



## Southwyck Community Association Inc.

03/31/2015

### FINANCIAL REPORT

**Included Reports**

Comparative Balance Sheet  
Statement of Income and Expenses  
Income and Expenses Spreadsheet  
CU-GRF Replacement Fund Report  
RM Delinquent by Entity  
AP Check History  
AP AP-Open Invoice  
CU-GLU SubAcct General Ledger

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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>227,114.71</u>	<u>232,999.89</u>	<u>5,885.18</u>
	<b>TOTAL OPERATING FUND</b>	<b>227,114.71</b>	<b>232,999.89</b>	<b>5,885.18</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	195,943.99	146,365.63	(49,578.36)
12300	A/R Late Fees/ F.C.	79,604.35	59,587.21	(20,017.14)
12310	A/R Admin Fee	3,999.51	3,453.11	(546.40)
12320	A/R Bank Charges	49.00	19.00	(30.00)
12331	A/R Billings	153.00	0.00	(153.00)
12345	A/R Mowing Fee	706.94	706.94	0.00
12360	A/R Legal Fees	<u>42,347.20</u>	<u>37,039.06</u>	<u>(5,308.14)</u>
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>322,803.99</b>	<b>247,170.95</b>	<b>(75,633.04)</b>
<b>REPLACEMENT FUND</b>				
15001 193	Reserve Account Cap One 7527014004	<u>434,451.20</u>	<u>415,771.32</u>	<u>(18,679.88)</u>
	<b>TOTAL REPLACEMENT FUND</b>	<b>434,451.20</b>	<b>415,771.32</b>	<b>(18,679.88)</b>
<b>PREPAID EXPENSES</b>				
16000	Prepaid Insurance	<u>8,809.78</u>	<u>5,873.20</u>	<u>(2,936.58)</u>
	<b>TOTAL PREPAID EXPENSES</b>	<b>8,809.78</b>	<b>5,873.20</b>	<b>(2,936.58)</b>
	<b>TOTAL ASSETS</b>	<b><u>993,179.68</u></b>	<b><u>901,815.36</u></b>	<b><u>(91,364.32)</u></b>

5295 Hollister Street  
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	5,852.10	2,100.34	(3,751.76)
22360 000	Prepaid Assessment	24,370.21	29,863.68	5,493.47
22420	Unearned Assessment	<u>303,652.34</u>	<u>227,739.25</u>	<u>(75,913.09)</u>
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>333,874.65</b>	<b>259,703.27</b>	<b>(74,171.38)</b>
	<b>TOTAL LIABILITIES</b>	<b><u>333,874.65</u></b>	<b><u>259,703.27</u></b>	<b><u>(74,171.38)</u></b>
<b>REPLACEMENT RESERVE</b>				
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	<u>232.06</u>	<u>379.68</u>	<u>147.62</u>
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>434,451.20</b>	<b>434,598.82</b>	<b>147.62</b>
<b>REPLACEMENT RESERVE</b>				
31900 320	Rplc Rsv - Cash Flow Irrigation	<u>0.00</u>	<u>(18,827.50)</u>	<u>(18,827.50)</u>
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>0.00</b>	<b>(18,827.50)</b>	<b>(18,827.50)</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b><u>434,451.20</u></b>	<b><u>415,771.32</u></b>	<b><u>(18,679.88)</u></b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b><u>434,451.20</u></b>	<b><u>415,771.32</u></b>	<b><u>(18,679.88)</u></b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	311,491.21	311,491.21	0.00
	Current Year Surplus (Deficit)	<u>(86,637.38)</u>	<u>(85,150.44)</u>	<u>1,486.94</u>
	<b>TOTAL FUND BALANCE</b>	<b>224,853.83</b>	<b>226,340.77</b>	<b>1,486.94</b>
	<b>TOTAL EQUITY</b>	<b><u>659,305.03</u></b>	<b><u>642,112.09</u></b>	<b><u>(17,192.94)</u></b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>993,179.68</u></u></b>	<b><u><u>901,815.36</u></u></b>	<b><u><u>(91,364.32)</u></u></b>

