



Southwyck Community Association Inc.

08/31/2015

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	251,660.17	236,024.36	(15,635.81)
	TOTAL OPERATING FUND	251,660.17	236,024.36	(15,635.81)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	214,682.78	175,209.01	(39,473.77)
12300	A/R Late Fees/ F.C.	49,482.19	43,294.55	(6,187.64)
12310	A/R Admin Fee	2,719.10	2,519.10	(200.00)
12320	A/R Bank Charges	9.00	9.00	0.00
12345	A/R Mowing Fee	1,069.05	1,069.05	0.00
12360	A/R Legal Fees	50,159.24	43,478.96	(6,680.28)
12365	A/R Maintenance	0.00	38.88	38.88
12385	A/R Transfer Fee	0.00	160.00	160.00
	TOTAL ACCOUNTS RECEIVABLE	318,121.36	265,778.55	(52,342.81)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	344,141.12	344,258.05	116.93
	TOTAL REPLACEMENT FUND	344,141.12	344,258.05	116.93
PREPAID EXPENSES				
16000	Prepaid Insurance	30,713.34	27,642.01	(3,071.33)
	TOTAL PREPAID EXPENSES	30,713.34	27,642.01	(3,071.33)
	TOTAL ASSETS	<u>944,635.99</u>	<u>873,702.97</u>	<u>(70,933.02)</u>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	7,996.60	2,760.15	(5,236.45)
22360 000	Prepaid Assessment	24,639.40	38,255.89	13,616.49
22375 200	Prev Mgmt Liability Unidentified Dep	914.33	914.33	0.00
22420	Unearned Assessment	379,718.41	303,652.33	(76,066.08)
	TOTAL ACCOUNTS PAYABLE	413,268.74	345,582.70	(67,686.04)
	TOTAL LIABILITIES	413,268.74	345,582.70	(67,686.04)
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	929.19	1,046.12	116.93
	TOTAL REPLACEMENT RESERVES INCOME	435,148.33	435,265.26	116.93
REPLACEMENT RESERVE				
31900 037	Rplc Rsv - Cash Flow Benches	(10,208.46)	(10,208.46)	0.00
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)	(22,315.00)	0.00
	TOTAL REPLACEMENT RESERVES EXPENSE	(91,007.21)	(91,007.21)	0.00
	TOTAL REPLACEMENT RESERVES	344,141.12	344,258.05	116.93
	REPLACEMENT RESERVE GRAND TOTAL	344,141.12	344,258.05	116.93
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	295,502.39	295,502.39	0.00
	Current Year Surplus (Deficit)	(108,276.26)	(111,640.17)	(3,363.91)
	TOTAL FUND BALANCE	187,226.13	183,862.22	(3,363.91)
	TOTAL EQUITY	531,367.25	528,120.27	(3,246.98)
	TOTAL LIABILITIES & EQUITY	944,635.99	873,702.97	(70,933.02)

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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	42,801.74	42,583	218.74	341,189.95	340,664	525.95	511,000	(169,810.05)
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	137,167.36	0	137,167.36	0	137,167.36
40500 204 N'Hood Asmt Contra Sec I	(11,699.93)	0	(11,699.93)	(148,379.27)	0	(148,379.27)	0	(148,379.27)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	111,740.00	0	111,740.00	0	111,740.00
40500 214 N'Hood Asmt Contra Sec IV	(6,772.94)	0	(6,772.94)	(120,711.39)	0	(120,711.39)	0	(120,711.39)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.92	0	2,150.92	17,736.86	0	17,736.86	0	17,736.86
40500 224 N'Hood Asmt Contra Sec V	(751.00)	0	(751.00)	(21,356.65)	0	(21,356.65)	0	(21,356.65)
43080 000 Finance Charge	(677.28)	0	(677.28)	6,543.12	0	6,543.12	0	6,543.12
43100 000 Late Fees	(1,918.75)	2,083	(4,001.75)	14,431.38	16,664	(2,232.62)	25,000	(10,568.62)
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	3,336	(3,336.00)	5,000	(5,000.00)
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	10,664	(10,664.00)	16,000	(16,000.00)
45000 220 Non-Owner Incm Pool/Guest Fees	0.00	0	0.00	15.00	0	15.00	0	15.00
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	54,246.18	46,416	7,830.18	338,376.36	371,328	(32,951.64)	557,000	(218,623.64)
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	2,664	(2,711.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	3,664	5,664.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	16	16.00	25	25.00
55000 000 Community Events	0.00	417	417.00	2,000.00	3,336	1,336.00	5,000	3,000.00
57000 000 Electricity- Common Area	203.67	0	(203.67)	203.67	0	(203.67)	0	(203.67)
57000 060 Electricity- Street Lights	463.46	417	(46.46)	2,382.17	3,336	953.83	5,000	2,617.83
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	7,336	7,336.00	11,000	11,000.00
60000 000 Insurance-	3,071.33	3,092	20.67	23,896.93	24,736	839.07	37,100	13,203.07
60000 130 Insurance- Deductible	(500.00)	0	500.00	(500.00)	0	500.00	0	500.00
60600 000 Lake Management	850.00	1,667	817.00	7,040.26	13,336	6,295.74	20,000	12,959.74
60600 010 Lake Chemicals/Treatment	0.00	1,167	1,167.00	283.50	9,336	9,052.50	14,000	13,716.50
60800 010 Landscape Contract	14,024.52	10,333	(3,691.52)	87,857.26	82,664	(5,193.26)	124,000	36,142.74
60800 025 Landscape Force Mow	0.00	0	0.00	(400.00)	0	400.00	0	400.00
60800 110 Landscape Replacement	0.00	1,375	1,375.00	9,062.64	11,000	1,937.36	16,500	7,437.36
60800 130 Landscape Tree Maintenance	0.00	500	500.00	15,200.00	4,000	(11,200.00)	6,000	(9,200.00)
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	8,000	2,000.00	12,000	6,000.00
61200 000 Legal Expense	18.75	0	(18.75)	(20,871.97)	0	20,871.97	0	20,871.97
61200 010 Legal Expense Collections	5,292.63	2,083	(3,209.63)	29,197.69	16,664	(12,533.69)	25,000	(4,197.69)
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	2,664	2,292.75	4,000	3,628.75
61200 050 Legal Expense Master	10,844.31	3,750	(7,094.31)	86,316.45	30,000	(56,316.45)	45,000	(41,316.45)
61800 000 Maint & Repairs	11,357.50	1,667	(9,690.50)	30,017.98	13,336	(16,681.98)	20,000	(10,017.98)
61800 420 Maint & Repairs Irrigation	2,311.00	417	(1,894.00)	22,843.13	3,336	(19,507.13)	5,000	(17,843.13)
61800 538 Maint & Repairs Pressure Washi	1,914.00	417	(1,497.00)	2,778.00	3,336	558.00	5,000	2,222.00
62000 000 Management Fees	4,291.67	4,292	0.33	34,333.36	34,336	2.64	51,500	17,166.64
62000 020 Management Fees Misc. Charges	473.48	1,250	776.52	7,520.05	10,000	2,479.95	15,000	7,479.95
63600 000 Newsletter Expense	0.00	73	73.00	3,457.15	584	(2,873.15)	875	(2,582.15)

