



Lake Olympia Civic Association

05/31/2015

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses

Copies

1
1

5295 Hollister Street
Houston TX 77040-6205

| | | PRIOR MONTH | CURRENT MONTH | VARIANCE |
|----------------------------------|--|---------------------|---------------------|--------------------|
| ASSETS | | | | |
| OPERATING FUND | | | | |
| 10001 500 | Operating Account Cap One 7047954147 | 572,495.72 | 572,546.54 | 50.82 |
| 10150 000 | Petty Cash - On Hand | 300.00 | 300.00 | 0.00 |
| | TOTAL OPERATING FUND | 572,795.72 | 572,846.54 | 50.82 |
| ACCOUNTS RECEIVABLE | | | | |
| 12100 | A/R Assessment | 177,118.29 | 130,367.05 | (46,751.24) |
| 12300 | A/R Late Fees/ F.C. | 18,314.21 | 17,804.32 | (509.89) |
| 12310 | A/R Admin Fee | 7,140.22 | 7,046.55 | (93.67) |
| 12345 | A/R Mowing Fee | 170.00 | 170.00 | 0.00 |
| 12360 | A/R Legal Fees | 26,502.91 | 28,928.13 | 2,425.22 |
| 12365 | A/R Maintenance | 1,745.29 | 1,295.84 | (449.45) |
| 12385 | A/R Transfer Fee | 150.00 | 150.00 | 0.00 |
| 12500 000 | Allowance-Doubtful | (30,000.00) | (30,000.00) | 0.00 |
| | TOTAL ACCOUNTS RECEIVABLE | 201,140.92 | 155,761.89 | (45,379.03) |
| OTHER ACCOUNTS RECEIVABLE | | | | |
| 12850 000 | A/R Other | 0.00 | (788.49) | (788.49) |
| | TOTAL OTHER ACCOUNTS RECEIVABLE | 0.00 | (788.49) | (788.49) |
| REPLACEMENT FUND | | | | |
| 15001 500 | Reserve Account MM CapOne 7047954155 | 818,143.66 | 818,690.76 | 547.10 |
| 15035 500 | Reserve Account Cap One 7527024484 | 283,699.20 | 270,510.00 | (13,189.20) |
| | TOTAL REPLACEMENT FUND | 1,101,842.86 | 1,089,200.76 | (12,642.10) |
| PREPAID EXPENSES | | | | |
| 16000 | Prepaid Insurance | 13,432.68 | 11,753.58 | (1,679.10) |
| | TOTAL PREPAID EXPENSES | 13,432.68 | 11,753.58 | (1,679.10) |
| FIXED ASSETS | | | | |
| 17000 000 | Fixed Assets | 44,453.78 | 44,453.78 | 0.00 |
| 17200 | Playground Equipment | 14,923.15 | 14,923.15 | 0.00 |
| 17680 | Office Equipment | 3,426.22 | 3,426.22 | 0.00 |
| 17990 000 | Accum. Depreciation | (62,344.45) | (62,344.45) | 0.00 |
| | TOTAL FIXED ASSETS | 458.70 | 458.70 | 0.00 |
| | TOTAL ASSETS | 1,889,670.88 | 1,829,232.98 | (60,437.90) |

