



Southwyck Community Association Inc.

04/30/2015

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	232,999.89	178,492.60	(54,507.29)
	TOTAL OPERATING FUND	232,999.89	178,492.60	(54,507.29)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	146,365.63	124,543.58	(21,822.05)
12300	A/R Late Fees/ F.C.	59,587.21	55,975.91	(3,611.30)
12310	A/R Admin Fee	3,453.11	3,268.11	(185.00)
12320	A/R Bank Charges	19.00	9.00	(10.00)
12345	A/R Mowing Fee	706.94	669.05	(37.89)
12360	A/R Legal Fees	37,039.06	34,352.67	(2,686.39)
	TOTAL ACCOUNTS RECEIVABLE	247,170.95	218,818.32	(28,352.63)
REPLACEMENT FUND				
15001 193	Reserve Account Cap One 7527014004	415,771.32	361,933.24	(53,838.08)
	TOTAL REPLACEMENT FUND	415,771.32	361,933.24	(53,838.08)
PREPAID EXPENSES				
16000	Prepaid Insurance	5,873.20	2,936.62	(2,936.58)
	TOTAL PREPAID EXPENSES	5,873.20	2,936.62	(2,936.58)
	TOTAL ASSETS	901,815.36	762,180.78	(139,634.58)

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	2,100.34	58.74	(2,041.60)
22360 000	Prepaid Assessment	29,863.68	32,583.94	2,720.26
22375 200	Prev Mgmt Liability Unidentified Dep	0.00	914.33	914.33
22420	Unearned Assessment	227,739.25	151,826.16	(75,913.09)
	TOTAL ACCOUNTS PAYABLE	259,703.27	185,383.17	(74,320.10)
	TOTAL LIABILITIES	259,703.27	185,383.17	(74,320.10)
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	379.68	522.58	142.90
	TOTAL REPLACEMENT RESERVES INCOME	434,598.82	434,741.72	142.90
REPLACEMENT RESERVE				
31900 037	Rplc Rsv - Cash Flow Benches	0.00	(4,838.48)	(4,838.48)
31900 102	Rplc Rsv - Cash Flow Common Area Imprvmt	0.00	(8,000.00)	(8,000.00)
31900 320	Rplc Rsv - Cash Flow Irrigation	(18,827.50)	(37,655.00)	(18,827.50)
31900 326	Rplc Rsv - Cash Flow Landscape	0.00	(22,315.00)	(22,315.00)
	TOTAL REPLACEMENT RESERVES EXPENSE	(18,827.50)	(72,808.48)	(53,980.98)
	TOTAL REPLACEMENT RESERVES	415,771.32	361,933.24	(53,838.08)
	REPLACEMENT RESERVE GRAND TOTAL	415,771.32	361,933.24	(53,838.08)
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	311,491.21	295,497.39	(15,993.82)
	Current Year Surplus (Deficit)	(85,150.44)	(80,633.02)	4,517.42
	TOTAL FUND BALANCE	226,340.77	214,864.37	(11,476.40)
	TOTAL EQUITY	642,112.09	576,797.61	(65,314.48)
	TOTAL LIABILITIES & EQUITY	901,815.36	762,180.78	(139,634.58)

