



Lake Olympia Civic Association

01/31/2017

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses
Statement of Income and Expenses
Income and Expenses Spreadsheet
Income and Expenses Spreadsheet
CU-GRF Replacement Fund Report
RM Delinquent by Entity
RM Security Deposit
AP Check History
AP AP-Open Invoice
GL-CU Subaccount General Ledger

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5295 Hollister Street
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10001 500	Operating Account Cap One 7047954147	245,687.92	416,500.01	170,812.09
10010 500	Operating Account Lk Olympia 6490	143.14	109.34	(33.80)
10800 500	New Mgmt Co-Operatin Lake Olympia CA	0.00	25,000.00	25,000.00
TOTAL OPERATING FUND		245,831.06	441,609.35	195,778.29
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	88,385.02	607,373.12	518,988.10
12200 000	A/R Special Asmt	154,794.91	148,889.69	(5,905.22)
12300	A/R Late Fees/ F.C.	20,208.86	26,285.65	6,076.79
12310	A/R Admin Fee	6,303.53	5,973.53	(330.00)
12320	A/R Bank Charges	10.00	20.00	10.00
12345	A/R Mowing Fee	1,941.00	1,941.00	0.00
12360	A/R Legal Fees	48,316.09	46,335.00	(1,981.09)
12365	A/R Maintenance	1,345.47	1,303.56	(41.91)
12385	A/R Transfer Fee	160.00	160.00	0.00
12500 000	Allowance-Doubtful	(37,000.00)	(37,000.00)	0.00
TOTAL ACCOUNTS RECEIVABLE		284,464.88	801,281.55	516,816.67
REPLACEMENT FUND				
15001 500	Reserve Account MM CapOne 7047954155	716,164.59	896,481.11	180,316.52
15035 500	Reserve Account Cap One 7527024484	266,510.00	266,510.00	0.00
TOTAL REPLACEMENT FUND		982,674.59	1,162,991.11	180,316.52
PREPAID EXPENSES				
16000	Prepaid Insurance	0.00	17,446.92	17,446.92
16650 015	Prepaid Expense Alarm	114.00	76.00	(38.00)
16650 090	Prepaid Expense Landscape	62,371.00	41,580.67	(20,790.33)
TOTAL PREPAID EXPENSES		62,485.00	59,103.59	(3,381.41)
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	(62,803.15)	(62,803.15)	0.00
TOTAL FIXED ASSETS		0.00	0.00	0.00
TOTAL ASSETS		1,575,455.53	2,464,985.60	889,530.07

5295 Hollister Street
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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
21000	Accounts Payable PY	41,690.52	41,690.52	0.00
22000	Accounts Payable CY	31,382.12	25,617.08	(5,765.04)
22100 025	Other Payables - Management Company	1,745.00	1,830.00	85.00
22100 450	Other Payables - Unidentified Deposit	2,400.00	2,400.00	0.00
22360 000	Prepaid Assessment	303,669.28	23,854.77	(279,814.51)
22380 010	Refundable Deposits Pool Deposit	2,500.00	2,500.00	0.00
22380 020	Refundable Deposits Clubhouse Deposit	10,525.00	8,425.00	(2,100.00)
22380 100	Refundable Deposits Builder Deposit	26,000.00	23,000.00	(3,000.00)
22420	Unearned Assessment	0.00	950,498.08	950,498.08
24000 000	Loan From Reserve	62,000.00	62,000.00	0.00
TOTAL ACCOUNTS PAYABLE		481,911.92	1,141,815.45	659,903.53
TOTAL LIABILITIES		481,911.92	1,141,815.45	659,903.53
REPLACEMENT RESERVE ALLOCATION				
30000 010	Rplcmnt Rsv Alloc- Interest Income	4,278.45	316.52	(3,961.93)
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	697,236.96	159,266.96
30000 212	Rplcmnt Rsv Alloc- Fences-Iron	34,090.31	34,090.31	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 332	Rplcmnt Rsv Alloc- Due From Operating	(55,515.00)	(55,515.00)	0.00
30000 338	Rplcmnt Rsv Alloc- Miscellaneous	(25,011.49)	0.00	25,011.49
30000 341	Rplcmnt Rsv Alloc- Monuments and Signs	21,848.33	21,848.33	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	73,629.32	73,629.32	0.00
30000 494	Rplcmnt Rsv Alloc- Tennis Courts	23,095.23	23,095.23	0.00
TOTAL REPLACEMENT RESERVE ALLOCATION		982,674.59	1,162,991.11	180,316.52
TOTAL REPLACEMENT RESERVES		982,674.59	1,162,991.11	180,316.52
REPLACEMENT RESERVE GRAND TOTAL		982,674.59	1,162,991.11	180,316.52
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	110,869.02	129,902.02	19,033.00
	Current Year Surplus (Deficit)	0.00	30,277.02	30,277.02

