



Southwyck Community Association Inc.

01/31/2016

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
ASSETS				
OPERATING FUND				
10001 193	Operating Account Cap One 7527014012	255,613.68	278,652.71	23,039.03
	TOTAL OPERATING FUND	255,613.68	278,652.71	23,039.03
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	251,233.90	186,494.20	(64,739.70)
12300	A/R Late Fees/ F.C.	43,467.82	43,970.67	502.85
12310	A/R Admin Fee	2,401.18	2,221.18	(180.00)
12320	A/R Bank Charges	9.00	9.00	0.00
12330	A/R Billing/Violations	0.00	1,034.00	1,034.00
12331	A/R Billings	306.00	153.00	(153.00)
12345	A/R Mowing Fee	1,068.38	1,068.38	0.00
12360	A/R Legal Fees	48,768.19	48,245.08	(523.11)
12365	A/R Maintenance	31.92	25.44	(6.48)
12385	A/R Transfer Fee	160.00	0.00	(160.00)
	TOTAL ACCOUNTS RECEIVABLE	347,446.39	283,220.95	(64,225.44)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	290,672.75	290,672.75	0.00
	TOTAL REPLACEMENT FUND	290,672.75	290,672.75	0.00
PREPAID EXPENSES				
16000	Prepaid Insurance	12,285.36	12,285.36	0.00
	TOTAL PREPAID EXPENSES	12,285.36	12,285.36	0.00
	TOTAL ASSETS	906,018.18	864,831.77	(41,186.41)

