



# Lake Olympia Civic Association

09/30/2015

## FINANCIAL REPORT

**Included Reports**

Comparative Balance Sheet  
Statement of Income and Expenses

**Copies**

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5295 Hollister Street  
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>ASSETS</b>				
<b>OPERATING FUND</b>				
10001 500	Operating Account Cap One 7047954147	321,208.54	198,216.27	(122,992.27)
10150 000	Petty Cash - On Hand	300.00	300.00	0.00
	<b>TOTAL OPERATING FUND</b>	<b>321,508.54</b>	<b>198,516.27</b>	<b>(122,992.27)</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	79,436.85	74,249.85	(5,187.00)
12300	A/R Late Fees/ F.C.	17,679.49	18,224.71	545.22
12310	A/R Admin Fee	5,627.15	5,984.06	356.91
12345	A/R Mowing Fee	170.00	170.00	0.00
12360	A/R Legal Fees	26,855.33	32,411.83	5,556.50
12365	A/R Maintenance	933.64	1,100.73	167.09
12385	A/R Transfer Fee	470.00	630.00	160.00
12500 000	Allowance-Doubtful	(30,000.00)	(30,000.00)	0.00
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>101,172.46</b>	<b>102,771.18</b>	<b>1,598.72</b>
<b>REPLACEMENT FUND</b>				
15001 500	Reserve Account MM CapOne 7047954155	819,516.59	819,786.06	269.47
15035 500	Reserve Account Cap One 7527024484	266,510.00	266,510.00	0.00
	<b>TOTAL REPLACEMENT FUND</b>	<b>1,086,026.59</b>	<b>1,086,296.06</b>	<b>269.47</b>
<b>PREPAID EXPENSES</b>				
16000	Prepaid Insurance	6,716.34	5,037.25	(1,679.09)
	<b>TOTAL PREPAID EXPENSES</b>	<b>6,716.34</b>	<b>5,037.25</b>	<b>(1,679.09)</b>
<b>FIXED ASSETS</b>				
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
	<b>TOTAL FIXED ASSETS</b>	<b>458.70</b>	<b>458.70</b>	<b>0.00</b>
	<b>TOTAL ASSETS</b>	<b>1,515,882.63</b>	<b>1,393,079.46</b>	<b>(122,803.17)</b>

5295 Hollister Street  
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
21000	Accounts Payable PY	21,842.01	21,842.01	0.00
22000	Accounts Payable CY	3,924.68	8,243.14	4,318.46
22050 000	A/P Accrual	3,912.00	0.00	(3,912.00)
22360 000	Prepaid Assessment	15,223.04	15,308.83	85.79
22380 010	Refundable Deposits Pool Deposit	2,000.00	2,000.00	0.00
22380 020	Refundable Deposits Clubhouse Deposit	8,725.00	8,125.00	(600.00)
22380 100	Refundable Deposits Builder Deposit	29,000.00	29,000.00	0.00
22420	Unearned Assessment	325,679.00	244,259.25	(81,419.75)
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>410,305.73</b>	<b>328,778.23</b>	<b>(81,527.50)</b>
	<b>TOTAL LIABILITIES</b>	<b>410,305.73</b>	<b>328,778.23</b>	<b>(81,527.50)</b>
<b>REPLACEMENT RESERVE ALLOCATION</b>				
30000 010	Rplcmnt Rsv Alloc- Interest Income	2,115.29	2,384.76	269.47
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	24,060.80	24,060.80	0.00
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
	<b>TOTAL REPLACEMENT RESERVE ALLOCATION</b>	<b>1,086,026.59</b>	<b>1,086,296.06</b>	<b>269.47</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>1,086,026.59</b>	<b>1,086,296.06</b>	<b>269.47</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>1,086,026.59</b>	<b>1,086,296.06</b>	<b>269.47</b>
<b>FUND BALANCE</b>				
38000	Accumulated Oper Surplus/Deficit	65,833.74	65,833.74	0.00
	Current Year Surplus (Deficit)	(46,283.43)	(87,828.57)	(41,545.14)
	<b>TOTAL FUND BALANCE</b>	<b>19,550.31</b>	<b>(21,994.83)</b>	<b>(41,545.14)</b>
	<b>TOTAL EQUITY</b>	<b>1,105,576.90</b>	<b>1,064,301.23</b>	<b>(41,275.67)</b>

5295 Hollister Street  
Houston TX 77040-6205

	PRIOR MONTH	CURRENT MONTH	VARIANCE
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TOTAL LIABILITIES & EQUITY	<u>1,515,882.63</u>	<u>1,393,079.46</u>	<u>(122,803.17)</u>

