



## Southwyck Community Association Inc.

09/30/2014

### FINANCIAL REPORT

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193 Southwyck Community Association Inc.  
Comparative Balance Sheet  
09/30/2014

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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	<u>392,159.78</u>	<u>345,704.85</u>	<u>(46,454.93)</u>
	<b>TOTAL OPERATING FUND</b>	<b>392,159.78</b>	<b>345,704.85</b>	<b>(46,454.93)</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	168,573.57	140,285.27	(28,288.30)
12300	A/R Late Fees/ F.C.	71,730.83	64,473.57	(7,257.26)
12310	A/R Admin Fee	6,086.38	5,728.38	(358.00)
12320	A/R Bank Charges	49.00	49.00	0.00
12345	A/R Mowing Fee	956.66	909.01	(47.65)
12360	A/R Legal Fees	<u>57,488.20</u>	<u>53,308.37</u>	<u>(4,179.83)</u>
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>304,884.64</b>	<b>264,753.60</b>	<b>(40,131.04)</b>
<b>REPLACEMENT FUND</b>				
15001 193	Reserve Account Cap One 7527014004	<u>311,453.79</u>	<u>319,886.61</u>	<u>8,432.82</u>
	<b>TOTAL REPLACEMENT FUND</b>	<b>311,453.79</b>	<b>319,886.61</b>	<b>8,432.82</b>
<b>PREPAID EXPENSES</b>				
16000	Prepaid Insurance	<u>26,429.26</u>	<u>23,492.68</u>	<u>(2,936.58)</u>
	<b>TOTAL PREPAID EXPENSES</b>	<b>26,429.26</b>	<b>23,492.68</b>	<b>(2,936.58)</b>
	<b>TOTAL ASSETS</b>	<b><u>1,034,927.47</u></b>	<b><u>953,837.74</u></b>	<b><u>(81,089.73)</u></b>

5295 Hollister Street  
Houston TX 7704

	PRIOR MONTH	CURRENT MONTH	VARIANCE	
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	0.00	11,450.07	11,450.07
22100 025	Other Payables - Management Company	30.00	0.00	(30.00)
22360 000	Prepaid Assessment	8,347.97	9,680.83	1,332.86
22420	Unearned Assessment	303,652.34	227,739.26	(75,913.08)
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>312,030.31</b>	<b>248,870.16</b>	<b>(63,160.15)</b>
	<b>TOTAL LIABILITIES</b>	<b>312,030.31</b>	<b>248,870.16</b>	<b>(63,160.15)</b>
<b>REPLACEMENT RESERVE</b>				
31100 000	P/Y Reserve Contrib	270,075.94	270,075.94	0.00
31200 000	C/Y Contribution	66,666.64	74,999.97	8,333.33
31250 000	Rsrv Interest Income	808.43	907.92	99.49
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>337,551.01</b>	<b>345,983.83</b>	<b>8,432.82</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>311,453.79</b>	<b>319,886.61</b>	<b>8,432.82</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>311,453.79</b>	<b>319,886.61</b>	<b>8,432.82</b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	289,091.18	289,091.18	0.00
	Current Year Surplus (Deficit)	122,352.19	95,989.79	(26,362.40)
	<b>TOTAL FUND BALANCE</b>	<b>411,443.37</b>	<b>385,080.97</b>	<b>(26,362.40)</b>
	<b>TOTAL EQUITY</b>	<b>722,897.16</b>	<b>704,967.58</b>	<b>(17,929.58)</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,034,927.47</b>	<b>953,837.74</b>	<b>(81,089.73)</b>

