



Beringwood Association, Inc.

11/30/2016

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses

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Beringwood Association, Inc.
Comparative Balance Sheet
11/30/2016

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5295 Hollister Street
Houston TX 77040

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10001 245	Operating Account Cap One 7527759212	<u>195,742.65</u>	<u>198,231.77</u>	<u>2,489.12</u>
	TOTAL OPERATING FUND	195,742.65	198,231.77	2,489.12
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	4,708.96	6,643.13	1,934.17
12300	A/R Late Fees/ F.C.	205.00	242.50	37.50
12310	A/R Admin Fee	180.00	180.00	0.00
12330	A/R Billing/Violations	150.00	150.00	0.00
12360	A/R Legal Fees	5.00	5.00	0.00
12365	A/R Maintenance	<u>407.40</u>	<u>407.40</u>	<u>0.00</u>
	TOTAL ACCOUNTS RECEIVABLE	5,656.36	7,628.03	1,971.67
REPLACEMENT FUND				
15001 245	Reserve Account Cap One 7527759220	<u>187,852.87</u>	<u>213,341.87</u>	<u>25,489.00</u>
	TOTAL REPLACEMENT FUND	187,852.87	213,341.87	25,489.00
PREPAID EXPENSES				
16000	Prepaid Insurance	<u>13,819.78</u>	<u>6,909.89</u>	<u>(6,909.89)</u>
	TOTAL PREPAID EXPENSES	13,819.78	6,909.89	(6,909.89)
DEPOSITS				
19300	Deposit - Water	<u>500.00</u>	<u>500.00</u>	<u>0.00</u>
	TOTAL DEPOSITS	500.00	500.00	0.00
	TOTAL ASSETS	<u>403,571.66</u>	<u>426,611.56</u>	<u>23,039.90</u>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
21000	Accounts Payable PY	6,387.88	6,387.88	0.00
22000	Accounts Payable CY	1,384.27	1,262.07	(122.20)
22360 000	Prepaid Assessment	16,394.16	13,805.68	(2,588.48)
24000 010	Loan From Reserve Insurance	13,819.78	6,909.89	(6,909.89)
	TOTAL ACCOUNTS PAYABLE	37,986.09	28,365.52	(9,620.57)
	TOTAL LIABILITIES	37,986.09	28,365.52	(9,620.57)
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	165,911.62	165,911.62	0.00
31200 000	C/Y Contribution	75,000.00	82,500.00	7,500.00
31250 000	Rsv Interest Income	606.03	685.14	79.11
31400 020	Loan To Operating Insurance	(13,819.78)	(6,909.89)	6,909.89
	TOTAL REPLACEMENT RESERVES INCOME	227,697.87	242,186.87	14,489.00
REPLACEMENT RESERVE				
31900 105	Rplc Rsv - Cash Flow Concrete Repair	(27,472.00)	(27,472.00)	0.00
31900 235	Rplc Rsv - Cash Flow Foundation	(3,250.00)	(3,250.00)	0.00
31900 471	Rplc Rsv - Cash Flow Stairwell	(9,123.00)	(9,123.00)	0.00
	TOTAL REPLACEMENT RESERVES EXPENSE	(39,845.00)	(39,845.00)	0.00
	TOTAL REPLACEMENT RESERVES	187,852.87	202,341.87	14,489.00
CAPITAL IMPROVEMENT FUND				
34000 004	Capital Improvement C/Y Contribution	0.00	11,000.00	11,000.00
	TOTAL CAPITAL IMPROVEMENT FUND	0.00	11,000.00	11,000.00
	REPLACEMENT RESERVE GRAND TOTAL	187,852.87	213,341.87	25,489.00
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	35,035.49	35,035.49	0.00
	Current Year Surplus (Deficit)	142,697.21	149,868.68	7,171.47
	TOTAL FUND BALANCE	177,732.70	184,904.17	7,171.47
	TOTAL EQUITY	365,585.57	398,246.04	32,660.47
	TOTAL LIABILITIES & EQUITY	403,571.66	426,611.56	23,039.90

