



## **Southwyck Community Association Inc.**

11/30/2015

### **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
<b>ASSETS</b>				
OPERATING FUND				
10001 193	Operating Account Cap One 7527014012	214,934.49	152,469.10	(62,465.39)
	TOTAL OPERATING FUND	214,934.49	152,469.10	(62,465.39)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	150,651.25	147,172.61	(3,478.64)
12300	A/R Late Fees/ F.C.	41,483.85	42,781.17	1,297.32
12310	A/R Admin Fee	2,579.10	2,569.10	(10.00)
12320	A/R Bank Charges	9.00	9.00	0.00
12331	A/R Billings	306.00	306.00	0.00
12345	A/R Mowing Fee	1,069.05	1,069.05	0.00
12360	A/R Legal Fees	48,969.03	48,665.03	(304.00)
12365	A/R Maintenance	64.80	64.80	0.00
12385	A/R Transfer Fee	160.00	160.00	0.00
	TOTAL ACCOUNTS RECEIVABLE	245,292.08	242,796.76	(2,495.32)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	269,280.83	269,378.50	97.67
	TOTAL REPLACEMENT FUND	269,280.83	269,378.50	97.67
PREPAID EXPENSES				
16000	Prepaid Insurance	21,499.35	18,428.02	(3,071.33)
	TOTAL PREPAID EXPENSES	21,499.35	18,428.02	(3,071.33)
	TOTAL ASSETS	751,006.75	683,072.38	(67,934.37)

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	PRIOR MONTH	CURRENT MONTH	VARIANCE	
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	4,227.79	770.58	(3,457.21)
22100 450	Other Payables - Unidentified Deposit	914.33	914.33	0.00
22360 000	Prepaid Assessment	35,694.21	36,599.01	904.80
22420	Unearned Assessment	151,826.17	75,913.09	(75,913.08)
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>192,662.50</b>	<b>114,197.01</b>	<b>(78,465.49)</b>
	<b>TOTAL LIABILITIES</b>	<b>192,662.50</b>	<b>114,197.01</b>	<b>(78,465.49)</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	1,272.48	1,370.15	97.67
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>435,491.62</b>	<b>435,589.29</b>	<b>97.67</b>
<b>REPLACEMENT RESERVE</b>				
31900 037	Rplc Rsv - Cash Flow Benches	(10,208.46)	(10,208.46)	0.00
31900 051	Rplc Rsv - Cash Flow Brick Work Repair	(16,820.00)	(16,820.00)	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 205	Rplc Rsv - Cash Flow Fences	(36,200.00)	(36,200.00)	0.00
31900 320	Rplc Rsv - Cash Flow Irrigation	(37,655.00)	(37,655.00)	0.00
31900 326	Rplc Rsv - Cash Flow Landscape	(26,305.00)	(26,305.00)	0.00
31900 329	Rplc Rsv - Cash Flow Lighting	(10,608.50)	(10,608.50)	0.00
31900 373	Rplc Rsv - Cash Flow Playground	(7,585.08)	(7,585.08)	0.00
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>(166,210.79)</b>	<b>(166,210.79)</b>	<b>0.00</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>269,280.83</b>	<b>269,378.50</b>	<b>97.67</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>269,280.83</b>	<b>269,378.50</b>	<b>97.67</b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	295,502.39	295,502.39	0.00
	Current Year Surplus (Deficit)	(6,438.97)	3,994.48	10,433.45
	<b>TOTAL FUND BALANCE</b>	<b>289,063.42</b>	<b>299,496.87</b>	<b>10,433.45</b>
	<b>TOTAL EQUITY</b>	<b>558,344.25</b>	<b>568,875.37</b>	<b>10,531.12</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>751,006.75</b>	<b>683,072.38</b>	<b>(67,934.37)</b>