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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	42,648.75	42,583	65.75	127,793.23	170,332	(42,538.77)	511,000	(383,206.77)
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	68,583.68	0	68,583.68	0	68,583.68
40500 204 N'Hood Asmt Contra Sec I	(5,017.00)	0	(5,017.00)	(61,762.29)	0	(61,762.29)	0	(61,762.29)
40500 210 N'Hood Asmt Southwyck Sec IV	13,967.50	0	13,967.50	55,870.00	0	55,870.00	0	55,870.00
40500 214 N'Hood Asmt Contra Sec IV	(4,513.77)	0	(4,513.77)	(46,191.35)	0	(46,191.35)	0	(46,191.35)
40500 220 N'Hood Asmt Southwyck Sec V	3,074.12	0	3,074.12	9,526.88	0	9,526.88	0	9,526.88
40500 224 N'Hood Asmt Contra Sec V	(923.20)	0	(923.20)	(10,885.60)	0	(10,885.60)	0	(10,885.60)
43080 000 Finance Charge	1,001.62	0	1,001.62	4,388.65	0	4,388.65	0	4,388.65
43100 000 Late Fees	(512.53)	2,083	(2,595.53)	16,735.07	8,332	8,403.07	25,000	(8,264.93)
43260 000 Other Fees Transfer Fees	0.00	0	0.00	160.00	0	160.00	0	160.00
45000 000 Non-Owner Incm	0.00	417	(417.00)	0.00	1,668	(1,668.00)	5,000	(5,000.00)
45000 160 Non-Owner Incm Other Income	(150.00)	0	(150.00)	0.00	0	0.00	0	0.00
45000 193 Non-Owner Incm Silverlake Paym	0.00	1,333	(1,333.00)	0.00	5,332	(5,332.00)	16,000	(16,000.00)
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	66,721.41	46,416	20,305.41	206,867.02	185,664	21,203.02	557,000	(350,132.98)
EXPENSES								
52400 000 Audit/Tax Preparatio	0.00	333	333.00	5,375.00	1,332	(4,043.00)	4,000	(1,375.00)
52800 000 Bad Debt Expense	0.00	458	458.00	(2,000.00)	1,832	3,832.00	5,500	7,500.00
53000 000 Bank Charges	0.00	2	2.00	0.00	8	8.00	25	25.00
55000 000 Community Events	0.00	417	417.00	0.00	1,668	1,668.00	5,000	5,000.00
57000 060 Electricity- Street Lights	274.29	417	142.71	1,466.72	1,668	201.28	5,000	3,533.28
59800 000 Holiday Expense Decorations	0.00	917	917.00	0.00	3,668	3,668.00	11,000	11,000.00
60000 000 Insurance-	2,936.58	3,092	155.42	11,746.32	12,368	621.68	37,100	25,353.68
60600 000 Lake Management	850.00	1,667	817.00	3,640.26	6,668	3,027.74	20,000	16,359.74
60600 010 Lake Chemicals/Treatment	157.50	1,167	1,009.50	283.50	4,668	4,384.50	14,000	13,716.50
60800 010 Landscape Contract	14,020.65	10,333	(3,687.65)	37,379.05	41,332	3,952.95	124,000	86,620.95
60800 110 Landscape Replacement	0.00	1,375	1,375.00	6,264.64	5,500	(764.64)	16,500	10,235.36
60800 130 Landscape Tree Maintenance	13,900.00	500	(13,400.00)	13,900.00	2,000	(11,900.00)	6,000	(7,900.00)
60800 193 Landscape Sec 1 Subsidy	0.00	1,000	1,000.00	0.00	4,000	4,000.00	12,000	12,000.00
61200 000 Legal Expense	0.00	0	0.00	(1,934.93)	0	1,934.93	0	1,934.93
61200 010 Legal Expense Collections	3,679.51	2,083	(1,596.51)	13,165.48	8,332	(4,833.48)	25,000	11,834.52
61200 020 Legal Expense Corporate	0.00	333	333.00	371.25	1,332	960.75	4,000	3,628.75
61200 050 Legal Expense Master	20,806.52	3,750	(17,056.52)	50,386.58	15,000	(35,386.58)	45,000	(5,386.58)
61800 000 Maint & Repairs	0.00	1,667	1,667.00	15,420.63	6,668	(8,752.63)	20,000	4,579.37
61800 420 Maint & Repairs Irrigation	0.00	417	417.00	19,828.50	1,668	(18,160.50)	5,000	(14,828.50)
61800 538 Maint & Repairs Pressure Washi	0.00	417	417.00	0.00	1,668	1,668.00	5,000	5,000.00
62000 000 Management Fees	4,291.67	4,292	0.33	17,166.68	17,168	1.32	51,500	34,333.32
62000 020 Management Fees Misc. Charges	540.68	1,250	709.32	2,721.85	5,000	2,278.15	15,000	12,278.15
63600 000 Newsletter Expense	0.00	73	73.00	0.00	292	292.00	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