Lake Olympia Civic Association  
Statement of Income and Expenses  
09/30/2015

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	
<b>OPERATING INCOME</b>									
40000 010	Owner Asmt- Residential Asmt	81,419.75	81,741	(321.25)	975,361.17	970,673	4,688.17	1,215,896	(240,534.83)
43000 010	Other Asmt- Access Cntrl Devic	0.00	83	(83.00)	880.00	747	133.00	1,000	(120.00)
43040 020	Facilities Club House Rental	1,408.00	2,000	(592.00)	12,340.25	18,000	(5,659.75)	24,000	(11,659.75)
43080 000	Finance Charge	887.44	833	54.44	12,983.02	7,497	5,486.02	10,000	2,983.02
44000 020	Builder Income ARC Reviews	0.00	333	(333.00)	8,000.00	2,997	5,003.00	4,000	4,000.00
45000 110	Non-Owner Incm Special Events	0.00	40	(40.00)	0.00	360	(360.00)	480	(480.00)
	<b>TOTAL INCOME</b>	<b>83,715.19</b>	<b>85,030</b>	<b>(1,314.81)</b>	<b>1,009,564.44</b>	<b>1,000,274</b>	<b>9,290.44</b>	<b>1,255,376</b>	<b>(245,811.56)</b>
<b>OPERATING EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
51400 000	Administrative Exp.	0.00	0	0.00	(30.00)	0	30.00	0	30.00
51400 050	Administrative Exp. Other	60.00	0	(60.00)	869.28	0	(869.28)	0	(869.28)
52400 000	Audit/Tax Preparatio	0.00	817	817.00	12,900.00	7,353	(5,547.00)	9,800	(3,100.00)
52800 000	Bad Debt Expense	0.00	417	417.00	7,059.69	3,753	(3,306.69)	5,000	(2,059.69)
58200 010	Fire Alarm Monitoring	114.00	125	11.00	2,113.99	1,125	(988.99)	1,500	(613.99)
61200 020	Legal Expense Corporate	148.50	833	684.50	9,536.24	7,497	(2,039.24)	10,000	463.76
62000 000	Management Fees	7,817.34	7,817	(0.34)	70,356.06	70,353	(3.06)	93,808	23,451.94
63600 000	Newsletter Expense	0.00	683	683.00	6,310.77	6,147	(163.77)	8,200	1,889.23
64000 010	Office Supplies- Copies	391.44	167	(224.44)	3,245.16	1,503	(1,742.16)	2,000	(1,245.16)
64000 030	Office Supplies- Miscellaneous	106.09	525	418.91	5,886.56	4,725	(1,161.56)	6,300	413.44
64000 050	Office Supplies- Postage	404.15	775	370.85	4,411.78	6,975	2,563.22	9,300	4,888.22
65400 000	Payroll All Employees	3,919.03	4,218	298.97	38,671.36	37,962	(709.36)	50,612	11,940.64
65400 270	Payroll Admin Fee	2,376.52	211	(2,165.52)	3,935.97	1,899	(2,036.97)	2,527	(1,408.97)
65600 000	Permits and Licenses General	0.00	8	8.00	50.00	72	22.00	100	50.00
70200 000	Website Contract	75.00	100	25.00	675.00	900	225.00	1,200	525.00
	<b>TOTAL ADMINISTRATIVE</b>	<b>15,412.07</b>	<b>16,696</b>	<b>1,283.93</b>	<b>165,991.86</b>	<b>150,264</b>	<b>(15,727.86)</b>	<b>200,347</b>	<b>34,355.14</b>
<b>MAINTENANCE AND REPAIRS</b>									
54400 000	Clubhouse	37.21	83	45.79	1,432.50	747	(685.50)	1,000	(432.50)
54400 010	Clubhouse Cleaning	0.00	917	917.00	12,482.00	8,253	(4,229.00)	11,000	(1,482.00)
54400 040	Clubhouse Furniture & Equipmen	0.00	100	100.00	432.35	900	467.65	1,200	767.65
54400 050	Clubhouse Supplies	0.00	304	304.00	2,821.55	2,736	(85.55)	3,650	828.45
61800 080	Maint & Repairs Carpets	5,218.20	0	(5,218.20)	5,218.20	0	(5,218.20)	0	(5,218.20)
61800 100	Maintenance & Repairs Common A	839.67	1,845	1,005.33	13,350.87	16,605	3,254.13	22,145	8,794.13
61800 110	Maint & Repairs Contract	3,670.52	2,895	(775.52)	31,740.66	26,055	(5,685.66)	34,740	2,999.34
61800 240	Maintenance & Repairs Electric	0.00	567	567.00	3,334.00	5,103	1,769.00	6,800	3,466.00
61800 320	Maintenance & Repairs Fountain	0.00	333	333.00	10,084.00	2,997	(7,087.00)	4,000	(6,084.00)
61800 360	Maintenance & Repairs Gates	455.00	0	(455.00)	455.00	0	(455.00)	0	(455.00)
61800 510	Maintenance & Repairs Playgrou	0.00	250	250.00	0.00	2,250	2,250.00	3,000	3,000.00
65800 000	Pest Control General	0.00	208	208.00	745.00	1,872	1,127.00	2,500	1,755.00
66800 000	Signs & Monuments	0.00	2,083	2,083.00	0.00	18,747	18,747.00	25,000	25,000.00

