



## **Southwyck Community Association Inc.**

11/30/2014

### **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>				
<b>OPERATING FUND</b>				
10001 193	Operating Account Cap One 7527014012	293,358.84	241,906.98	(51,451.86)
	<b>TOTAL OPERATING FUND</b>	293,358.84	241,906.98	(51,451.86)
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	125,779.34	120,404.95	(5,374.39)
12300	A/R Late Fees/ F.C.	59,282.23	59,098.61	(183.62)
12310	A/R Admin Fee	5,323.38	5,138.38	(185.00)
12320	A/R Bank Charges	49.00	49.00	0.00
12345	A/R Mowing Fee	909.01	752.41	(156.60)
12360	A/R Legal Fees	51,707.23	51,445.21	(262.02)
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	243,050.19	236,888.56	(6,161.63)
<b>REPLACEMENT FUND</b>				
15001 193	Reserve Account Cap One 7527014004	328,327.44	336,770.01	8,442.57
	<b>TOTAL REPLACEMENT FUND</b>	328,327.44	336,770.01	8,442.57
<b>PREPAID EXPENSES</b>				
16000	Prepaid Insurance	20,556.10	17,619.52	(2,936.58)
	<b>TOTAL PREPAID EXPENSES</b>	20,556.10	17,619.52	(2,936.58)
	<b>TOTAL ASSETS</b>	<u>885,292.57</u>	<u>833,185.07</u>	<u>(52,107.50)</u>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	1,522.86	60.64	(1,462.22)
22360 000	Prepaid Assessment	11,734.22	87,594.42	75,860.20
22420	Unearned Assessment	151,826.18	75,913.10	(75,913.08)
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>165,083.26</b>	<b>163,568.16</b>	<b>(1,515.10)</b>
	<b>TOTAL LIABILITIES</b>	<b>165,083.26</b>	<b>163,568.16</b>	<b>(1,515.10)</b>
<b>REPLACEMENT RESERVE</b>				
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	83,333.30	91,666.63	8,333.33
31250 000	Rsrv Interest Income	1,015.42	1,124.66	109.24
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>354,424.66</b>	<b>362,867.23</b>	<b>8,442.57</b>
<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
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>(26,097.22)</b>	<b>(26,097.22)</b>	<b>0.00</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>328,327.44</b>	<b>336,770.01</b>	<b>8,442.57</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>328,327.44</b>	<b>336,770.01</b>	<b>8,442.57</b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	289,091.18	289,091.18	0.00
	Current Year Surplus (Deficit)	102,790.69	43,755.72	(59,034.97)
	<b>TOTAL FUND BALANCE</b>	<b>391,881.87</b>	<b>332,846.90</b>	<b>(59,034.97)</b>
	<b>TOTAL EQUITY</b>	<b>720,209.31</b>	<b>669,616.91</b>	<b>(50,592.40)</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>885,292.57</b>	<b>833,185.07</b>	<b>(52,107.50)</b>

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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	67,591.25	42,610	24,981.25	505,953.48	468,710	37,243.48	511,326	(5,372.52)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(46,871)	46,871.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	3,161.81	0	3,161.81	173,234.21	0	173,234.21	0	173,234.21
40500 204 N'Hood Asmt Contra Sec I	(20,307.73)	0	(20,307.73)	(154,291.64)	0	(154,291.64)	0	(154,291.64)
40500 210 N'Hood Asmt Southwyck Sec IV	3,840.82	0	3,840.82	145,808.29	0	145,808.29	0	145,808.29
40500 214 N'Hood Asmt Contra Sec IV	(17,807.82)	0	(17,807.82)	(126,672.85)	0	(126,672.85)	0	(126,672.85)
40500 220 N'Hood Asmt Southwyck Sec V	1,319.20	0	1,319.20	24,093.64	0	24,093.64	0	24,093.64
40500 224 N'Hood Asmt Contra Sec V	(418.50)	0	(418.50)	(23,390.11)	0	(23,390.11)	0	(23,390.11)
43040 040 Facilities Park Rental	0.00	0	0.00	160.00	0	160.00	0	160.00
43080 000 Finance Charge	1,195.16	625	570.16	8,701.17	6,875	1,826.17	7,500	1,201.17
43100 000 Late Fees	(250.00)	2,500	(2,750.00)	32,123.01	27,500	4,623.01	30,000	2,123.01
45000 193 Non-Owner Incm Silverlake Paym	0.00	0	0.00	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
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	38,324.19	41,474	(3,149.81)	602,619.20	456,214	146,405.20	497,693	104,926.20
<b>EXPENSES</b>								
51400 050 Administrative Exp. Other	0.00	0	0.00	(9.28)	0	9.28	0	9.28
52400 000 Audit/Tax Preparatio	0.00	333	333.00	7,520.00	3,663	(3,857.00)	4,000	(3,520.00)
52800 000 Bad Debt Expense	1,380.00	0	(1,380.00)	4,733.60	0	(4,733.60)	0	(4,733.60)
55000 000 Community Events	2,500.00	208	(2,292.00)	4,935.75	2,288	(2,647.75)	2,500	(2,435.75)
57000 060 Electricity- Street Lights	408.73	750	341.27	5,765.03	8,250	2,484.97	9,000	3,234.97
59800 000 Holiday Expense Decorations	10,346.54	833	(9,513.54)	10,346.54	9,163	(1,183.54)	10,000	(346.54)
60000 000 Insurance-	2,936.58	3,000	63.42	32,354.98	33,000	645.02	36,000	3,645.02
60600 000 Lake Management	1,261.11	1,667	405.89	28,127.14	18,337	(9,790.14)	20,000	(8,127.14)
60800 010 Landscape Contract	6,070.94	10,000	3,929.06	122,885.05	110,000	(12,885.05)	120,000	(2,885.05)
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	18,337	14,104.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	4,587	4,587.00	5,000	5,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	11,000	5,000.00	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	86.60	0	(86.60)	94.53	0	(94.53)	0	(94.53)
61200 000 Legal Expense	131.01	0	(131.01)	(17,194.81)	0	17,194.81	0	17,194.81
61200 010 Legal Expense Collections	6,885.60	(833)	(7,718.60)	37,112.50	(9,163)	(46,275.50)	(10,000)	(47,112.50)
61200 020 Legal Expense Corporate	2,681.93	625	(2,056.93)	20,704.16	6,875	(13,829.16)	7,500	(13,204.16)
61200 050 Legal Expense Master	1,928.99	0	(1,928.99)	1,928.99	0	(1,928.99)	0	(1,928.99)
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	45,499.05	1,667	(43,832.05)	59,836.14	18,337	(41,499.14)	20,000	(39,836.14)
61800 420 Maint & Repairs Irrigation	0.00	1,667	1,667.00	2,710.04	18,337	15,626.96	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	4,166.67	4,167	0.33	46,163.37	45,837	(326.37)	50,000	3,836.63
62000 020 Management Fees Misc. Charges	0.00	1,250	1,250.00	12,921.67	13,750	828.33	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)

