



Southwyck Community Association Inc.

06/30/2014

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses

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Southwyck Community Association Inc.
Comparative Balance Sheet
06/30/2014

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5295 Hollister Street
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
	ASSETS			
	OPERATING FUND			
10001 193	Operating Account Cap One 7527014012	<u>273,025.13</u>	<u>243,051.36</u>	<u>(29,973.77)</u>
	TOTAL OPERATING FUND	273,025.13	243,051.36	(29,973.77)
	OTHER ACCOUNTS RECEIVABLE			
12850 005	A/R Other Admin Fees	<u>(1,606.28)</u>	<u>0.00</u>	<u>1,606.28</u>
	TOTAL OTHER ACCOUNTS RECEIVABLE	(1,606.28)	0.00	1,606.28
	REPLACEMENT FUND			
15001 193	Reserve Account Cap One 7527014004	<u>286,159.38</u>	<u>294,586.90</u>	<u>8,427.52</u>
	TOTAL REPLACEMENT FUND	286,159.38	294,586.90	8,427.52
	PREPAID EXPENSES			
16000	Prepaid Insurance	<u>0.00</u>	<u>32,302.42</u>	<u>32,302.42</u>
	TOTAL PREPAID EXPENSES	0.00	32,302.42	32,302.42
	TOTAL ASSETS	<u>557,578.23</u>	<u>569,940.68</u>	<u>12,362.45</u>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
	LIABILITIES			
22000	ACCOUNTS PAYABLE			
	Accounts Payable CY	<u>0.00</u>	<u>311.83</u>	<u>311.83</u>
	TOTAL ACCOUNTS PAYABLE	0.00	311.83	311.83
	TOTAL LIABILITIES	<u>0.00</u>	<u>311.83</u>	<u>311.83</u>
	REPLACEMENT RESERVE			
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	41,666.65	49,999.98	8,333.33
31250 000	Rsrv Interest Income	<u>514.01</u>	<u>608.20</u>	<u>94.19</u>
	TOTAL REPLACEMENT RESERVES INCOME	312,256.60	320,684.12	8,427.52
	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	<u>(6,582.03)</u>	<u>(6,582.03)</u>	<u>0.00</u>
	TOTAL REPLACEMENT RESERVES EXPENSE	(26,097.22)	(26,097.22)	0.00
	TOTAL REPLACEMENT RESERVES	<u>286,159.38</u>	<u>294,586.90</u>	<u>8,427.52</u>
	REPLACEMENT RESERVE GRAND TOTAL	<u>286,159.38</u>	<u>294,586.90</u>	<u>8,427.52</u>
	FUND BALANCE			
38000	Accumulated Oper Surplus/Deficit	238,648.95	238,648.95	0.00
	Current Year Surplus (Deficit)	<u>32,769.90</u>	<u>36,393.00</u>	<u>3,623.10</u>
	TOTAL FUND BALANCE	271,418.85	275,041.95	3,623.10
	TOTAL EQUITY	<u>557,578.23</u>	<u>569,628.85</u>	<u>12,050.62</u>
	TOTAL LIABILITIES & EQUITY	<u>557,578.23</u>	<u>569,940.68</u>	<u>12,362.45</u>

