,373.01
45000 193 Non-Owner Incm Silverlake Paym	16,875.00	0	16,875.00	16,875.00	0	16,875.00	0	16,875.00
45000 220 Non-Owner Incm Pool/Guest Fees	0.00	0	0.00	25.00	0	25.00	0	25.00
	59,059.68	41,474	17,585.68	564,295.01	414,740	149,555.01	497,693	66,602.01
EXPENSES								
51400 050 Administrative Exp. Other	(15.00)	0	15.00	(9.28)	0	9.28	0	9.28
52400 000 Audit/Tax Preparatio	0.00	333	333.00	7,520.00	3,330	(4,190.00)	4,000	(3,520.00)
52800 000 Bad Debt Expense	2,197.37	0	(2,197.37)	3,353.60	0	(3,353.60)	0	(3,353.60)
55000 000 Community Events	0.00	208	208.00	2,435.75	2,080	(355.75)	2,500	64.25
57000 060 Electricity- Street Lights	836.18	750	(86.18)	5,356.30	7,500	2,143.70	9,000	3,643.70
59800 000 Holiday Expense Decorations	0.00	833	833.00	0.00	8,330	8,330.00	10,000	10,000.00
60000 000 Insurance-	2,936.58	3,000	63.42	29,418.40	30,000	581.60	36,000	6,581.60
60600 000 Lake Management	6,359.95	1,667	(4,692.95)	26,866.03	16,670	(10,196.03)	20,000	(6,866.03)
60800 010 Landscape Contract	12,141.88	10,000	(2,141.88)	116,814.11	100,000	(16,814.11)	120,000	3,185.89
60800 025 Landscape Force Mow	0.00	0	0.00	(70.00)	0	70.00	0	70.00
60800 110 Landscape Replacement	0.00	1,667	1,667.00	4,232.59	16,670	12,437.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	4,170	4,170.00	5,000	5,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	10,000	4,000.00	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
60800 410 Landscape Sec 4 Force Mow	0.00	0	0.00	7.93	0	(7.93)	0	(7.93)
61200 000 Legal Expense	(230.72)	0	230.72	(17,325.82)	0	17,325.82	0	17,325.82
61200 010 Legal Expense Collections	0.00	(833)	(833.00)	30,226.90	(8,330)	(38,556.90)	(10,000)	(40,226.90)
61200 020 Legal Expense Corporate	9,047.56	625	(8,422.56)	18,022.23	6,250	(11,772.23)	7,500	(10,522.23)
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	1,749.24	1,667	(82.24)	14,337.09	16,670	2,332.91	20,000	5,662.91
61800 420 Maint & Repairs Irrigation	0.00	1,667	1,667.00	2,710.04	16,670	13,959.96	20,000	17,289.96
61800 538 Maint & Repairs Pressure Washi	0.00	0	0.00	5,364.80	0	(5,364.80)	0	(5,364.80)
62000 000 Management Fees	4,496.67	4,167	(329.67)	41,996.70	41,670	(326.70)	50,000	8,003.30
62000 020 Management Fees Misc. Charges	377.64	1,250	872.36	12,921.67	12,500	(421.67)	15,000	2,078.33
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	4,170	4,170.00	5,000	5,000.00