	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	42,583	65.75	85,144.48	127,749	(42,604.52)	511,000	(425,855.52)
40500 010 N'Hood Asmt Forest Lake Asmt	0.00	0	0.00	42,648.75	0	42,648.75	0	42,648.75
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	51,437.76	0	51,437.76	0	51,437.76
40500 204 N'Hood Asmt Contra Sec I	(14,252.48)	0	(14,252.48)	(56,745.29)	0	(56,745.29)	0	(56,745.29)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	41,902.50	0	41,902.50	0	41,902.50
40500 214 N'Hood Asmt Contra Sec IV	(8,630.48)	0	(8,630.48)	(41,677.58)	0	(41,677.58)	0	(41,677.58)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.92	0	2,150.92	6,452.76	0	6,452.76	0	6,452.76
40500 224 N'Hood Asmt Contra Sec V	(1,617.40)	0	(1,617.40)	(9,962.40)	0	(9,962.40)	0	(9,962.40)
43080 000 Finance Charge	(593.76)	0	(593.76)	3,387.03	0	3,387.03	0	3,387.03
43100 000 Late Fees	(7,552.40)	2,083	(9,635.40)	17,247.60	6,249	10,998.60	25,000	(7,752.40)
43260 000 Other Fees Transfer Fees	160.00	0	160.00	160.00	0	160.00	0	160.00
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	1,251	(1,251.00)	5,000	(5,000.00)
45000 160 Non-Owner Incm Other Income	150.00	0	150.00	150.00	0	150.00	0	150.00
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	3,999	(3,999.00)	16,000	(16,000.00)
	43,576.57	46,416	(2,839.43)	140,145.61	139,248	897.61	557,000	(416,854.39)
<b>EXPENSES</b>								
52400 000 Audit/Tax Preparatio	2,875.00	333	(2,542.00)	5,375.00	999	(4,376.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	1,374	3,374.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	6	6.00	25	25.00
55000 000 Community Events	0.00	417	417.00	0.00	1,251	1,251.00	5,000	5,000.00
57000 060 Electricity- Street Lights	403.76	417	13.24	1,192.43	1,251	58.57	5,000	3,807.57
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	2,751	2,751.00	11,000	11,000.00
60000 000 Insurance-	2,936.58	3,092	155.42	8,809.74	9,276	466.26	37,100	28,290.26
60600 000 Lake Management	950.00	1,667	717.00	2,790.26	5,001	2,210.74	20,000	17,209.74
60600 010 Lake Chemicals/Treatment	126.00	1,167	1,041.00	126.00	3,501	3,375.00	14,000	13,874.00
60800 010 Landscape Contract	11,216.52	10,333	(883.52)	23,358.40	30,999	7,640.60	124,000	100,641.60
60800 110 Landscape Replacement	2,005.00	1,375	(630.00)	6,264.64	4,125	(2,139.64)	16,500	10,235.36
60800 130 Landscape Tree Maintenance	0.00	500	500.00	0.00	1,500	1,500.00	6,000	6,000.00
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	0.00	3,000	3,000.00	12,000	12,000.00
61200 000 Legal Expense	31.64	0	(31.64)	(1,934.93)	0	1,934.93	0	1,934.93
61200 010 Legal Expense Collections	0.00	2,083	2,083.00	9,485.97	6,249	(3,236.97)	25,000	15,514.03
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	999	627.75	4,000	3,628.75
61200 050 Legal Expense Master	11,867.50	3,750	(8,117.50)	29,580.06	11,250	(18,330.06)	45,000	15,419.94
61800 000 Maint & Repairs	(17,550.95)	1,667	19,217.95	15,420.63	5,001	(10,419.63)	20,000	4,579.37
61800 420 Maint & Repairs Irrigation	19,822.50	417	(19,405.50)	19,828.50	1,251	(18,577.50)	5,000	(14,828.50)
61800 538 Maint & Repairs Pressure Washi	0.00	417	417.00	0.00	1,251	1,251.00	5,000	5,000.00
62000 000 Management Fees	4,291.67	4,292	0.33	12,875.01	12,876	0.99	51,500	38,624.99
62000 020 Management Fees Misc. Charges	1,244.43	1,250	5.57	2,181.17	3,750	1,568.83	15,000	12,818.83
63600 000 Newsletter Expense	0.00	73	73.00	0.00	219	219.00	875	875.00
64000 010 Office Supplies- Copies	0.00	0	0.00	75.00	0	(75.00)	0	(75.00)
66300 000 Reserve Contribution	0.00	0	0.00	89,000.00	89,000	0.00	89,000	0.00

	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
68000 000 Taxes All Taxes	0.00	167	167.00	13.94	501	487.06	2,000	1,986.06
68000 030 Taxes Property	221.23	0	(221.23)	233.03	0	(233.03)	0	(233.03)
69600 000 Water Irrigation	1,603.75	2,000	396.25	2,114.95	6,000	3,885.05	24,000	21,885.05
70200 010 Website Maintenance	45.00	42	(3.00)	135.00	126	(9.00)	500	365.00
TOTAL EXPENSES	42,089.63	38,169	(3,920.63)	225,296.05	203,507	(21,789.05)	547,000	321,703.95
SURPLUS/(DEFICIT)	1,486.94	8,247	(6,760.06)	(85,150.44)	(64,259)	(20,891.44)	10,000	(95,150.44)

