



Lake Olympia-Swan Isle

01/31/2017

FINANCIAL REPORT

Included Reports

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

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507 Lake Olympia-Swan Isle
Comparative Balance Sheet
01/31/2017

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5295 Hollister Street
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10001 507	Operating Account Cap One 7527024468	<u>22,291.89</u>	<u>11,997.55</u>	<u>(10,294.34)</u>
	TOTAL OPERATING FUND	22,291.89	11,997.55	(10,294.34)
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	4,805.00	31,879.00	27,074.00
12300	A/R Late Fees/ F.C.	1,020.12	1,167.86	147.74
12310	A/R Admin Fee	285.00	285.00	0.00
12345	A/R Mowing Fee	0.00	240.00	240.00
12365	A/R Maintenance	<u>44.67</u>	<u>44.67</u>	<u>0.00</u>
	TOTAL ACCOUNTS RECEIVABLE	6,154.79	33,616.53	27,461.74
REPLACEMENT FUND				
15001 507	Reserve Account Cap One 7527024522	<u>93,948.26</u>	<u>108,948.26</u>	<u>15,000.00</u>
	TOTAL REPLACEMENT FUND	93,948.26	108,948.26	15,000.00
	TOTAL ASSETS	<u>122,394.94</u>	<u>154,562.34</u>	<u>32,167.40</u>

5295 Hollister Street
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
22000	Accounts Payable CY	329.36	0.00	(329.36)
22360 000	Prepaid Assessment	13,976.00	13,976.00	0.00
22420	Unearned Assessment	0.00	20,472.38	20,472.38
	TOTAL ACCOUNTS PAYABLE	14,305.36	34,448.38	20,143.02
	TOTAL LIABILITIES	14,305.36	34,448.38	20,143.02
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	78,948.26	93,948.26	15,000.00
31200 000	C/Y Contribution	15,000.00	15,000.00	0.00
	TOTAL REPLACEMENT RESERVES INCOME	93,948.26	108,948.26	15,000.00
	TOTAL REPLACEMENT RESERVES	93,948.26	108,948.26	15,000.00
	REPLACEMENT RESERVE GRAND TOTAL	93,948.26	108,948.26	15,000.00
FUND BALANCE				
38000	Accumulated Oper Surplus/Deficit	14,141.32	9,859.80	(4,281.52)
	Current Year Surplus (Deficit)	0.00	1,305.90	1,305.90
	TOTAL FUND BALANCE	14,141.32	11,165.70	(2,975.62)
	TOTAL EQUITY	108,089.58	120,113.96	12,024.38
	TOTAL LIABILITIES & EQUITY	122,394.94	154,562.34	32,167.40

507 Lake Olympia-Swan Isle
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 Owner Asmt- Residential Asmt	16,861.12	16,863	(1.88)	16,861.12	16,863	(1.88)	37,334	(20,472.88)
43080 000 Finance Charge	147.74	0	147.74	147.74	0	147.74	0	147.74
TOTAL INCOME	17,008.86	16,863	145.86	17,008.86	16,863	145.86	37,334	(20,325.14)
OPERATING EXPENSES								
ADMINISTRATIVE								
51400 050 Administrative Exp. Other	0.00	8	8.00	0.00	8	8.00	100	100.00
52800 000 Bad Debt Expense	0.00	42	42.00	0.00	42	42.00	500	500.00
64000 000 Office Supplies-	0.00	8	8.00	0.00	8	8.00	100	100.00
TOTAL ADMINISTRATIVE	0.00	58	58.00	0.00	58	58.00	700	700.00
MAINTENANCE AND REPAIRS								
61800 360 Maintenance & Repairs Gates	173.20	208	34.80	173.20	208	34.80	2,500	2,326.80
65800 000 Pest Control General	0.00	58	58.00	0.00	58	58.00	700	700.00
TOTAL MAINTENANCE AND REPAIRS	173.20	266	92.80	173.20	266	92.80	3,200	3,026.80
LANDSCAPE								
60800 010 Landscape Contract	365.00	400	35.00	365.00	400	35.00	4,800	4,435.00
60800 025 Landscape Force Mow	(240.00)	0	240.00	(240.00)	0	240.00	0	240.00
TOTAL LANDSCAPE	125.00	400	275.00	125.00	400	275.00	4,800	4,675.00
UTILITIES								
57000 040 Electricity- Irrigation	0.00	470	470.00	0.00	470	470.00	5,634	5,634.00
57000 060 Electricity- Street Lights	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
68200 020 Telecomm- Gate Phone	404.76	83	(321.76)	404.76	83	(321.76)	1,000	595.24
69400 000 Water & Sewer	0.00	333	333.00	0.00	333	333.00	4,000	4,000.00
TOTAL UTILITIES	404.76	1,053	648.24	404.76	1,053	648.24	12,634	12,229.24
CAPITAL RESERVES								
66300 000 Reserve Contribution	15,000.00	15,000	0.00	15,000.00	15,000	0.00	15,000	0.00

