



Southwyck Community Association Inc.

06/30/2015

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
ASSETS				
OPERATING FUND				
10001 193	Operating Account Cap One 7527014012	178,180.33	252,026.94	73,846.61
	TOTAL OPERATING FUND	178,180.33	252,026.94	73,846.61
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	108,482.67	96,785.74	(11,696.93)
12300	A/R Late Fees/ F.C.	52,733.51	48,494.99	(4,238.52)
12310	A/R Admin Fee	3,079.53	2,636.18	(443.35)
12320	A/R Bank Charges	9.00	0.00	(9.00)
12345	A/R Mowing Fee	1,069.05	1,069.05	0.00
12360	A/R Legal Fees	37,412.95	44,501.59	7,088.64
	TOTAL ACCOUNTS RECEIVABLE	202,786.71	193,487.55	(9,299.16)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	343,882.23	344,024.23	142.00
	TOTAL REPLACEMENT FUND	343,882.23	344,024.23	142.00
PREPAID EXPENSES				
16000	Prepaid Insurance	0.00	33,784.67	33,784.67
	TOTAL PREPAID EXPENSES	0.00	33,784.67	33,784.67
	TOTAL ASSETS	724,849.27	823,323.39	98,474.12

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	8,018.75	5,914.08	(2,104.67)
22050 000	A/P Accrual	248.25	36,856.00	36,607.75
22360 000	Prepaid Assessment	36,153.48	181,286.38	145,132.90
22375 200	Prev Mgmt Liability Unidentified Dep	914.33	914.33	0.00
22420	Unearned Assessment	75,913.07	0.00	(75,913.07)
	TOTAL ACCOUNTS PAYABLE	121,247.88	224,970.79	103,722.91
	TOTAL LIABILITIES	121,247.88	224,970.79	103,722.91
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	670.30	812.30	142.00
	TOTAL REPLACEMENT RESERVES INCOME	434,889.44	435,031.44	142.00
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	343,882.23	344,024.23	142.00
	REPLACEMENT RESERVE GRAND TOTAL	343,882.23	344,024.23	142.00
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	295,497.39	295,502.39	5.00
	Current Year Surplus (Deficit)	(35,778.23)	(41,174.02)	(5,395.79)
	TOTAL FUND BALANCE	259,719.16	254,328.37	(5,390.79)
	TOTAL EQUITY	603,601.39	598,352.60	(5,248.79)
	TOTAL LIABILITIES & EQUITY	724,849.27	823,323.39	98,474.12

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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	42,648.73	42,583	65.73	255,739.46	255,498	241.46	511,000	(255,260.54)
40500 200 N'Hood Asmt Southwyck Sec I	17,145.92	0	17,145.92	102,875.52	0	102,875.52	0	102,875.52
40500 204 N'Hood Asmt Contra Sec I	(31,579.05)	0	(31,579.05)	(96,730.97)	0	(96,730.97)	0	(96,730.97)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	83,805.00	0	83,805.00	0	83,805.00
40500 214 N'Hood Asmt Contra Sec IV	(29,246.86)	0	(29,246.86)	(79,370.54)	0	(79,370.54)	0	(79,370.54)
40500 220 N'Hood Asmt Southwyck Sec V	7,814.67	0	7,814.67	19,098.77	0	19,098.77	0	19,098.77
40500 224 N'Hood Asmt Contra Sec V	(5,663.75)	0	(5,663.75)	(16,155.65)	0	(16,155.65)	0	(16,155.65)
43080 000 Finance Charge	904.55	0	904.55	5,495.52	0	5,495.52	0	5,495.52
43100 000 Late Fees	(237.14)	2,083	(2,320.14)	16,397.93	12,498	3,899.93	25,000	(8,602.07)
43260 000 Other Fees Transfer Fees	(160.00)	0	(160.00)	0.00	0	0.00	0	0.00
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	2,502	(2,502.00)	5,000	(5,000.00)
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	7,998	(7,998.00)	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
	15,594.57	46,416	(30,821.43)	291,170.04	278,496	12,674.04	557,000	(265,829.96)
EXPENSES								
51400 000 Administrative Exp.	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	1,998	(3,377.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	2,748	4,748.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	12	12.00	25	25.00
55000 000 Community Events	2,000.00	417	(1,583.00)	2,000.00	2,502	502.00	5,000	3,000.00
57000 060 Electricity- Street Lights	0.00	417	417.00	1,714.97	2,502	787.03	5,000	3,285.03
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	5,502	5,502.00	11,000	11,000.00
60000 000 Insurance-	3,071.33	3,092	20.67	17,754.27	18,552	797.73	37,100	19,345.73
60600 000 Lake Management	850.00	1,667	817.00	5,340.26	10,002	4,661.74	20,000	14,659.74
60600 010 Lake Chemicals/Treatment	0.00	1,167	1,167.00	283.50	7,002	6,718.50	14,000	13,716.50
60800 010 Landscape Contract	11,216.52	10,333	(883.52)	59,812.09	61,998	2,185.91	124,000	64,187.91
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	8,250	(812.64)	16,500	7,437.36
60800 130 Landscape Tree Maintenance	1,300.00	500	(800.00)	15,200.00	3,000	(12,200.00)	6,000	(9,200.00)
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	0.00	6,000	6,000.00	12,000	12,000.00
61200 000 Legal Expense	(10,759.22)	0	10,759.22	(16,503.31)	0	16,503.31	0	16,503.31
61200 010 Legal Expense Collections	2,136.93	2,083	(53.93)	19,411.95	12,498	(6,913.95)	25,000	5,588.05
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	1,998	1,626.75	4,000	3,628.75
61200 050 Legal Expense Master	5,280.45	3,750	(1,530.45)	55,667.03	22,500	(33,167.03)	45,000	(10,667.03)
61800 000 Maint & Repairs	256.85	1,667	1,410.15	15,847.48	10,002	(5,845.48)	20,000	4,152.52
61800 420 Maint & Repairs Irrigation	703.63	417	(286.63)	20,532.13	2,502	(18,030.13)	5,000	(15,532.13)
61800 538 Maint & Repairs Pressure Washi	0.00	417	417.00	0.00	2,502	2,502.00	5,000	5,000.00
62000 000 Management Fees	4,291.67	4,292	0.33	25,750.02	25,752	1.98	51,500	25,749.98
62000 020 Management Fees Misc. Charges	237.03	1,250	1,012.97	3,544.97	7,500	3,955.03	15,000	11,455.03
63600 000 Newsletter Expense	0.00	73	73.00	0.00	438	438.00	875	875.00
64000 010 Office Supplies- Copies	129.24	0	(129.24)	834.24	0	(834.24)	0	(834.24)

