

# 2014 Lowe's Ferry Property Owners Association Financial Statements

## LFPOA Income Statement

	<u>Jan - Dec 2014</u>
Dues	138,000.00
Assessment	3,500.00
Sale of Gate Fobs & remotes	50.00
Clubhouse Rental	500.00
interest Income	2.47
<b>Total Revenue</b>	<u>142,052.47</u>
Bookkeeping & Service Fees	5,825.00
Bank Service Charges	37.00
Gate Repair & Capital Clubhouse	1,634.83
Cleaning - Clubhouse	2,560.00
Direct TV- Clubhouse	1,734.69
Exterminator	636.00
Maintenance - Clubhouse	8,051.02
Pool	3,090.00
Propane - Clubhouse	230.50
Small Furniture/Fixtures	0.00
Security and Fire monitoring	318.00
Sewer	1,358.60
Refuse collection	263.64
Supplies Clubhouse	88.40
Sub-Total Clubhouse	<u>18,330.85</u>
Fire Protection	211.00
Grounds Maintenance & Clean-up	43,552.51
Drainage Repair Work	3,725.00
Total Insurance	8,783.20
Legal Fees	3,232.49
Meeting Expenses	707.90
Misc. Expenses	25.02
Office Supplies and Materials	57.86
Postage and Delivery	114.19
Property Taxes-common areas	5,411.00
Street Signs/Lights	6,512.43
Electricity	4,907.31
Telephone/Clubhouse & Gate	3,173.96
Water/Irrigation	<u>4,819.13</u>
<b>Total Expense</b>	<u>111,060.68</u>
<b>Operating Surplus/(Deficit)</b>	<u>30,991.79</u>

## LFPOA Account Balance Sheet

<u>Assets</u>	<u>31-Dec-13</u>
Cash (incl prepaid dues)	49,654.44
Clubhouse & Pool, Furn & Fixtures	507,063.42
Accumulated depreciation	-67,608.46
Clubhouse & Pool Net Book Value	439,454.96
<b>Total Assets</b>	<u>489,109.40</u>
Liabilities (pre paid Dues)	84.00
<b>Equity</b>	<u>489,025.40</u>
CH & Pool incl Furniture & Fixtures	439,454.96
Prior Years' Surplus (Deficit)	18,578.65
Current Year Surplus/(Deficit)	30,991.79

## LFPOA Statement of Cash Flows

	Operating	Account
Beginning Balance 01-01-2013	18,578.65	18,578.65
Ordinary Revenues	142,052.47	142,052.47
Ordinary Expenditures	-111,060.68	-111,060.68
Ending Balance 01-31-2013	49,570.44	49,570.44
<u>Checkbooks reconciliation to ledger</u>		
	<u>LFPOA</u>	<u>Reserve</u>
Actual Cash before Adjustments	40,492.70	9085.94
Adjustment from Marina acct	75.80	
Checkbook Bal after adjustments	40,568.50	9,085.94
Yr end Cash in Bank		49,654.44
Less Prepaid Dues		-84.00
		49,570.44
Yr End Book		49,570.44
		49,570.44
		check 0.00

January 31, 2015