193 Southwyck Community Association Inc.  
Income and Expenses Spreadsheet  
03/31/2015

	LAST YEAR	ACTUAL	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
<b>OPERATING INCOME</b>																	
40000 010	13,514	42,649	0	42,649	(153)	42,649	42,649	(12,612)	67,591	42,649	42,649	42,649	42,649	42,395	94,326	9,968	16,682
40500 010	0	0	0	42,649	0	0	0	0	0	0	0	0	0	0	0	0	0
40500 200	4,109	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,146	17,116	33,485	4,117	6,805
40500 204	(4,109)	(14,252)	(10,573)	(31,920)	(25,041)	(25,041)	(25,041)	(25,041)	(25,041)	(14,482)	(17,176)	(17,176)	(17,176)	(17,136)	0	(4,117)	(6,805)
40500 210	4,160	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	13,968	32,193	4,080	5,123
40500 214	(4,160)	(8,630)	(7,731)	(25,316)	(20,466)	(20,466)	(20,466)	(20,466)	(18,100)	(13,058)	(13,968)	(13,968)	(13,968)	(13,968)	0	(4,080)	(5,123)
40500 220	707	2,151	2,151	2,151	2,151	2,151	2,151	2,151	3,470	2,151	2,151	2,151	2,151	2,151	6,811	202	1,125
40500 224	(707)	(1,617)	(3,400)	(4,945)	(3,470)	(4,302)	(4,302)	(7,008)	(3,470)	(4,302)	(2,151)	(2,151)	(2,151)	(2,151)	0	(202)	(1,125)
43040 040	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0	0	0
43080 000	1,159	(594)	1,835	2,146	564	564	(752)	830	1,195	977	977	977	2	2	2,051	664	1,249
43100 000	3,269	(7,552)	(50)	24,850	(859)	(859)	(1,134)	(1,727)	(250)	(1,134)	(3,505)	(3,505)	20,973	20,973	2,861	3,217	4,947
43260 000	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
43270 000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45000 160	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
45000 193	0	0	0	0	0	0	0	0	0	16,875	0	0	0	0	0	0	0
45000 220	5	0	0	0	0	0	0	25	5	0	0	0	0	(125)	95	25	0
17,947	43,577	55,842	40,727	(1,624)	67,957	59,060	36,909	40,091	63,385	171,822	13,874	22,878					
<b>EXPENSES</b>																	
51400 050	0	0	0	0	0	0	0	0	0	(15)	6	(25)	25	0	0	0	0
52400 000	0	2,875	0	2,500	0	0	0	0	0	0	0	0	0	0	0	0	0
52800 000	0	0	0	(2,000)	2,336	2,336	2,197	1,156	1,380	1,156	0	0	0	0	0	0	0
53000 000	(10)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
54600 000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
55000 000	436	0	0	0	0	0	0	0	2,500	0	0	0	0	0	0	0	0
57000 060	1,124	404	341	448	429	429	836	0	409	0	0	0	0	374	2,000	0	0
59800 000	0	0	0	0	0	0	0	0	10,347	0	0	0	0	0	909	0	524
60000 000	2,914	2,937	2,937	2,937	2,937	2,937	2,937	2,937	(851)	2,937	2,937	2,937	3,105	2,937	2,937	2,914	2,914
60600 000	920	950	920	920	920	920	6,360	11,188	1,261	6,360	2,282	2,282	1,793	1,670	1,670	(1,080)	1,256
60600 010	0	126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
60800 010	13,608	11,217	6,071	6,071	6,071	6,071	12,142	12,142	6,071	12,142	12,142	12,142	15,177	12,142	15,177	12,142	12,142
60800 025	2,365	2,005	4,260	0	1,055	0	0	0	0	0	0	0	0	0	855	0	0
60800 110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	330	682
60800 193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,000	0
60800 410	0	0	0	0	0	0	0	0	87	0	0	0	0	0	0	0	0
61200 000	(7,136)	32	(2,417)	450	0	0	(231)	3,392	131	0	0	0	0	0	0	0	(2,795)
61200 010	1,815	0	2,217	7,269	3,443	6,886	9,048	7,915	6,886	0	319	3,666	1,899	1,899	0	2,664	1,131
61200 020	0	0	0	371	79	2,682	225	2,459	2,682	0	0	0	0	0	0	506	0
61200 050	0	11,868	1,426	16,287	2,079	1,929	0	0	1,929	0	0	0	0	0	0	0	0
61200 410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0
61800 000	550	(17,551)	0	32,972	10,453	45,499	1,749	725	2,504	4,030	2,094	2,094	2,094	2,094	225	225	465
61800 420	0	19,823	0	6	0	0	0	2,279	0	431	0	0	0	0	0	0	0
61800 538	0	0	0	0	3,970	0	0	864	0	0	2,771	864	0	0	864	0	0