5295 Hollister Street
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| | | PRIOR MONTH | CURRENT MONTH | VARIANCE |
|---------------------------------------|---|---------------------|---------------------|--------------------|
| LIABILITIES | | | | |
| ACCOUNTS PAYABLE | | | | |
| 21000 | Accounts Payable PY | 21,842.01 | 21,842.01 | 0.00 |
| 22000 | Accounts Payable CY | 6,933.55 | 8,678.78 | 1,745.23 |
| 22050 000 | A/P Accrual | 0.00 | 5,866.37 | 5,866.37 |
| 22360 000 | Prepaid Assessment | 14,704.82 | 17,176.74 | 2,471.92 |
| 22380 010 | Refundable Deposits Pool Deposit | 2,500.00 | 2,500.00 | 0.00 |
| 22380 020 | Refundable Deposits Clubhouse Deposit | 7,525.00 | 7,825.00 | 300.00 |
| 22380 100 | Refundable Deposits Builder Deposit | 22,000.00 | 27,000.00 | 5,000.00 |
| 22420 | Unearned Assessment | 651,358.00 | 569,264.25 | (82,093.75) |
| | TOTAL ACCOUNTS PAYABLE | 726,863.38 | 660,153.15 | (66,710.23) |
| | TOTAL LIABILITIES | 726,863.38 | 660,153.15 | (66,710.23) |
| REPLACEMENT RESERVE ALLOCATION | | | | |
| 30000 010 | Rplcmnt Rsv Alloc- Interest Income | 742.36 | 1,289.46 | 547.10 |
| 30000 025 | Rplcmnt Rsv Alloc- Air Handler | 38,928.00 | 38,928.00 | 0.00 |
| 30000 071 | Rplcmnt Rsv Alloc- Bulkhead Replacement | 7,164.01 | 7,164.01 | 0.00 |
| 30000 103 | Rplcmnt Rsv Alloc- Clubhouse | 78,927.69 | 78,927.69 | 0.00 |
| 30000 143 | Rplcmnt Rsv Alloc- Dock/Pier | 41,250.00 | 28,060.80 | (13,189.20) |
| 30000 210 | Rplcmnt Rsv Alloc- Fences - Perimeter | 537,970.00 | 537,970.00 | 0.00 |
| 30000 212 | Rplcmnt Rsv Alloc- Fences-Iron | 40,575.31 | 40,575.31 | 0.00 |
| 30000 267 | Rplcmnt Rsv Alloc- Guard House | 10,062.92 | 10,062.92 | 0.00 |
| 30000 329 | Rplcmnt Rsv Alloc- Lighting | 26,987.50 | 26,987.50 | 0.00 |
| 30000 338 | Rplcmnt Rsv Alloc- Miscellaneous | 11,757.82 | 11,757.82 | 0.00 |
| 30000 341 | Rplcmnt Rsv Alloc- Monuments and Signs | 26,346.33 | 26,346.33 | 0.00 |
| 30000 365 | Rplcmnt Rsv Alloc- Parking Lot Surface | 31,227.00 | 31,227.00 | 0.00 |
| 30000 369 | Rplcmnt Rsv Alloc- Pavilion | 34,513.36 | 34,513.36 | 0.00 |
| 30000 378 | Rplcmnt Rsv Alloc- Playground | 42,053.58 | 42,053.58 | 0.00 |
| 30000 381 | Rplcmnt Rsv Alloc- Pool Building | 414.58 | 414.58 | 0.00 |
| 30000 401 | Rplcmnt Rsv Alloc- Pump Replacement | 50,925.00 | 50,925.00 | 0.00 |
| 30000 440 | Rplcmnt Rsv Alloc- Roof Replacement | 23,025.00 | 23,025.00 | 0.00 |
| 30000 490 | Rplcmnt Rsv Alloc- Swimming Pool | 75,877.17 | 75,877.17 | 0.00 |
| 30000 494 | Rplcmnt Rsv Alloc- Tennis Courts | 23,095.23 | 23,095.23 | 0.00 |
| | TOTAL REPLACEMENT RESERVE ALLOCATION | 1,101,842.86 | 1,089,200.76 | (12,642.10) |
| | TOTAL REPLACEMENT RESERVES | 1,101,842.86 | 1,089,200.76 | (12,642.10) |
| | REPLACEMENT RESERVE GRAND TOTAL | 1,101,842.86 | 1,089,200.76 | (12,642.10) |
| FUND BALANCE | | | | |
| 38000 | Accumulated Oper Surplus/Deficit | 65,833.74 | 65,833.74 | 0.00 |
| | Current Year Surplus (Deficit) | (4,869.10) | 14,045.33 | 18,914.43 |
| | TOTAL FUND BALANCE | 60,964.64 | 79,879.07 | 18,914.43 |
| | TOTAL EQUITY | 1,162,807.50 | 1,169,079.83 | 6,272.33 |

5295 Hollister Street
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| | PRIOR MONTH | CURRENT MONTH | VARIANCE |
|----------------------------|---------------------|---------------------|--------------------|
| | ----- | ----- | ----- |
| TOTAL LIABILITIES & EQUITY | <u>1,889,670.88</u> | <u>1,829,232.98</u> | <u>(60,437.90)</u> |

