



Southwyck Community Association Inc.

08/31/2014

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	428,421.26	392,159.78	(36,261.48)
	TOTAL OPERATING FUND	428,421.26	392,159.78	(36,261.48)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	206,576.64	168,573.57	(38,003.07)
12300	A/R Late Fees/ F.C.	76,448.08	71,730.83	(4,717.25)
12310	A/R Admin Fee	6,456.83	6,086.38	(370.45)
12320	A/R Bank Charges	39.00	49.00	10.00
12345	A/R Mowing Fee	999.96	956.66	(43.30)
12360	A/R Legal Fees	50,014.18	57,488.20	7,474.02
	TOTAL ACCOUNTS RECEIVABLE	340,534.69	304,884.64	(35,650.05)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	303,020.33	311,453.79	8,433.46
	TOTAL REPLACEMENT FUND	303,020.33	311,453.79	8,433.46
PREPAID EXPENSES				
16000	Prepaid Insurance	29,365.84	26,429.26	(2,936.58)
	TOTAL PREPAID EXPENSES	29,365.84	26,429.26	(2,936.58)
	TOTAL ASSETS	1,101,342.12	1,034,927.47	(66,414.65)

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	1,155.00	0.00	(1,155.00)
22100 025	Other Payables - Management Company	0.00	30.00	30.00
22360 000	Prepaid Assessment	7,197.93	8,347.97	1,150.04
22420	Unearned Assessment	379,565.42	303,652.34	(75,913.08)
	TOTAL ACCOUNTS PAYABLE	387,918.35	312,030.31	(75,888.04)
	TOTAL LIABILITIES	387,918.35	312,030.31	(75,888.04)
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	58,333.31	66,666.64	8,333.33
31250 000	Rsrv Interest Income	708.30	808.43	100.13
	TOTAL REPLACEMENT RESERVES INCOME	329,117.55	337,551.01	8,433.46
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	303,020.33	311,453.79	8,433.46
	REPLACEMENT RESERVE GRAND TOTAL	303,020.33	311,453.79	8,433.46
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	289,091.18	289,091.18	0.00
	Current Year Surplus (Deficit)	121,312.26	122,352.19	1,039.93
	TOTAL FUND BALANCE	410,403.44	411,443.37	1,039.93
	TOTAL EQUITY	713,423.77	722,897.16	9,473.39
	TOTAL LIABILITIES & EQUITY	1,101,342.12	1,034,927.47	(66,414.65)

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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
OPERATING INCOME								
40000 010 Owner Asmt- Residential Asmt	42,648.75	42,610	38.75	353,064.73	340,880	12,184.73	511,326	(158,261.27)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(34,088)	34,088.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	135,780.56	0	135,780.56	0	135,780.56
40500 204 N'Hood Asmt Contra Sec I	(17,175.66)	0	(17,175.66)	(102,345.62)	0	(102,345.62)	0	(102,345.62)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	114,032.47	0	114,032.47	0	114,032.47
40500 214 N'Hood Asmt Contra Sec IV	(13,967.50)	0	(13,967.50)	(81,839.69)	0	(81,839.69)	0	(81,839.69)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.91	0	2,150.91	18,472.62	0	18,472.62	0	18,472.62
40500 224 N'Hood Asmt Contra Sec V	(2,150.91)	0	(2,150.91)	(11,661.32)	0	(11,661.32)	0	(11,661.32)
43040 040 Facilities Park Rental	0.00	0	0.00	160.00	0	160.00	0	160.00
43080 000 Finance Charge	977.17	625	352.17	7,428.32	5,000	2,428.32	7,500	(71.68)
43100 000 Late Fees	(3,505.33)	2,500	(6,005.33)	35,234.04	20,000	15,234.04	30,000	5,234.04
	<u>40,090.85</u>	<u>41,474</u>	<u>(1,383.15)</u>	<u>468,326.11</u>	<u>331,792</u>	<u>136,534.11</u>	<u>497,693</u>	<u>(29,366.89)</u>
EXPENSES								
51400 050 Administrative Exp. Other	(25.00)	0	25.00	0.00	0	0.00	0	0.00
52400 000 Audit/Tax Preparatio	0.00	333	333.00	3,760.00	2,664	(1,096.00)	4,000	240.00
53000 000 Bank Charges	10.00	0	(10.00)	0.00	0	0.00	0	0.00
54600 000 Collection Svc	15.00	0	(15.00)	0.00	0	0.00	0	0.00
55000 000 Community Events	0.00	208	208.00	2,435.75	1,664	(771.75)	2,500	64.25
57000 060 Electricity- Street Lights	373.57	750	376.43	4,520.12	6,000	1,479.88	9,000	4,479.88
59800 000 Holiday Expense Decorations	0.00	833	833.00	0.00	6,664	6,664.00	10,000	10,000.00
60000 000 Insurance-	2,936.58	3,000	63.42	23,545.24	24,000	454.76	36,000	12,454.76
60600 000 Lake Management	2,281.58	1,667	(614.58)	9,318.57	13,336	4,017.43	20,000	10,681.43
60800 010 Landscape Contract	12,141.88	10,000	(2,141.88)	92,530.35	80,000	(12,530.35)	120,000	27,469.65
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	13,336	9,103.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	3,336	3,336.00	5,000	5,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	8,000	2,000.00	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	7.93	0	(7.93)	7.93	0	(7.93)	0	(7.93)
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	319.25	(833)	(1,152.25)	22,311.46	(6,664)	(28,975.46)	(10,000)	(32,311.46)
61200 020 Legal Expense Corporate	2,458.95	625	(1,833.95)	8,749.67	5,000	(3,749.67)	7,500	(1,249.67)
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	2,504.07	1,667	(837.07)	11,862.57	13,336	1,473.43	20,000	8,137.43
61800 420 Maint & Repairs Irrigation	0.00	1,667	1,667.00	431.38	13,336	12,904.62	20,000	19,568.62
61800 538 Maint & Repairs Pressure Washi	864.00	0	(864.00)	5,364.80	0	(5,364.80)	0	(5,364.80)
62000 000 Management Fees	4,166.67	4,167	0.33	33,333.36	33,336	2.64	50,000	16,666.64
62000 020 Management Fees Misc. Charges	112.65	1,250	1,137.35	10,660.98	10,000	(660.98)	15,000	4,339.02
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	3,336	3,336.00	5,000	5,000.00
66300 000 Reserve Contribution	8,333.33	8,333	(0.33)	66,666.64	66,664	(2.64)	100,000	33,333.36