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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
TOTAL MAINTENANCE AND REPAIRS	10,220.60	9,585	(635.60)	82,096.13	86,265	4,168.87	115,035	32,938.87
LANDSCAPE								
59800 000 Holiday Expense Decorations	0.00	1,292	1,292.00	7,840.00	11,628	3,788.00	15,500	7,660.00
60800 000 Landscape Maintenance	2,567.59	458	(2,109.59)	2,567.59	4,122	1,554.41	5,500	2,932.41
60800 010 Landscape Contract	57,821.00	0	(57,821.00)	231,284.00	173,463	(57,821.00)	231,284	0.00
60800 025 Landscape Force Mow	300.00	42	(258.00)	675.00	378	(297.00)	500	(175.00)
60800 040 Landscape Improvements	0.00	1,250	1,250.00	18,580.70	11,250	(7,330.70)	15,000	(3,580.70)
60800 060 Landscape Irrigation	9,389.50	2,083	(7,306.50)	43,662.00	18,747	(24,915.00)	25,000	(18,662.00)
60800 130 Landscape Tree Maintenance	755.00	4,583	3,828.00	47,688.50	41,247	(6,441.50)	55,000	7,311.50
TOTAL LANDSCAPE	70,833.09	9,708	(61,125.09)	352,297.79	260,835	(91,462.79)	347,784	(4,513.79)
RECREATION CENTER								
61800 620 Maintenance & Repairs Tennis C	0.00	125	125.00	77.90	1,125	1,047.10	1,500	1,422.10
67800 020 Swimming Pool Access Devices	0.00	92	92.00	2,541.25	828	(1,713.25)	1,100	(1,441.25)
67800 080 Swimming Pool Management	3,756.02	6,302	2,545.98	62,994.57	56,718	(6,276.57)	75,621	12,626.43
67800 090 Swimming Pool Repairs	2,837.20	1,456	(1,381.20)	15,446.43	13,104	(2,342.43)	17,475	2,028.57
TOTAL RECREATION CENTER	6,593.22	7,975	1,381.78	81,060.15	71,775	(9,285.15)	95,696	14,635.85
PATROL								
65200 010 Patrol Service Contracts	1,504.80	2,000	495.20	9,476.70	18,000	8,523.30	24,000	14,523.30
TOTAL PATROL	1,504.80	2,000	495.20	9,476.70	18,000	8,523.30	24,000	14,523.30
LAKE MAINTENANCE								
60600 010 Lake Chemicals/Treatment	0.00	1,360	1,360.00	13,406.25	12,240	(1,166.25)	16,315	2,908.75
60600 012 Lake Fishing Stock	0.00	2,758	2,758.00	25,617.60	24,822	(795.60)	33,100	7,482.40
60600 020 Lake Pump	0.00	542	542.00	1,637.85	4,878	3,240.15	6,500	4,862.15
60600 030 Lake Services	0.00	483	483.00	652.39	4,347	3,694.61	5,797	5,144.61
60600 040 Lake Svc Contract	1,800.00	1,492	(308.00)	13,050.00	13,428	378.00	17,900	4,850.00
TOTAL LAKE MAINTENANCE	1,800.00	6,635	4,835.00	54,364.09	59,715	5,350.91	79,612	25,247.91
OTHER CONTRACTS								
68600 000 Trash Removal Contract	235.32	317	81.68	2,148.07	2,853	704.93	3,800	1,651.93
TOTAL OTHER CONTRACTS	235.32	317	81.68	2,148.07	2,853	704.93	3,800	1,651.93
UTILITIES								
57000 010 Electricity- Clubhouse	767.38	667	(100.38)	4,430.91	6,003	1,572.09	8,000	3,569.09
57000 025 Electricity- Entrance	458.22	1,833	1,374.78	7,629.46	16,497	8,867.54	22,000	14,370.54
57000 028 Electricity- VDL Entrance	102.32	125	22.68	840.69	1,125	284.31	1,500	659.31

