



Southwyck Community Association Inc.

09/30/2015

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	<u>236,009.36</u>	<u>262,775.66</u>	<u>26,766.30</u>
	TOTAL OPERATING FUND	236,009.36	262,775.66	26,766.30
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	175,209.01	162,031.77	(13,177.24)
12300	A/R Late Fees/ F.C.	43,294.55	41,979.63	(1,314.92)
12310	A/R Admin Fee	2,519.10	2,559.10	40.00
12320	A/R Bank Charges	9.00	9.00	0.00
12331	A/R Billings	153.00	612.00	459.00
12345	A/R Mowing Fee	1,069.05	1,069.05	0.00
12360	A/R Legal Fees	43,478.96	47,025.90	3,546.94
12365	A/R Maintenance	38.88	64.80	25.92
12385	A/R Transfer Fee	<u>160.00</u>	<u>160.00</u>	<u>0.00</u>
	TOTAL ACCOUNTS RECEIVABLE	265,931.55	255,511.25	(10,420.30)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	<u>344,258.05</u>	<u>305,367.67</u>	<u>(38,890.38)</u>
	TOTAL REPLACEMENT FUND	344,258.05	305,367.67	(38,890.38)
PREPAID EXPENSES				
16000	Prepaid Insurance	<u>27,642.01</u>	<u>24,570.68</u>	<u>(3,071.33)</u>
	TOTAL PREPAID EXPENSES	27,642.01	24,570.68	(3,071.33)
	TOTAL ASSETS	<u>873,840.97</u>	<u>848,225.26</u>	<u>(25,615.71)</u>

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	PRIOR MONTH	CURRENT MONTH	VARIANCE	
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	2,760.15	24,511.33	21,751.18
22100 450	Other Payables - Unidentified Deposit	0.00	914.33	914.33
22360 000	Prepaid Assessment	38,561.89	35,650.97	(2,910.92)
22375 200	Prev Mgmt Liability Unidentified Dep	914.33	0.00	(914.33)
22420	Unearned Assessment	303,652.33	227,739.25	(75,913.08)
	TOTAL ACCOUNTS PAYABLE	345,888.70	288,815.88	(57,072.82)
	TOTAL LIABILITIES	345,888.70	288,815.88	(57,072.82)
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	345,219.14	345,219.14	0.00
31200 000	C/Y Contribution	89,000.00	89,000.00	0.00
31250 000	Rsrv Interest Income	1,046.12	1,159.32	113.20
	TOTAL REPLACEMENT RESERVES INCOME	435,265.26	435,378.46	113.20
REPLACEMENT RESERVE				
31900 037	Rplc Rsv - Cash Flow Benches	(10,208.46)	(10,208.46)	0.00
31900 051	Rplc Rsv - Cash Flow Brick Work Repair	0.00	(16,820.00)	(16,820.00)
31900 085	Rplc Rsv - Cash Flow Carpeting & Painting	(4,810.00)	(4,810.00)	0.00
31900 102	Rplc Rsv - Cash Flow Common Area Imprvmt	(16,018.75)	(16,018.75)	0.00
31900 320	Rplc Rsv - Cash Flow Irrigation	(37,655.00)	(37,655.00)	0.00
31900 326	Rplc Rsv - Cash Flow Landscape	(22,315.00)	(26,305.00)	(3,990.00)
31900 329	Rplc Rsv - Cash Flow Lighting	0.00	(10,608.50)	(10,608.50)
31900 373	Rplc Rsv - Cash Flow Playground	0.00	(7,585.08)	(7,585.08)
	TOTAL REPLACEMENT RESERVES EXPENSE	(91,007.21)	(130,010.79)	(39,003.58)
	TOTAL REPLACEMENT RESERVES	344,258.05	305,367.67	(38,890.38)
	REPLACEMENT RESERVE GRAND TOTAL	344,258.05	305,367.67	(38,890.38)
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	295,502.39	295,502.39	0.00
	Current Year Surplus (Deficit)	(111,808.17)	(41,460.68)	70,347.49
	TOTAL FUND BALANCE	183,694.22	254,041.71	70,347.49
	TOTAL EQUITY	527,952.27	559,409.38	31,457.11
	TOTAL LIABILITIES & EQUITY	873,840.97	848,225.26	(25,615.71)