Lake Olympia Civic Association
Statement of Income and Expenses
05/31/2015

5295 Hollister Street
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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 | 81,419.75 | 81,741 | (321.25) | 649,682.17 | 643,709 | 5,973.17 | 1,215,896 | (566,213.83) |
| 43000 010 | Other Asmt- Access Cntrl Devic | 160.00 | 83 | 77.00 | 625.00 | 415 | 210.00 | 1,000 | (375.00) |
| 43040 020 | Facilities Club House Rental | 6,000.00 | 2,000 | 4,000.00 | 20,826.00 | 10,000 | 10,826.00 | 24,000 | (3,174.00) |
| 43080 000 | Finance Charge | 981.89 | 833 | 148.89 | 9,616.12 | 4,165 | 5,451.12 | 10,000 | (383.88) |
| 44000 020 | Builder Income ARC Reviews | 0.00 | 333 | (333.00) | 2,000.00 | 1,665 | 335.00 | 4,000 | (2,000.00) |
| 45000 110 | Non-Owner Incm Special Events | 0.00 | 40 | (40.00) | 0.00 | 200 | (200.00) | 480 | (480.00) |
| | TOTAL INCOME | 88,561.64 | 85,030 | 3,531.64 | 682,749.29 | 660,154 | 22,595.29 | 1,255,376 | (572,626.71) |
| OPERATING EXPENSES | | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | | |
| 51400 050 | Administrative Exp. Other | 79.45 | 0 | (79.45) | 556.52 | 0 | (556.52) | 0 | (556.52) |
| 52400 000 | Audit/Tax Preparatio | 0.00 | 817 | 817.00 | 0.00 | 4,085 | 4,085.00 | 9,800 | 9,800.00 |
| 52800 000 | Bad Debt Expense | (324.04) | 417 | 741.04 | 6,596.03 | 2,085 | (4,511.03) | 5,000 | (1,596.03) |
| 58200 010 | Fire Alarm Monitoring | 271.14 | 125 | (146.14) | 843.71 | 625 | (218.71) | 1,500 | 656.29 |
| 61200 010 | Legal Expense Collections | 377.70 | 0 | (377.70) | 0.00 | 0 | 0.00 | 0 | 0.00 |
| 61200 020 | Legal Expense Corporate | 2,493.33 | 833 | (1,660.33) | 5,262.92 | 4,165 | (1,097.92) | 10,000 | 4,737.08 |
| 62000 000 | Management Fees | 7,817.34 | 7,817 | (0.34) | 39,086.70 | 39,085 | (1.70) | 93,808 | 54,721.30 |
| 63600 000 | Newsletter Expense | 0.00 | 683 | 683.00 | 2,069.16 | 3,415 | 1,345.84 | 8,200 | 6,130.84 |
| 64000 010 | Office Supplies- Copies | 902.40 | 167 | (735.40) | 1,595.68 | 835 | (760.68) | 2,000 | 404.32 |
| 64000 030 | Office Supplies- Miscellaneous | 1,066.00 | 525 | (541.00) | 5,208.08 | 2,625 | (2,583.08) | 6,300 | 1,091.92 |