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500 Lake Olympia Civic Association
Comparative Balance Sheet
01/31/2017

5295 Hollister Street
Houston TX 77040-6205

	PRIOR MONTH	CURRENT MONTH	VARIANCE
TOTAL FUND BALANCE	110,869.02	160,179.04	49,310.02
TOTAL EQUITY	1,093,543.61	1,323,170.15	229,626.54
TOTAL LIABILITIES & EQUITY	1,575,455.53	2,464,985.60	889,530.07

500 Lake Olympia Civic Association
Statement of Income and Expenses
01/31/2017

	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	266,408.92	266,408	0.92	266,408.92	266,408	0.92	1,216,907	(950,498.08)
43000 010	35.00	42	(7.00)	35.00	42	(7.00)	500	(465.00)
43040 020	(300.00)	1,667	(1,967.00)	(300.00)	1,667	(1,967.00)	20,000	(20,300.00)
43080 000	6,436.55	0	6,436.55	6,436.55	0	6,436.55	0	6,436.55
43260 060	50.00	0	50.00	50.00	0	50.00	0	50.00
TOTAL INCOME	272,630.47	268,117	4,513.47	272,630.47	268,117	4,513.47	1,237,407	(964,776.53)
OPERATING EXPENSES								
ADMINISTRATIVE								
51400 050	245.69	0	(245.69)	245.69	0	(245.69)	0	(245.69)
52400 000	0.00	958	958.00	0.00	958	958.00	11,500	11,500.00
52800 000	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
58200 010	38.00	167	129.00	38.00	167	129.00	2,000	1,962.00
61200 010	45.00	667	622.00	45.00	667	622.00	8,000	7,955.00
61200 020	147.50	675	527.50	147.50	675	527.50	8,100	7,952.50
61200 030	2,345.00	500	(1,845.00)	2,345.00	500	(1,845.00)	6,000	3,655.00
62000 000	7,817.34	7,817	(0.34)	7,817.34	7,817	(0.34)	93,808	85,990.66
63600 000	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
64000 010	2,609.08	667	(1,942.08)	2,609.08	667	(1,942.08)	8,000	5,390.92
64000 030	3,004.78	517	(2,487.78)	3,004.78	517	(2,487.78)	6,200	3,195.22
64000 050	1,985.92	375	(1,610.92)	1,985.92	375	(1,610.92)	4,500	2,514.08
65400 000	0.00	5,667	5,667.00	0.00	5,667	5,667.00	68,000	68,000.00
65400 270	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
65600 000	0.00	8	8.00	0.00	8	8.00	100	100.00
70200 010	0.00	50	50.00	0.00	50	50.00	600	600.00
TOTAL ADMINISTRATIVE	18,238.31	19,319	1,080.69	18,238.31	19,319	1,080.69	231,808	213,569.69
MAINTENANCE AND REPAIRS								
54400 000	0.00	125	125.00	0.00	125	125.00	1,500	1,500.00
54400 010	1,500.00	1,250	(250.00)	1,500.00	1,250	(250.00)	15,000	13,500.00
54400 040	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
54400 050	366.48	250	(116.48)	366.48	250	(116.48)	3,000	2,633.52
61800 000	4,634.01	1,667	(2,967.01)	4,634.01	1,667	(2,967.01)	20,000	15,365.99
61800 110	3,417.20	1,833	(1,584.20)	3,417.20	1,833	(1,584.20)	22,000	18,582.80
61800 240	0.00	588	588.00	0.00	588	588.00	7,059	7,059.00
61800 320	462.01	1,250	787.99	462.01	1,250	787.99	15,000	14,537.99
61800 510	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
65800 000	115.60	196	80.40	115.60	196	80.40	2,350	2,234.40
66800 000	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00