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	12,593.68	9,954.00	(2,639.68)
22050 000	A/P Accrual	45.00	0.00	(45.00)
22100 450	Other Payables - Unidentified Deposit	914.33	914.33	0.00
22360 000	Prepaid Assessment	30,184.85	36,512.22	6,327.37
22420	Unearned Assessment	377,245.98	377,517.98	272.00
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	TOTAL ACCOUNTS PAYABLE	420,983.84	424,898.53	3,914.69
	TOTAL LIABILITIES	420,983.84	424,898.53	3,914.69
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REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	251,278.50	251,278.50	0.00
31200 000	C/Y Contribution	39,212.00	39,212.00	0.00
31250 000	Rsrv Interest Income	182.25	182.25	0.00
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	TOTAL REPLACEMENT RESERVES INCOME	290,672.75	290,672.75	0.00
	TOTAL REPLACEMENT RESERVES	290,672.75	290,672.75	0.00
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	REPLACEMENT RESERVE GRAND TOTAL	290,672.75	290,672.75	0.00
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FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	260,732.79	260,732.79	0.00
	Current Year Surplus (Deficit)	(66,371.20)	(111,472.30)	(45,101.10)
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	TOTAL FUND BALANCE	194,361.59	149,260.49	(45,101.10)
	TOTAL EQUITY	485,034.34	439,933.24	(45,101.10)
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	TOTAL LIABILITIES & EQUITY	906,018.18	864,831.77	(41,186.41)
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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	0.00	42,583	(42,583.00)	42,648.74	85,166	(42,517.26)	511,000	(468,351.26)
40500 200 N'Hood Asmt Southwyck Sec I	0.00	0	0.00	17,145.92	0	17,145.92	0	17,145.92
40500 204 N'Hood Asmt Contra Sec I	(13,685.92)	0	(13,685.92)	(52,277.52)	0	(52,277.52)	0	(52,277.52)
40500 210 N'Hood Asmt Southwyck Sec IV	0.00	0	0.00	13,967.50	0	13,967.50	0	13,967.50
40500 214 N'Hood Asmt Contra Sec IV	(13,102.24)	0	(13,102.24)	(43,901.50)	0	(43,901.50)	0	(43,901.50)
40500 220 N'Hood Asmt Southwyck Sec V	4,333.70	0	4,333.70	6,484.62	0	6,484.62	0	6,484.62
40500 224 N'Hood Asmt Contra Sec V	(2,154.00)	0	(2,154.00)	(6,487.70)	0	(6,487.70)	0	(6,487.70)
43060 000 Fines - Owners	1,034.00	0	1,034.00	1,034.00	0	1,034.00	0	1,034.00
43080 000 Finance Charge	1,443.60	0	1,443.60	4,029.46	0	4,029.46	0	4,029.46
43100 000 Late Fees	0.00	2,083	(2,083.00)	(200.00)	4,166	(4,366.00)	25,000	(25,200.00)
45000 193 Non-Owner Incm Silverlake Paym	3,000.00	667	2,333.00	3,000.00	1,334	1,666.00	8,000	(5,000.00)
	(19,130.86)	45,333	(64,463.86)	(14,556.48)	90,666	(105,222.48)	544,000	(558,556.48)
EXPENSES								
51400 000 Administrative Exp.	(255.00)	0	255.00	(255.00)	0	255.00	0	255.00
51400 050 Administrative Exp. Other	0.00	0	0.00	70.00	0	(70.00)	0	(70.00)
52400 000 Audit/Tax Preparatio	5,175.00	667	(4,508.00)	5,175.00	1,334	(3,841.00)	8,000	2,825.00
52800 000 Bad Debt Expense	0.00	458	458.00	0.00	916	916.00	5,500	5,500.00
54600 000 Collection Svc	0.00	0	0.00	(306.00)	0	306.00	0	306.00
55000 000 Community Events	0.00	417	417.00	0.00	834	834.00	5,000	5,000.00
57000 060 Electricity- Street Lights	321.19	417	95.81	347.97	834	486.03	5,000	4,652.03
59800 000 Holiday Expense Decorations	0.00	1,083	1,083.00	0.00	2,166	2,166.00	13,000	13,000.00
60000 000 Insurance-	0.00	3,184	3,184.00	3,071.33	6,368	3,296.67	38,213	35,141.67
60600 000 Lake Management	850.00	1,500	650.00	1,700.00	3,000	1,300.00	18,000	16,300.00
60600 010 Lake Chemicals/Treatment	189.00	833	644.00	189.00	1,666	1,477.00	10,000	9,811.00
60800 010 Landscape Contract	5,608.26	11,000	5,391.74	11,216.52	22,000	10,783.48	132,000	120,783.48
60800 110 Landscape Replacement	0.00	1,375	1,375.00	0.00	2,750	2,750.00	16,500	16,500.00
60800 130 Landscape Tree Maintenance	0.00	1,333	1,333.00	0.00	2,666	2,666.00	16,000	16,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	2,000	(4,000.00)	12,000	6,000.00
61200 000 Legal Expense	231.48	0	(231.48)	231.48	0	(231.48)	0	(231.48)
61200 010 Legal Expense Collections	1,682.57	2,083	400.43	1,885.65	4,166	2,280.35	25,000	23,114.35
61200 020 Legal Expense Corporate	0.00	333	333.00	112.50	666	553.50	4,000	3,887.50
61200 050 Legal Expense Master	0.00	3,750	3,750.00	2,473.79	7,500	5,026.21	45,000	42,526.21
61800 000 Maint & Repairs	6,410.00	2,048	(4,362.00)	7,392.58	4,096	(3,296.58)	24,572	17,179.42
61800 420 Maint & Repairs Irrigation	0.00	833	833.00	0.00	1,666	1,666.00	10,000	10,000.00
61800 538 Maint & Repairs Pressure Washi	0.00	1,202	1,202.00	0.00	2,404	2,404.00	14,428	14,428.00
62000 000 Management Fees	4,506.25	4,506	(0.25)	9,012.50	9,012	(0.50)	54,075	45,062.50
62000 020 Management Fees Misc. Charges	319.16	1,250	930.84	2,673.01	2,500	(173.01)	15,000	12,326.99
63600 000 Newsletter Expense	0.00	417	417.00	4,958.60	834	(4,124.60)	5,000	41.40
64000 010 Office Supplies- Copies	0.00	125	125.00	75.00	250	175.00	1,500	1,425.00
66300 000 Reserve Contribution	0.00	0	0.00	39,212.00	39,212	0.00	39,212	0.00
68000 000 Taxes All Taxes	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00

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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	932.33	2,000	1,067.67	1,634.89	4,000	2,365.11	24,000	22,365.11
70200 010 Website Maintenance	0.00	83	83.00	45.00	166	121.00	1,000	955.00
TOTAL EXPENSES	<u>25,970.24</u>	<u>42,064</u>	<u>16,093.76</u>	<u>96,915.82</u>	<u>123,340</u>	<u>26,424.18</u>	<u>544,000</u>	<u>447,084.18</u>
SURPLUS/(DEFICIT)	<u>(45,101.10)</u>	<u>3,269</u>	<u>(48,370.10)</u>	<u>(111,472.30)</u>	<u>(32,674)</u>	<u>(78,798.30)</u>	<u>0</u>	<u>(111,472.30)</u>