| 64000 050 | Office Supplies- Postage | 1,329.97 | 775 | (554.97) | 2,153.01 | 3,875 | 1,721.99 | 9,300 | 7,146.99 |
| 65400 000 | Payroll All Employees | 3,978.55 | 4,218 | 239.45 | 21,214.64 | 21,090 | (124.64) | 50,612 | 29,397.36 |
| 65400 270 | Payroll Admin Fee | 174.66 | 211 | 36.34 | 984.71 | 1,055 | 70.29 | 2,527 | 1,542.29 |
| 65600 000 | Permits and Licenses General | 0.00 | 8 | 8.00 | 50.00 | 40 | (10.00) | 100 | 50.00 |
| 70200 000 | Website Contract | 75.00 | 100 | 25.00 | 375.00 | 500 | 125.00 | 1,200 | 825.00 |
| | TOTAL ADMINISTRATIVE | 18,241.50 | 16,696 | (1,545.50) | 85,996.16 | 83,480 | (2,516.16) | 200,347 | 114,350.84 |
| MAINTENANCE AND REPAIRS | | | | | | | | | |
| 54400 000 | Clubhouse | 10.82 | 83 | 72.18 | 1,320.29 | 415 | (905.29) | 1,000 | (320.29) |
| 54400 010 | Clubhouse Cleaning | 1,100.00 | 917 | (183.00) | 3,601.00 | 4,585 | 984.00 | 11,000 | 7,399.00 |
| 54400 040 | Clubhouse Furniture & Equipmen | 28.12 | 100 | 71.88 | 404.23 | 500 | 95.77 | 1,200 | 795.77 |
| 54400 050 | Clubhouse Supplies | 771.09 | 304 | (467.09) | 1,788.33 | 1,520 | (268.33) | 3,650 | 1,861.67 |
| 61800 100 | Maintenance & Repairs Common A | 1,242.76 | 1,845 | 602.24 | 5,579.21 | 9,225 | 3,645.79 | 22,145 | 16,565.79 |
| 61800 110 | Maint & Repairs Contract | 3,051.80 | 2,895 | (156.80) | 16,253.28 | 14,475 | (1,778.28) | 34,740 | 18,486.72 |
| 61800 240 | Maintenance & Repairs Electric | 275.00 | 567 | 292.00 | 1,696.00 | 2,835 | 1,139.00 | 6,800 | 5,104.00 |
| 61800 320 | Maintenance & Repairs Fountain | 187.53 | 333 | 145.47 | 6,637.05 | 1,665 | (4,972.05) | 4,000 | (2,637.05) |
| 61800 510 | Maintenance & Repairs Playgrou | 0.00 | 250 | 250.00 | 0.00 | 1,250 | 1,250.00 | 3,000 | 3,000.00 |
| 65800 000 | Pest Control General | 0.00 | 208 | 208.00 | 487.00 | 1,040 | 553.00 | 2,500 | 2,013.00 |
| 66800 000 | Signs & Monuments | 0.00 | 2,083 | 2,083.00 | 0.00 | 10,415 | 10,415.00 | 25,000 | 25,000.00 |
| | TOTAL MAINTENANCE AND REPAIRS | 6,667.12 | 9,585 | 2,917.88 | 37,766.39 | 47,925 | 10,158.61 | 115,035 | 77,268.61 |