Southwyck Community Association Inc.
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
OPERATING INCOME								
40000 010 Owner Asmt- Residential Asmt	94,326.20	42,610	51,716.20	268,021.31	255,660	12,361.31	511,326	(243,304.69)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(25,566)	25,566.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	33,484.51	0	33,484.51	101,518.47	0	101,518.47	0	101,518.47
40500 204 N'Hood Asmt Contra Sec I	(33,484.51)	0	(33,484.51)	(101,518.47)	0	(101,518.47)	0	(101,518.47)
40500 210 N'Hood Asmt Southwyck Sec IV	32,192.78	0	32,192.78	86,097.47	0	86,097.47	0	86,097.47
40500 214 N'Hood Asmt Contra Sec IV	(32,192.78)	0	(32,192.78)	(86,097.47)	0	(86,097.47)	0	(86,097.47)
40500 220 N'Hood Asmt Southwyck Sec V	6,811.30	0	6,811.30	14,170.80	0	14,170.80	0	14,170.80
40500 224 N'Hood Asmt Contra Sec V	(6,811.30)	0	(6,811.30)	(14,170.80)	0	(14,170.80)	0	(14,170.80)
43080 000 Finance Charge	2,051.40	625	1,426.40	6,448.74	3,750	2,698.74	7,500	(1,051.26)
43100 000 Late Fees	2,861.12	2,500	361.12	17,766.76	15,000	2,766.76	30,000	(12,233.24)
45000 220 Non-Owner Incm Pool/Guest Fees	95.00	0	95.00	125.00	0	125.00	0	125.00
	99,333.72	41,474	57,859.72	292,361.81	248,844	43,517.81	497,693	(205,331.19)
EXPENSES								
52400 000 Audit/Tax Preparatio	0.00	333	333.00	3,760.00	1,998	(1,762.00)	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	2,000.00	208	(1,792.00)	2,435.75	1,248	(1,187.75)	2,500	64.25
57000 060 Electricity- Street Lights	909.49	750	(159.49)	3,781.51	4,500	718.49	9,000	5,218.49
59800 000 Holiday Expense Decorations	0.00	833	833.00	0.00	4,998	4,998.00	10,000	10,000.00
60000 000 Insurance-	2,936.58	3,000	63.42	17,504.08	18,000	495.92	36,000	18,495.92
60600 000 Lake Management	1,670.30	1,667	(3.30)	5,244.10	10,002	4,757.90	20,000	14,755.90
60800 010 Landscape Contract	12,141.88	10,000	(2,141.88)	65,211.12	60,000	(5,211.12)	120,000	54,788.88
60800 110 Landscape Replacement	855.18	1,667	811.82	4,232.59	10,002	5,769.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	2,502	2,502.00	5,000	5,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	6,000	0.00	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	1,899.39	(833)	(2,732.39)	18,326.34	(4,998)	(23,324.34)	(10,000)	(28,326.34)
61200 020 Legal Expense Corporate	0.00	625	625.00	506.25	3,750	3,243.75	7,500	6,993.75
61200 400 Legal Expense Sec 1 Legal	0.00	0	0.00	(1,348.35)	0	1,348.35	0	1,348.35
61200 410 Legal Expense Sec 4 Legal	100.00	0	(100.00)	0.00	0	0.00	0	0.00
61800 000 Maint & Repairs	2,093.50	1,667	(426.50)	5,328.50	10,002	4,673.50	20,000	14,671.50
61800 420 Maint & Repairs Irrigation	0.00	1,667	1,667.00	0.00	10,002	10,002.00	20,000	20,000.00
61800 538 Maint & Repairs Pressure Washi	2,770.80	0	(2,770.80)	4,500.80	0	(4,500.80)	0	(4,500.80)
62000 000 Management Fees	4,166.67	4,167	0.33	25,000.02	25,002	1.98	50,000	24,999.98
62000 020 Management Fees Misc. Charges	264.25	1,250	985.75	5,265.53	7,500	2,234.47	15,000	9,734.47
63100 050 Misc. Expense AR Buy-Out	53,605.47	0	(53,605.47)	53,605.47	0	(53,605.47)	0	(53,605.47)
63600 000 Newsletter Expense	0.00	417	417.00	0.00	2,502	2,502.00	5,000	5,000.00
64000 000 Office Supplies-	0.00	0	0.00	2,162.91	0	(2,162.91)	0	(2,162.91)
66300 000 Reserve Contribution	8,333.33	8,333	(0.33)	49,999.98	49,998	(1.98)	100,000	50,000.02
68000 000 Taxes All Taxes	0.00	208	208.00	144.32	1,248	1,103.68	2,500	2,355.68

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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
69600 000 Water Irrigation	1,963.78	2,000	36.22	4,929.19	12,000	7,070.81	24,000	19,070.81
70200 010 Website Maintenance	0.00	42	42.00	0.00	252	252.00	500	500.00
TOTAL EXPENSES	<u>95,710.62</u>	<u>39,418</u>	<u>(56,292.62)</u>	<u>255,968.81</u>	<u>236,508</u>	<u>(19,460.81)</u>	<u>473,000</u>	<u>217,031.19</u>
SURPLUS/(DEFICIT)	<u>3,623.10</u>	<u>2,056</u>	<u>1,567.10</u>	<u>36,393.00</u>	<u>12,336</u>	<u>24,057.00</u>	<u>24,693</u>	<u>11,700.00</u>