193 Southwyck Community Association Inc.  
Statement of Income and Expenses  
09/30/2014

	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	42,648.75	42,610	38.75	395,713.48	383,490	12,223.48	511,326	(115,612.52)
40000 017 Owner Asmt- Allowance for Unco	0.00	(4,261)	4,261.00	0.00	(38,349)	38,349.00	(51,133)	51,133.00
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	152,926.48	0	152,926.48	0	152,926.48
40500 204 N'Hood Asmt Contra Sec I	(17,155.83)	0	(17,155.83)	(119,501.45)	0	(119,501.45)	0	(119,501.45)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	127,999.97	0	127,999.97	0	127,999.97
40500 214 N'Hood Asmt Contra Sec IV	(13,967.50)	0	(13,967.50)	(95,807.19)	0	(95,807.19)	0	(95,807.19)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.91	0	2,150.91	20,623.53	0	20,623.53	0	20,623.53
40500 224 N'Hood Asmt Contra Sec V	(7,008.47)	0	(7,008.47)	(18,669.79)	0	(18,669.79)	0	(18,669.79)
43040 040 Facilities Park Rental	0.00	0	0.00	160.00	0	160.00	0	160.00
43080 000 Finance Charge	829.90	625	204.90	8,258.22	5,625	2,633.22	7,500	758.22
43100 000 Late Fees	(1,726.96)	2,500	(4,226.96)	33,507.08	22,500	11,007.08	30,000	3,507.08
45000 220 Non-Owner Incm Pool/Guest Fees	25.00	0	25.00	25.00	0	25.00	0	25.00
	36,909.22	41,474	(4,564.78)	505,235.33	373,266	131,969.33	497,693	7,542.33
<b>EXPENSES</b>								
51400 050 Administrative Exp. Other	5.72	0	(5.72)	5.72	0	(5.72)	0	(5.72)
52400 000 Audit/Tax Preparatio	3,760.00	333	(3,427.00)	7,520.00	2,997	(4,523.00)	4,000	(3,520.00)
52800 000 Bad Debt Expense	1,156.23	0	(1,156.23)	1,156.23	0	(1,156.23)	0	(1,156.23)
55000 000 Community Events	0.00	208	208.00	2,435.75	1,872	(563.75)	2,500	64.25
57000 060 Electricity- Street Lights	0.00	750	750.00	4,520.12	6,750	2,229.88	9,000	4,479.88
59800 000 Holiday Expense Decorations	0.00	833	833.00	0.00	7,497	7,497.00	10,000	10,000.00
60000 000 Insurance-	2,936.58	3,000	63.42	26,481.82	27,000	518.18	36,000	9,518.18
60600 000 Lake Management	11,187.51	1,667	(9,520.51)	20,506.08	15,003	(5,503.08)	20,000	(506.08)
60800 010 Landscape Contract	12,141.88	10,000	(2,141.88)	104,672.23	90,000	(14,672.23)	120,000	15,327.77
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	15,003	10,770.41	20,000	15,767.41
60800 130 Landscape Tree Maintenance	0.00	417	417.00	0.00	3,753	3,753.00	5,000	5,000.00
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
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	0.00	0	0.00	7.93	0	(7.93)	0	(7.93)
61200 000 Legal Expense	3,392.08	0	(3,392.08)	(17,095.10)	0	17,095.10	0	17,095.10
61200 010 Legal Expense Collections	7,915.44	(833)	(8,748.44)	30,226.90	(7,497)	(37,723.90)	(10,000)	(40,226.90)
61200 020 Legal Expense Corporate	225.00	625	400.00	8,974.67	5,625	(3,349.67)	7,500	(1,474.67)
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	725.28	1,667	941.72	12,587.85	15,003	2,415.15	20,000	7,412.15
61800 420 Maint & Repairs Irrigation	2,278.66	1,667	(611.66)	2,710.04	15,003	12,292.96	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	37,500.03	37,503	2.97	50,000	12,499.97
62000 020 Management Fees Misc. Charges	1,883.05	1,250	(633.05)	12,544.03	11,250	(1,294.03)	15,000	2,455.97
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	3,753	3,753.00	5,000	5,000.00
64000 010 Office Supplies- Copies	225.00	0	(225.00)	225.00	0	(225.00)	0	(225.00)

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
66300 000 Reserve Contribution	8,333.33	8,333	(0.33)	74,999.97	74,997	(2.97)	100,000	25,000.03
68000 000 Taxes All Taxes	0.00	208	208.00	144.32	1,872	1,727.68	2,500	2,355.68
69600 000 Water Irrigation	2,894.19	2,000	(894.19)	11,401.56	18,000	6,598.44	24,000	12,598.44
70200 010 Website Maintenance	45.00	42	(3.00)	45.00	378	333.00	500	455.00
<b>TOTAL EXPENSES</b>	<b>63,271.62</b>	<b>39,418</b>	<b>(23,853.62)</b>	<b>409,245.54</b>	<b>354,762</b>	<b>(54,483.54)</b>	<b>473,000</b>	<b>63,754.46</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(26,362.40)</b>	<b>2,056</b>	<b>(28,418.40)</b>	<b>95,989.79</b>	<b>18,504</b>	<b>77,485.79</b>	<b>24,693</b>	<b>71,296.79</b>