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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 | |
|--------------------------|--------------------------------|------------------|--------------|--------------------|-------------------|----------------|--------------------|---------------------|-------------------|
| LANDSCAPE | | | | | | | | | |
| 59800 000 | Holiday Expense Decorations | 0.00 | 1,292 | 1,292.00 | 0.00 | 6,460 | 6,460.00 | 15,500 | 15,500.00 |
| 60800 000 | Landscape Maintenance | 0.00 | 458 | 458.00 | 0.00 | 2,290 | 2,290.00 | 5,500 | 5,500.00 |
| 60800 010 | Landscape Contract | 0.00 | 0 | 0.00 | 115,642.00 | 115,642 | 0.00 | 231,284 | 115,642.00 |
| 60800 025 | Landscape Force Mow | 0.00 | 42 | 42.00 | 375.00 | 210 | (165.00) | 500 | 125.00 |
| 60800 040 | Landscape Improvements | 972.55 | 1,250 | 277.45 | 13,548.70 | 6,250 | (7,298.70) | 15,000 | 1,451.30 |
| 60800 060 | Landscape Irrigation | 2,677.00 | 2,083 | (594.00) | 6,921.00 | 10,415 | 3,494.00 | 25,000 | 18,079.00 |
| 60800 130 | Landscape Tree Maintenance | (300.00) | 4,583 | 4,883.00 | 41,108.50 | 22,915 | (18,193.50) | 55,000 | 13,891.50 |
| | TOTAL LANDSCAPE | 3,349.55 | 9,708 | 6,358.45 | 177,595.20 | 164,182 | (13,413.20) | 347,784 | 170,188.80 |
| RECREATION CENTER | | | | | | | | | |
| 61800 620 | Maintenance & Repairs Tennis C | 0.00 | 125 | 125.00 | 77.90 | 625 | 547.10 | 1,500 | 1,422.10 |
| 67800 020 | Swimming Pool Access Devices | 0.00 | 92 | 92.00 | 1,786.25 | 460 | (1,326.25) | 1,100 | (686.25) |
| 67800 080 | Swimming Pool Management | 4,945.63 | 6,302 | 1,356.37 | 15,205.31 | 31,510 | 16,304.69 | 75,621 | 60,415.69 |
| 67800 090 | Swimming Pool Repairs | 1,906.20 | 1,456 | (450.20) | 7,260.94 | 7,280 | 19.06 | 17,475 | 10,214.06 |
| | TOTAL RECREATION CENTER | 6,851.83 | 7,975 | 1,123.17 | 24,330.40 | 39,875 | 15,544.60 | 95,696 | 71,365.60 |
| PATROL | | | | | | | | | |
| 65200 010 | Patrol Service Contracts | 465.70 | 2,000 | 1,534.30 | 5,088.70 | 10,000 | 4,911.30 | 24,000 | 18,911.30 |
| | TOTAL PATROL | 465.70 | 2,000 | 1,534.30 | 5,088.70 | 10,000 | 4,911.30 | 24,000 | 18,911.30 |
| LAKE MAINTENANCE | | | | | | | | | |
| 60600 010 | Lake Chemicals/Treatment | 1,430.00 | 1,360 | (70.00) | 9,538.75 | 6,800 | (2,738.75) | 16,315 | 6,776.25 |
| 60600 012 | Lake Fishing Stock | 25,617.60 | 2,758 | (22,859.60) | 25,617.60 | 13,790 | (11,827.60) | 33,100 | 7,482.40 |
| 60600 020 | Lake Pump | 0.00 | 542 | 542.00 | 1,175.76 | 2,710 | 1,534.24 | 6,500 | 5,324.24 |
| 60600 030 | Lake Services | 170.73 | 483 | 312.27 | 324.08 | 2,415 | 2,090.92 | 5,797 | 5,472.92 |
| 60600 040 | Lake Svc Contract | 1,800.00 | 1,492 | (308.00) | 6,300.00 | 7,460 | 1,160.00 | 17,900 | 11,600.00 |
| | TOTAL LAKE MAINTENANCE | 29,018.33 | 6,635 | (22,383.33) | 42,956.19 | 33,175 | (9,781.19) | 79,612 | 36,655.81 |
| OTHER CONTRACTS | | | | | | | | | |
| 68600 000 | Trash Removal Contract | 236.80 | 317 | 80.20 | 1,205.02 | 1,585 | 379.98 | 3,800 | 2,594.98 |
| | TOTAL OTHER CONTRACTS | 236.80 | 317 | 80.20 | 1,205.02 | 1,585 | 379.98 | 3,800 | 2,594.98 |
| UTILITIES | | | | | | | | | |
| 57000 010 | Electricity- Clubhouse | (83.48) | 667 | 750.48 | 2,106.35 | 3,335 | 1,228.65 | 8,000 | 5,893.65 |
| 57000 025 | Electricity- Entrance | 315.33 | 1,833 | 1,517.67 | 5,088.00 | 9,165 | 4,077.00 | 22,000 | 16,912.00 |
| 57000 028 | Electricity- VDL Entrance | (4.54) | 125 | 129.54 | 431.41 | 625 | 193.59 | 1,500 | 1,068.59 |
| 57000 040 | Electricity- Irrigation | (249.81) | 833 | 1,082.81 | 2,036.57 | 4,165 | 2,128.43 | 10,000 | 7,963.43 |
| 57000 045 | Electricity- Lake Well Pump | (3.63) | 67 | 70.63 | 50.80 | 335 | 284.20 | 800 | 749.20 |