500 Lake Olympia Civic Association
Statement of Income and Expenses
01/31/2017

	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	10,495.30	7,909	(2,586.30)	10,495.30	7,909	(2,586.30)	94,909	84,413.70
LANDSCAPE								
59800 000 Holiday Expense Decorations	0.00	1,307	1,307.00	0.00	1,307	1,307.00	15,680	15,680.00
60800 010 Landscape Contract	20,790.33	19,274	(1,516.33)	20,790.33	19,274	(1,516.33)	231,284	210,493.67
60800 025 Landscape Force Mow	730.00	167	(563.00)	730.00	167	(563.00)	2,000	1,270.00
60800 040 Landscape Improvements	0.00	1,667	1,667.00	0.00	1,667	1,667.00	20,000	20,000.00
60800 060 Landscape Irrigation	2,070.00	2,083	13.00	2,070.00	2,083	13.00	25,000	22,930.00
60800 130 Landscape Tree Maintenance	900.00	6,250	5,350.00	900.00	6,250	5,350.00	75,000	74,100.00
TOTAL LANDSCAPE	24,490.33	30,748	6,257.67	24,490.33	30,748	6,257.67	368,964	344,473.67
RECREATION CENTER								
61800 620 Maintenance & Repairs Tennis C	0.00	208	208.00	0.00	208	208.00	2,500	2,500.00
67800 020 Swimming Pool Access Devices	0.00	92	92.00	0.00	92	92.00	1,100	1,100.00
67800 080 Swimming Pool Management	249.66	6,250	6,000.34	249.66	6,250	6,000.34	75,000	74,750.34
67800 090 Swimming Pool Repairs	(122.96)	2,083	2,205.96	(122.96)	2,083	2,205.96	25,000	25,122.96
TOTAL RECREATION CENTER	126.70	8,633	8,506.30	126.70	8,633	8,506.30	103,600	103,473.30
PATROL								
65200 010 Patrol Service Contracts	1,188.00	2,167	979.00	1,188.00	2,167	979.00	26,000	24,812.00
TOTAL PATROL	1,188.00	2,167	979.00	1,188.00	2,167	979.00	26,000	24,812.00
LAKE MAINTENANCE								
60600 010 Lake Chemicals/Treatment	0.00	1,718	1,718.00	0.00	1,718	1,718.00	20,621	20,621.00
60600 020 Lake Pump	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
60600 030 Lake Services	0.00	280	280.00	0.00	280	280.00	3,360	3,360.00
60600 040 Lake Svc Contract	2,212.50	1,492	(720.50)	2,212.50	1,492	(720.50)	17,900	15,687.50
60600 050 Lake Misc.	0.00	3,217	3,217.00	0.00	3,217	3,217.00	38,602	38,602.00
TOTAL LAKE MAINTENANCE	2,212.50	7,124	4,911.50	2,212.50	7,124	4,911.50	85,483	83,270.50
OTHER CONTRACTS								
68600 000 Trash Removal Contract	0.00	317	317.00	0.00	317	317.00	3,800	3,800.00
TOTAL OTHER CONTRACTS	0.00	317	317.00	0.00	317	317.00	3,800	3,800.00
UTILITIES								
57000 010 Electricity- Clubhouse	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
57000 025 Electricity- Entrance	0.00	833	833.00	0.00	833	833.00	10,000	10,000.00
57000 028 Electricity- VDL Entrance	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
57000 040 Electricity- Irrigation	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00

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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
57000 045	0.00	21	21.00	0.00	21	21.00	250	250.00
57000 060	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
57000 100	0.00	708	708.00	0.00	708	708.00	8,500	8,500.00
57000 110	0.00	542	542.00	0.00	542	542.00	6,500	6,500.00
58800 000	0.00	77	77.00	0.00	77	77.00	925	925.00
68200 010	(339.88)	625	964.88	(339.88)	625	964.88	7,500	7,839.88
69400 000	(518.24)	781	1,299.24	(518.24)	781	1,299.24	9,368	9,886.24
69400 010	4,463.91	4,167	(296.91)	4,463.91	4,167	(296.91)	50,000	45,536.09
TOTAL UTILITIES	3,605.79	9,338	5,732.21	3,605.79	9,338	5,732.21	112,043	108,437.21
INSURANCE								
Insurance-	1,586.08	1,792	205.92	1,586.08	1,792	205.92	21,500	19,913.92
TOTAL INSURANCE	1,586.08	1,792	205.92	1,586.08	1,792	205.92	21,500	19,913.92
TAXES								
Taxes Property	376.64	292	(84.64)	376.64	292	(84.64)	3,500	3,123.36
TOTAL TAXES	376.64	292	(84.64)	376.64	292	(84.64)	3,500	3,123.36
COMMITTEES								
Committees Committees Adult Ac	33.80	417	383.20	33.80	417	383.20	5,000	4,966.20
Committees Garden Club	0.00	25	25.00	0.00	25	25.00	300	300.00
Committees Swim Team	0.00	42	42.00	0.00	42	42.00	500	500.00
TOTAL COMMITTEES	33.80	484	450.20	33.80	484	450.20	5,800	5,766.20
CAPITAL RESERVES								
Reserve Contribution	180,000.00	180,000	0.00	180,000.00	180,000	0.00	180,000	0.00
TOTAL CAPITAL RESERVES	180,000.00	180,000	0.00	180,000.00	180,000	0.00	180,000	0.00
TOTAL EXPENSES	242,353.45	268,123	25,769.55	242,353.45	268,123	25,769.55	1,237,407	995,053.55
SURPLUS/(DEFICIT)	30,277.02	(6)	30,283.02	30,277.02	(6)	30,283.02	0	30,277.02