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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
<b>OPERATING INCOME</b>								
40000 010 Owner Asmt- Residential Asmt	42,648.74	42,583	65.74	468,983.17	468,413	570.17	511,000	(42,016.83)
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	188,605.12	0	188,605.12	0	188,605.12
40500 204 N'Hood Asmt Contra Sec I	(947.09)	0	(947.09)	(155,518.66)	0	(155,518.66)	0	(155,518.66)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	153,642.50	0	153,642.50	0	153,642.50
40500 214 N'Hood Asmt Contra Sec IV	(1,014.87)	0	(1,014.87)	(124,055.78)	0	(124,055.78)	0	(124,055.78)
40500 220 N'Hood Asmt Southwyck Sec V	2,150.92	0	2,150.92	24,189.62	0	24,189.62	0	24,189.62
40500 224 N'Hood Asmt Contra Sec V	(122.50)	0	(122.50)	(11,458.77)	0	(11,458.77)	0	(11,458.77)
43080 000 Finance Charge	1,338.37	0	1,338.37	8,852.08	0	8,852.08	0	8,852.08
43100 000 Late Fees	0.00	2,083	(2,083.00)	14,387.38	22,913	(8,525.62)	25,000	(10,612.62)
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	4,587	(4,587.00)	5,000	(5,000.00)
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	14,663	(14,663.00)	16,000	(16,000.00)
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	75,166.99	46,416	28,750.99	567,626.66	510,576	57,050.66	557,000	10,626.66
<b>EXPENSES</b>								
51400 050 Administrative Exp. Other	0.00	0	0.00	25.00	0	(25.00)	0	(25.00)
52400 000 Audit/Tax Preparatio	810.00	333	(477.00)	6,185.00	3,663	(2,522.00)	4,000	(2,185.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	5,038	7,038.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	22	22.00	25	25.00
54600 000 Collection Svc	0.00	0	0.00	(459.00)	0	459.00	0	459.00
55000 000 Community Events	200.00	417	217.00	2,200.00	4,587	2,387.00	5,000	2,800.00
57000 000 Electricity- Common Area	0.00	0	0.00	203.67	0	(203.67)	0	(203.67)
57000 060 Electricity- Street Lights	290.05	417	126.95	3,449.61	4,587	1,137.39	5,000	1,550.39
59800 000 Holiday Expense Decorations	3,139.25	917	(2,222.25)	3,139.25	10,087	6,947.75	11,000	7,860.75
60000 000 Insurance-	3,071.33	3,092	20.67	33,110.92	34,012	901.08	37,100	3,989.08
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	9,590.26	18,337	8,746.74	20,000	10,409.74
60600 010 Lake Chemicals/Treatment	800.85	1,167	366.15	2,869.35	12,837	9,967.65	14,000	11,130.65
60800 010 Landscape Contract	5,608.26	10,333	4,724.74	115,498.56	113,663	(1,835.56)	124,000	8,501.44
60800 110 Landscape Replacement	5,533.16	1,375	(4,158.16)	16,076.30	15,125	(951.30)	16,500	423.70
60800 130 Landscape Tree Maintenance	0.00	500	500.00	39,108.69	5,500	(33,608.69)	6,000	(33,108.69)
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	6,000.00	11,000	5,000.00	12,000	6,000.00
61200 000 Legal Expense	0.00	0	0.00	(2,409.51)	0	2,409.51	0	2,409.51
61200 010 Legal Expense Collections	0.00	2,083	2,083.00	12,770.97	22,913	10,142.03	25,000	12,229.03
61200 020 Legal Expense Corporate	90.00	333	243.00	1,954.61	3,663	1,708.39	4,000	2,045.39
61200 050 Legal Expense Master	2,893.68	3,750	856.32	91,261.08	41,250	(50,011.08)	45,000	(46,261.08)
61800 000 Maint & Repairs	32,013.58	1,667	(30,346.58)	38,844.11	18,337	(20,507.11)	20,000	(18,844.11)
61800 420 Maint & Repairs Irrigation	2,200.88	417	(1,783.88)	6,216.51	4,587	(1,629.51)	5,000	(1,216.51)
61800 538 Maint & Repairs Pressure Washi	390.00	417	27.00	13,321.00	4,587	(8,734.00)	5,000	(8,321.00)
62000 000 Management Fees	4,291.67	4,292	0.33	47,208.37	47,212	3.63	51,500	4,291.63
62000 020 Management Fees Misc. Charges	75.00	1,250	1,175.00	10,171.28	13,750	3,578.72	15,000	4,828.72
63600 000 Newsletter Expense	0.00	73	73.00	3,457.15	803	(2,654.15)	875	(2,582.15)
64000 000 Office Supplies-	0.00	0	0.00	(64.80)	0	64.80	0	64.80

