



## **Southwyck Community Association Inc.**

07/31/2015

### **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
<b>ASSETS</b>				
<b>OPERATING FUND</b>				
10001 193	Operating Account Cap One 7527014012	252,026.94	251,660.17	(366.77)
	<b>TOTAL OPERATING FUND</b>	252,026.94	251,660.17	(366.77)
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	96,785.74	214,682.78	117,897.04
12300	A/R Late Fees/ F.C.	48,494.99	49,482.19	987.20
12310	A/R Admin Fee	2,636.18	2,719.10	82.92
12320	A/R Bank Charges	0.00	9.00	9.00
12345	A/R Mowing Fee	1,069.05	1,069.05	0.00
12360	A/R Legal Fees	44,501.59	50,159.24	5,657.65
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	193,487.55	318,121.36	124,633.81
<b>REPLACEMENT FUND</b>				
15001 193	Reserve Account Cap One 7527014004	344,024.23	344,141.12	116.89
	<b>TOTAL REPLACEMENT FUND</b>	344,024.23	344,141.12	116.89
<b>PREPAID EXPENSES</b>				
16000	Prepaid Insurance	33,784.67	30,713.34	(3,071.33)
	<b>TOTAL PREPAID EXPENSES</b>	33,784.67	30,713.34	(3,071.33)
	<b>TOTAL ASSETS</b>	<u>823,323.39</u>	<u>944,635.99</u>	<u>121,312.60</u>

5295 Hollister Street  
Houston TX 7704

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
22000	Accounts Payable CY	5,914.08	7,996.60	2,082.52
22050 000	A/P Accrual	36,856.00	0.00	(36,856.00)
22360 000	Prepaid Assessment	181,286.38	24,639.40	(156,646.98)
22375 200	Prev Mgmt Liability Unidentified Dep	914.33	914.33	0.00
22420	Unearned Assessment	0.00	379,718.41	379,718.41
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>224,970.79</b>	<b>413,268.74</b>	<b>188,297.95</b>
	<b>TOTAL LIABILITIES</b>	<b>224,970.79</b>	<b>413,268.74</b>	<b>188,297.95</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	812.30	929.19	116.89
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>435,031.44</b>	<b>435,148.33</b>	<b>116.89</b>
<b>REPLACEMENT RESERVE</b>				
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
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>(91,007.21)</b>	<b>(91,007.21)</b>	<b>0.00</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>344,024.23</b>	<b>344,141.12</b>	<b>116.89</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>344,024.23</b>	<b>344,141.12</b>	<b>116.89</b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	295,502.39	295,502.39	0.00
	Current Year Surplus (Deficit)	(41,174.02)	(108,276.26)	(67,102.24)
	<b>TOTAL FUND BALANCE</b>	<b>254,328.37</b>	<b>187,226.13</b>	<b>(67,102.24)</b>
	<b>TOTAL EQUITY</b>	<b>598,352.60</b>	<b>531,367.25</b>	<b>(66,985.35)</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>823,323.39</b>	<b>944,635.99</b>	<b>121,312.60</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	42,648.75	42,583	65.75	298,388.21	298,081	307.21	511,000	(212,611.79)
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	120,021.44	0	120,021.44	0	120,021.44
40500 204 N'Hood Asmt Contra Sec I	(39,948.37)	0	(39,948.37)	(136,679.34)	0	(136,679.34)	0	(136,679.34)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	97,772.50	0	97,772.50	0	97,772.50
40500 214 N'Hood Asmt Contra Sec IV	(34,567.91)	0	(34,567.91)	(113,938.45)	0	(113,938.45)	0	(113,938.45)
40500 220 N'Hood Asmt Southwyck Sec V	(3,512.83)	0	(3,512.83)	15,585.94	0	15,585.94	0	15,585.94
40500 224 N'Hood Asmt Contra Sec V	(4,450.00)	0	(4,450.00)	(20,605.65)	0	(20,605.65)	0	(20,605.65)
43080 000 Finance Charge	1,724.88	0	1,724.88	7,220.40	0	7,220.40	0	7,220.40
43100 000 Late Fees	(47.80)	2,083	(2,130.80)	16,350.13	14,581	1,769.13	25,000	(8,649.87)
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	2,919	(2,919.00)	5,000	(5,000.00)
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	9,331	(9,331.00)	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
	(7,039.86)	46,416	(53,455.86)	284,130.18	324,912	(40,781.82)	557,000	(272,869.82)
<b>EXPENSES</b>								
51400 000 Administrative Exp.	(25.00)	0	25.00	0.00	0	0.00	0	0.00
51400 050 Administrative Exp. Other	25.00	0	(25.00)	25.00	0	(25.00)	0	(25.00)
52400 000 Audit/Tax Preparatio	0.00	333	333.00	5,375.00	2,331	(3,044.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	3,206	5,206.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	14	14.00	25	25.00
55000 000 Community Events	0.00	417	417.00	2,000.00	2,919	919.00	5,000	3,000.00
57000 060 Electricity- Street Lights	203.74	417	213.26	1,918.71	2,919	1,000.29	5,000	3,081.29
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	6,419	6,419.00	11,000	11,000.00
60000 000 Insurance-	3,071.33	3,092	20.67	20,825.60	21,644	818.40	37,100	16,274.40
60600 000 Lake Management	850.00	1,667	817.00	6,190.26	11,669	5,478.74	20,000	13,809.74
60600 010 Lake Chemicals/Treatment	0.00	1,167	1,167.00	283.50	8,169	7,885.50	14,000	13,716.50
60800 010 Landscape Contract	14,020.65	10,333	(3,687.65)	73,832.74	72,331	(1,501.74)	124,000	50,167.26
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	9,625	562.36	16,500	7,437.36
60800 130 Landscape Tree Maintenance	0.00	500	500.00	15,200.00	3,500	(11,700.00)	6,000	(9,200.00)
60800 193 Landscape Sec 1 Subsidy	6,000.00	1,000	(5,000.00)	6,000.00	7,000	1,000.00	12,000	6,000.00
61200 000 Legal Expense	(4,387.41)	0	4,387.41	(20,890.72)	0	20,890.72	0	20,890.72
61200 010 Legal Expense Collections	4,493.11	2,083	(2,410.11)	23,905.06	14,581	(9,324.06)	25,000	1,094.94
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	2,331	1,959.75	4,000	3,628.75
61200 050 Legal Expense Master	19,805.11	3,750	(16,055.11)	75,472.14	26,250	(49,222.14)	45,000	(30,472.14)
61800 000 Maint & Repairs	2,813.00	1,667	(1,146.00)	18,660.48	11,669	(6,991.48)	20,000	1,339.52
61800 420 Maint & Repairs Irrigation	0.00	417	417.00	20,532.13	2,919	(17,613.13)	5,000	(15,532.13)
61800 538 Maint & Repairs Pressure Washi	864.00	417	(447.00)	864.00	2,919	2,055.00	5,000	4,136.00
62000 000 Management Fees	4,291.67	4,292	0.33	30,041.69	30,044	2.31	51,500	21,458.31
62000 020 Management Fees Misc. Charges	3,501.60	1,250	(2,251.60)	7,046.57	8,750	1,703.43	15,000	7,953.43
63600 000 Newsletter Expense	3,457.15	73	(3,384.15)	3,457.15	511	(2,946.15)	875	(2,582.15)
64000 010 Office Supplies- Copies	0.00	0	0.00	834.24	0	(834.24)	0	(834.24)