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Statement of Income and Expenses
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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 CAPITAL RESERVES	15,000.00	15,000	0.00	15,000.00	15,000	0.00	15,000	0.00
TOTAL EXPENSES	15,702.96	16,777	1,074.04	15,702.96	16,777	1,074.04	36,334	20,631.04
SURPLUS/(DEFICIT)	1,305.90	86	1,219.90	1,305.90	86	1,219.90	1,000	305.90

507 Lake Olympia-Swan Isle
Income and Expenses Spreadsheet
01/31/2017

	LAST YEAR												ACTUAL	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		Jan
OPERATING INCOME														
Owner Asmt- Residential A	16,806	16,861	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806	1,806
Finance Charge	95	148	41	47	52	68	45	47	72	70	70	70	70	70
TOTAL INCOME	16,901	17,009	1,847	1,853	1,858	1,874	1,851	1,853	1,878	1,876	1,874	1,851	1,853	1,806
OPERATING EXPENSES														
ADMINISTRATIVE														
Administrative Exp. Other	12	0	0	0	0	0	0	0	0	0	0	0	0	44
Bad Debt Expense	0	0	0	0	0	331	0	0	0	0	0	0	0	0
Office Supplies-	6	0	0	0	0	0	0	0	0	0	0	0	0	(37)
TOTAL ADMINISTRATIVE	18	0	0	0	0	331	0	0	0	0	0	0	0	6
MAINTENANCE AND REPAIRS														
Maintenance & Repairs Gat	0	173	539	2,423	0	0	0	0	1,899	0	0	0	1,899	0
Pest Control General	0	0	116	0	0	0	0	0	0	0	0	0	0	0
TOTAL MAINTENANCE AND REP	0	173	654	2,423	0	0	0	0	1,899	0	0	0	1,899	0
LANDSCAPE														
Landscape Contract	0	365	400	4,000	0	0	0	0	0	0	0	0	0	0
Landscape Force Mow	0	(240)	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL LANDSCAPE	0	125	400	4,000	0	0	0	0	0	0	0	0	0	0
UTILITIES														
Electricity- Irrigation	459	0	1,658	0	0	0	0	1,553	837	436	0	0	837	486
Electricity- Street Light	49	0	246	0	0	0	0	491	49	49	0	0	49	49
Telecomm- Gate Phone	120	405	416	173	119	136	90	0	0	108	0	0	0	52
Water & Sewer	568	0	9,119	0	0	0	0	0	0	0	0	0	0	0
Water & Sewer - Water Onl	0	0	807	0	0	0	0	0	0	0	0	0	0	0
TOTAL UTILITIES	1,196	405	3,127	173	119	136	90	2,044	886	593	136	90	886	587
CAPITAL RESERVES														
Reserve Contribution	15,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL RESERVES	15,000	15,000	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	16,214	15,703	4,181	4,173	52	467	90	4,466	2,784	593	467	90	2,784	594

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Income and Expenses Spreadsheet
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	LAST YEAR	ACTUAL	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
SURPLUS/(DEFICIT)	687	1,306	(2,335)	(8,184)	(2,330)	(2,619)	1,735	1,761	1,407	1,806	(906)	1,283	1,212			