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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	
57000 040 Electricity- Irrigation	991.29	833	(158.29)	4,310.03	7,497	3,186.97	10,000	5,689.97	
57000 045 Electricity- Lake Well Pump	9.90	67	57.10	90.49	603	512.51	800	709.51	
57000 060 Electricity- Street Lights	797.48	208	(589.48)	992.19	1,872	879.81	2,500	1,507.81	
57000 100 Electricity- Marina Pool	733.81	1,000	266.19	6,659.29	9,000	2,340.71	12,000	5,340.71	
57000 110 Electricity- Kenwick Pool	484.49	525	40.51	4,509.67	4,725	215.33	6,300	1,790.33	
58800 000 Gas Common Area	22.84	83	60.16	811.21	747	(64.21)	1,000	188.79	
68200 010 Telecomm- Phone Service	653.54	542	(111.54)	4,787.70	4,878	90.30	6,500	1,712.30	
69400 000 Water & Sewer	3,859.39	417	(3,442.39)	9,541.59	3,753	(5,788.59)	5,000	(4,541.59)	
69400 010 Water & Sewer - Water Only	8,071.32	3,583	(4,488.32)	48,668.46	32,247	(16,421.46)	43,000	(5,668.46)	
<b>TOTAL UTILITIES</b>	<b>16,951.98</b>	<b>9,883</b>	<b>(7,068.98)</b>	<b>93,271.69</b>	<b>88,947</b>	<b>(4,324.69)</b>	<b>118,600</b>	<b>25,328.31</b>	
<b>INSURANCE</b>									
60000 000 Insurance-	1,679.09	1,696	16.91	15,341.75	15,264	(77.75)	20,350	5,008.25	
<b>TOTAL INSURANCE</b>	<b>1,679.09</b>	<b>1,696</b>	<b>16.91</b>	<b>15,341.75</b>	<b>15,264</b>	<b>(77.75)</b>	<b>20,350</b>	<b>5,008.25</b>	
<b>TAXES</b>									
68000 025 Taxes MUD taxes	0.00	175	175.00	0.00	1,575	1,575.00	2,100	2,100.00	
68000 030 Taxes Property	0.00	117	117.00	3,145.15	1,053	(2,092.15)	1,400	(1,745.15)	
<b>TOTAL TAXES</b>	<b>0.00</b>	<b>292</b>	<b>292.00</b>	<b>3,145.15</b>	<b>2,628</b>	<b>(517.15)</b>	<b>3,500</b>	<b>354.85</b>	
<b>COMMITTEES</b>									
54800 010 Committees Committees Adult Ac	30.16	417	386.84	1,586.32	3,753	2,166.68	5,000	3,413.68	
54800 050 Committees Children Activities	0.00	21	21.00	313.31	189	(124.31)	250	(63.31)	
54800 060 Committees Crime Watch	0.00	29	29.00	0.00	261	261.00	350	350.00	
54800 080 Committees Garden Club	0.00	25	25.00	300.00	225	(75.00)	300	0.00	
54800 110 Committees Lakes	0.00	21	21.00	0.00	189	189.00	250	250.00	
54800 130 Committees Swim Team	0.00	42	42.00	1,000.00	378	(622.00)	500	(500.00)	
<b>TOTAL COMMITTEES</b>	<b>30.16</b>	<b>555</b>	<b>524.84</b>	<b>3,199.63</b>	<b>4,995</b>	<b>1,795.37</b>	<b>6,650</b>	<b>3,450.37</b>	
<b>CAPITAL RESERVES</b>									
66300 000 Reserve Contribution	0.00	0	0.00	235,000.00	235,000	0.00	235,000	0.00	
<b>TOTAL CAPITAL RESERVES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>235,000.00</b>	<b>235,000</b>	<b>0.00</b>	<b>235,000</b>	<b>0.00</b>	
<b>TOTAL EXPENSES</b>	<b>125,260.33</b>	<b>65,342</b>	<b>(59,918.33)</b>	<b>1,097,393.01</b>	<b>996,541</b>	<b>(100,852.01)</b>	<b>1,250,374</b>	<b>152,980.99</b>	
<b>SURPLUS/(DEFICIT)</b>	<b>(41,545.14)</b>	<b>19,688</b>	<b>(61,233.14)</b>	<b>(87,828.57)</b>	<b>3,733</b>	<b>(91,561.57)</b>	<b>5,002</b>	<b>(92,830.57)</b>	

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