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|--|-----------------|-----------------|------------|-----------------|-----------------|------------|------------------|---------------------|--|
| 57000 060 Electricity- Street Lights | (52.19) | 208 | 260.19 | (307.17) | 1,040 | 1,347.17 | 2,500 | 2,807.17 | |
| 57000 100 Electricity- Marina Pool | (65.20) | 1,000 | 1,065.20 | 3,563.49 | 5,000 | 1,436.51 | 12,000 | 8,436.51 | |
| 57000 110 Electricity- Kenwick Pool | 355.37 | 525 | 169.63 | 2,247.33 | 2,625 | 377.67 | 6,300 | 4,052.67 | |
| 58800 000 Gas Common Area | 44.79 | 83 | 38.21 | 687.37 | 415 | (272.37) | 1,000 | 312.63 | |
| 68200 010 Telecomm- Phone Service | 113.13 | 542 | 428.87 | 2,712.98 | 2,710 | (2.98) | 6,500 | 3,787.02 | |
| 69400 000 Water & Sewer | 552.63 | 417 | (135.63) | 3,102.03 | 2,085 | (1,017.03) | 5,000 | 1,897.97 | |
| 69400 010 Water & Sewer - Water Only | 790.03 | 3,583 | 2,792.97 | 25,622.45 | 17,915 | (7,707.45) | 43,000 | 17,377.55 | |
| TOTAL UTILITIES | 1,712.43 | 9,883 | 8,170.57 | 47,341.61 | 49,415 | 2,073.39 | 118,600 | 71,258.39 | |
| INSURANCE | | | | | | | | | |
| 60000 000 Insurance- | 1,464.10 | 1,696 | 231.90 | 6,314.42 | 8,480 | 2,165.58 | 20,350 | 14,035.58 | |
| TOTAL INSURANCE | 1,464.10 | 1,696 | 231.90 | 6,314.42 | 8,480 | 2,165.58 | 20,350 | 14,035.58 | |
| TAXES | | | | | | | | | |
| 68000 025 Taxes MUD taxes | 0.00 | 175 | 175.00 | 0.00 | 875 | 875.00 | 2,100 | 2,100.00 | |
| 68000 030 Taxes Property | 459.83 | 117 | (342.83) | 3,145.15 | 585 | (2,560.15) | 1,400 | (1,745.15) | |
| TOTAL TAXES | 459.83 | 292 | (167.83) | 3,145.15 | 1,460 | (1,685.15) | 3,500 | 354.85 | |
| COMMITTEES | | | | | | | | | |
| 54800 010 Committees Committees Adult Ac | 652.63 | 417 | (235.63) | 1,151.41 | 2,085 | 933.59 | 5,000 | 3,848.59 | |
| 54800 050 Committees Children Activities | 27.39 | 21 | (6.39) | 313.31 | 105 | (208.31) | 250 | (63.31) | |
| 54800 060 Committees Crime Watch | 0.00 | 29 | 29.00 | 0.00 | 145 | 145.00 | 350 | 350.00 | |
| 54800 080 Committees Garden Club | 0.00 | 25 | 25.00 | 0.00 | 125 | 125.00 | 300 | 300.00 | |
| 54800 110 Committees Lakes | 0.00 | 21 | 21.00 | 0.00 | 105 | 105.00 | 250 | 250.00 | |
| 54800 130 Committees Swim Team | 500.00 | 42 | (458.00) | 500.00 | 210 | (290.00) | 500 | 0.00 | |
| TOTAL COMMITTEES | 1,180.02 | 555 | (625.02) | 1,964.72 | 2,775 | 810.28 | 6,650 | 4,685.28 | |
| CAPITAL RESERVES | | | | | | | | | |
| 66300 000 Reserve Contribution | 0.00 | 0 | 0.00 | 235,000.00 | 235,000 | 0.00 | 235,000 | 0.00 | |
| TOTAL CAPITAL RESERVES | 0.00 | 0 | 0.00 | 235,000.00 | 235,000 | 0.00 | 235,000 | 0.00 | |
| TOTAL EXPENSES | 69,647.21 | 65,342 | (4,305.21) | 668,703.96 | 677,352 | 8,648.04 | 1,250,374 | 581,670.04 | |
| SURPLUS/(DEFICIT) | 18,914.43 | 19,688 | (773.57) | 14,045.33 | (17,198) | 31,243.33 | 5,002 | 9,043.33 | |