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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	49,775.16	49,775	0.16	547,526.76	547,525	1.76	597,304	(49,777.24)
43060 000 Fines - Owners	0.00	0	0.00	50.00	0	50.00	0	50.00
43100 000 Late Fees	65.00	42	23.00	679.35	462	217.35	500	179.35
43320 015 Other Owner Incm Access Cards	140.00	0	140.00	1,455.00	0	1,455.00	0	1,455.00
43320 100 Other Owner Incm Parking Space	0.00	33	(33.00)	540.00	363	177.00	400	140.00
	49,980.16	49,850	130.16	550,251.11	548,350	1,901.11	598,204	(47,952.89)
EXPENSES								
51000 040 Access Control- Maint Contract	0.00	633	633.00	953.21	6,963	6,009.79	7,600	6,646.79
51400 050 Administrative Exp. Other	0.00	183	183.00	11.92	2,013	2,001.08	2,200	2,188.08
52400 000 Audit/Tax Preparatio	0.00	241	241.00	0.00	2,651	2,651.00	2,895	2,895.00
53600 000 Cable TV	5,845.36	5,435	(410.36)	62,535.59	59,785	(2,750.59)	65,220	2,684.41
57000 000 Electricity- Common Area	243.62	1,333	1,089.38	11,217.89	14,663	3,445.11	16,000	4,782.11
60000 000 Insurance-	6,909.89	7,333	423.11	76,358.82	80,663	4,304.18	88,000	11,641.18
60800 010 Landscape Contract	4,830.12	2,125	(2,705.12)	26,561.76	23,375	(3,186.76)	25,500	(1,061.76)
60800 060 Landscape Irrigation	0.00	208	208.00	2,417.82	2,288	(129.82)	2,500	82.18
60800 080 Landscape Mulching	0.00	83	83.00	1,200.00	913	(287.00)	1,000	(200.00)
60800 110 Landscape Replacement	0.00	0	0.00	2,552.94	0	(2,552.94)	0	(2,552.94)
61200 000 Legal Expense	0.00	167	167.00	1,835.50	1,837	1.50	2,000	164.50
61200 010 Legal Expense Collections	0.00	21	21.00	977.00	231	(746.00)	250	(727.00)
61600 000 Locks And Keys Supplies	0.00	21	21.00	0.00	231	231.00	250	250.00
61800 000 Maint & Repairs	541.60	2,083	1,541.40	8,211.26	22,913	14,701.74	25,000	16,788.74
61800 050 Maint & Repairs Building	450.00	833	383.00	450.00	9,163	8,713.00	10,000	9,550.00
61800 090 Maint & Repairs Clubhouse	0.00	583	583.00	480.00	6,413	5,933.00	7,000	6,520.00
61800 240 Maint & Repairs Electrical	759.00	542	(217.00)	1,062.00	5,962	4,900.00	6,500	5,438.00
61800 281 Maint & Repairs Exterminating-	0.00	0	0.00	1,234.05	0	(1,234.05)	0	(1,234.05)
61800 290 Maint & Repairs Fence	0.00	567	567.00	343.75	6,237	5,893.25	6,800	6,456.25
61800 390 Maint & Repairs Gutters	0.00	175	175.00	0.00	1,925	1,925.00	2,100	2,100.00
61800 470 Maint & Repairs Lighting Repla	0.00	83	83.00	3,432.50	913	(2,519.50)	1,000	(2,432.50)
61800 471 Maint & Repairs Mailboxes	0.00	21	21.00	0.00	231	231.00	250	250.00
61800 520 Maint & Repairs Plumbing	0.00	333	333.00	274.69	3,663	3,388.31	4,000	3,725.31
61800 550 Maint & Repairs Roof	0.00	1,250	1,250.00	10,095.00	13,750	3,655.00	15,000	4,905.00
61800 590 Maint & Repairs Street Signs	0.00	17	17.00	0.00	187	187.00	200	200.00
61800 610 Maint & Repairs Supplies	0.00	233	233.00	1,245.83	2,563	1,317.17	2,800	1,554.17
62000 000 Management Fees	3,090.00	3,090	0.00	33,990.00	33,990	0.00	37,080	3,090.00
64000 000 Office Supplies-	0.00	283	283.00	2,895.97	3,113	217.03	3,400	504.03
65400 000 Payroll All Employees	0.00	2,500	2,500.00	0.00	27,500	27,500.00	30,000	30,000.00
65600 000 Permits and Licenses General	0.00	29	29.00	177.08	319	141.92	350	172.92
65800 000 Pest Control General	0.00	458	458.00	566.33	5,038	4,471.67	5,500	4,933.67
65800 040 Pest Control Termites	0.00	142	142.00	1,623.75	1,562	(61.75)	1,700	76.25
66300 000 Reserve Contribution	7,500.00	7,500	0.00	82,500.00	82,500	0.00	90,000	7,500.00
66300 085 Reserve Contribution Pipe Repl	11,000.00	0	(11,000.00)	11,000.00	0	(11,000.00)	0	(11,000.00)

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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
67800 000 Swimming Pool Maintenance	378.88	383	4.12	4,096.50	4,213	116.50	4,600	503.50
67800 090 Swimming Pool Repairs	97.64	317	219.36	117.52	3,487	3,369.48	3,800	3,682.48
68200 010 Telecomm- Phone Service	101.67	208	106.33	1,389.85	2,288	898.15	2,500	1,110.15
68600 000 Trash Removal Contract	759.92	767	7.08	8,359.12	8,437	77.88	9,200	840.88
69400 000 Water & Sewer	0.00	4,667	4,667.00	35,049.37	51,337	16,287.63	56,000	20,950.63
69400 035 Water & Sewer -Drainage Fee	0.00	600	600.00	3,562.74	6,600	3,037.26	7,200	3,637.26
70200 000 Website Contract	300.99	208	(92.99)	1,602.67	2,288	685.33	2,500	897.33
TOTAL EXPENSES	42,808.69	45,655	2,846.31	400,382.43	502,205	101,822.57	547,895	147,512.57
SURPLUS/(DEFICIT)	7,171.47	4,195	2,976.47	149,868.68	46,145	103,723.68	50,309	99,559.68