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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	42,648.74	42,583	65.74	383,685.69	383,247	438.69	511,000	(127,314.31)
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	154,313.28	0	154,313.28	0	154,313.28
40500 204 N'Hood Asmt Contra Sec I	(3,331.01)	0	(3,331.01)	(151,710.28)	0	(151,710.28)	0	(151,710.28)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	125,707.50	0	125,707.50	0	125,707.50
40500 214 N'Hood Asmt Contra Sec IV	(991.52)	0	(991.52)	(121,702.91)	0	(121,702.91)	0	(121,702.91)
40500 220 N'Hood Asmt Southwyck Sec V	2,297.92	0	2,297.92	20,034.78	0	20,034.78	0	20,034.78
40500 224 N'Hood Asmt Contra Sec V	10,757.38	0	10,757.38	(10,599.27)	0	(10,599.27)	0	(10,599.27)
43080 000 Finance Charge	152.44	0	152.44	6,695.56	0	6,695.56	0	6,695.56
43100 000 Late Fees	6.00	2,083	(2,077.00)	14,437.38	18,747	(4,309.62)	25,000	(10,562.62)
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	3,753	(3,753.00)	5,000	(5,000.00)
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	11,997	(11,997.00)	16,000	(16,000.00)
	82,653.37	46,416	36,237.37	420,861.73	417,744	3,117.73	557,000	(136,138.27)
EXPENSES								
51400 050 Administrative Exp. Other	0.00	0	0.00	25.00	0	(25.00)	0	(25.00)
52400 000 Audit/Tax Preparatio	0.00	333	333.00	5,375.00	2,997	(2,378.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	4,122	6,122.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	18	18.00	25	25.00
54600 000 Collection Svc	(306.00)	0	306.00	(306.00)	0	306.00	0	306.00
55000 000 Community Events	0.00	417	417.00	2,000.00	3,753	1,753.00	5,000	3,000.00
57000 000 Electricity- Common Area	0.00	0	0.00	203.67	0	(203.67)	0	(203.67)
57000 060 Electricity- Street Lights	498.13	417	(81.13)	2,880.30	3,753	872.70	5,000	2,119.70
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	8,253	8,253.00	11,000	11,000.00
60000 000 Insurance-	3,071.33	3,092	20.67	26,968.26	27,828	859.74	37,100	10,131.74
60000 130 Insurance- Deductible	0.00	0	0.00	(500.00)	0	500.00	0	500.00
60600 000 Lake Management	850.00	1,667	817.00	7,890.26	15,003	7,112.74	20,000	12,109.74
60600 010 Lake Chemicals/Treatment	1,312.50	1,167	(145.50)	1,596.00	10,503	8,907.00	14,000	12,404.00
60800 010 Landscape Contract	10,816.52	10,333	(483.52)	98,673.78	92,997	(5,676.78)	124,000	25,326.22
60800 025 Landscape Force Mow	400.00	0	(400.00)	0.00	0	0.00	0	0.00
60800 110 Landscape Replacement	0.00	1,375	1,375.00	9,062.64	12,375	3,312.36	16,500	7,437.36
60800 130 Landscape Tree Maintenance	23,908.69	500	(23,408.69)	39,108.69	4,500	(34,608.69)	6,000	(33,108.69)
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	9,000	3,000.00	12,000	6,000.00
61200 000 Legal Expense	20,871.97	0	(20,871.97)	0.00	0	0.00	0	0.00
61200 010 Legal Expense Collections	(22,349.48)	2,083	24,432.48	6,848.21	18,747	11,898.79	25,000	18,151.79
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	2,997	2,625.75	4,000	3,628.75
61200 050 Legal Expense Master	2,050.95	3,750	1,699.05	88,367.40	33,750	(54,617.40)	45,000	(43,367.40)
61800 000 Maint & Repairs	(46,051.58)	1,667	47,718.58	2,793.90	15,003	12,209.10	20,000	17,206.10
61800 420 Maint & Repairs Irrigation	0.00	417	417.00	4,015.63	3,753	(262.63)	5,000	984.37
61800 538 Maint & Repairs Pressure Washi	8,428.00	417	(8,011.00)	11,206.00	3,753	(7,453.00)	5,000	(6,206.00)
62000 000 Management Fees	4,291.67	4,292	0.33	38,625.03	38,628	2.97	51,500	12,874.97
62000 020 Management Fees Misc. Charges	157.65	1,250	1,092.35	7,677.70	11,250	3,572.30	15,000	7,322.30
63600 000 Newsletter Expense	0.00	73	73.00	3,457.15	657	(2,800.15)	875	(2,582.15)