	LAST YEAR	ACTUAL	Mar	Mar	Feb	Jan	Dec	Nov	Oct	Sep	Aug	Jul	Jun	May	Apr
62000 000	4,167	4,292	0	4,292	4,292	4,292	4,167	4,167	4,497	4,167	4,167	4,167	4,167	4,167	4,167
62000 020	342	1,244	0	230	707	230	349	0	378	1,883	113	5,283	264	0	0
63100 050	0	0	0	0	0	0	0	0	0	0	0	0	53,605	0	0
64000 000	0	0	0	0	0	0	0	0	0	0	0	(2,163)	0	1,097	1,066
64000 010	0	0	0	75	0	0	3,982	1,274	150	225	0	0	0	0	0
64000 050	0	0	0	0	0	0	661	661	0	0	0	0	0	0	0
66300 000	8,333	0	0	89,000	0	89,000	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333
68000 000	0	0	0	14	0	14	0	0	0	0	0	0	0	0	(2)
68000 030	0	221	0	0	12	0	0	0	0	0	0	0	0	0	0
69600 000	534	1,604	534	456	55	456	1,616	1,004	3,833	2,894	2,550	1,028	1,964	79	303
70200 010	0	45	0	45	45	45	45	45	45	45	0	0	0	0	0
<b>TOTAL EXPENSES</b>	<b>29,962</b>	<b>42,090</b>	<b>20,939</b>	<b>162,267</b>	<b>20,939</b>	<b>162,267</b>	<b>52,925</b>	<b>93,814</b>	<b>52,259</b>	<b>63,272</b>	<b>39,051</b>	<b>50,954</b>	<b>95,711</b>	<b>38,481</b>	<b>29,780</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(12,015)</b>	<b>1,487</b>	<b>34,902</b>	<b>(121,540)</b>	<b>(121,540)</b>	<b>(121,540)</b>	<b>(54,550)</b>	<b>(25,856)</b>	<b>6,801</b>	<b>(26,362)</b>	<b>1,040</b>	<b>12,431</b>	<b>76,112</b>	<b>(24,607)</b>	<b>(6,901)</b>

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**Replacement Fund Report**  
**193 Southwyck CAI**  
**For Dates 01/01/2015 To 03/31/2015**

Account	Sub	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
31100	P/Y Reserve Contrib							
	000			Beginning Balance				270,075.94
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015		75,143.20	
				Subaccount Total		0.00	75,143.20	345,219.14
				Account Total		0.00	75,143.20	75,143.20
<b>Account Balance</b>								<b>345,219.14</b>
31200	C/Y Contribution							
	000			Beginning Balance				99,999.96
	2015 Rsv Contributio	JER	00045110	Annual Rsv Contribut	01/01/2015		89,000.00	
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015	99,999.96		
				Subaccount Total		99,999.96	89,000.00	89,000.00
				Account Total		99,999.96	89,000.00	10,999.96
<b>Account Balance</b>								<b>89,000.00</b>
31250	Rsrv Interest Income							
	000			Beginning Balance				1,240.46
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015	1,240.46		
	January Interest	JE	TN1930115002	January Interest	01/31/2015		117.30	
	02/15 Interest-14004	JE	TN1930215001		02/28/2015		114.76	
	03/15 Interest-14004	JE	TN1930315001	15001/31250	03/31/2015		147.62	
				Subaccount Total		1,240.46	379.68	379.68
				Account Total		1,240.46	379.68	860.78
<b>Account Balance</b>								<b>379.68</b>
31900	Rplc Rsv - Cash Flow							
	000			Beginning Balance				15,252.69
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015		15,252.69	
				Subaccount Total		0.00	15,252.69	0.00
	085 Carpeting & Painting			Beginning Balance				0.00
	Rcls Water Logic	JE	TN1930315010	Rcls Paint Shade	03/31/2015	18,827.50		
	Crct JEforWaterLogic	JE	TN1930315011	Crct JEforWaterLogic	03/31/2015		18,827.50	
				Subaccount Total		18,827.50	18,827.50	0.00
	236 Fountain			Beginning Balance				4,262.50
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015		4,262.50	
				Subaccount Total		0.00	4,262.50	0.00
	320 Irrigation			Beginning Balance				0.00
	Crct JEforWaterLogic	JE	TN1930315011	Crct JEforWaterLogic	03/31/2015	18,827.50		
				Subaccount Total		18,827.50	0.00	18,827.50
	391 Pool Repairs			Beginning Balance				6,582.03
	Clear 2014 Reserves	JE	ST193011501	31100.000/31200.00	01/31/2015		6,582.03	
				Subaccount Total		0.00	6,582.03	0.00
				Account Total		37,655.00	44,924.72	7,269.72
<b>Account Balance</b>								<b>18,827.50</b>





**Replacement Fund Report**  
**193 Southwyck CAI**  
**For Dates 01/01/2015 To 03/31/2015**

Account	Sub	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
			Entity Totals		138,895.42	209,447.60	415,771.32