

Lowe's Ferry Property Association Financial Statements

	2010 Actual	2011 Actual	2012 Actual	2013 Actual	2014 Actual	2014 Budget	Budget Variance	2015 Budget
Dues	125,250	125,250	124,575	124,875	138,000	138,000	0	138,000
Sale of Cove slips			10,000	0	0		0	
Sale of Gate Fobs			225	2,500	50		50	
interest Income	14	17	7	2	2	3	-1	3
Club House Rental				1,000	500		500	
Legal Fees Reimbursement				824			0	
Drainage Repair Assessment				31,000	3,500	3,500	0	
Total Income	125,264	125,267	134,807	160,201	142,052	141,503	549	138,003
Accounting/Bookkeeping Fees	5,346	5,515	5,000	5,825	5,825	6,100	275	6,000
Bank Service Charges	135	130	16	32	37	50	13	50
Capital Improvements/Gates Rework	11,363	14,261	30,399	7,926	1,635	10,000	8,365	10,000
Clubhouse								
Cleaning - Clubhouse	1,440	2,080	2,420	2,720	2,560	3,000	440	3,000
Direct TV- Clubhouse	808	1,292	1,331	1,595	1,735	1,750	15	1,750
Exterminator	255	346	647	624	636	700	64	700
Maintenance - Clubhouse	795	2,419	5,074	975	8,051	2,000	-6,051	4,000
Pool	10,423	1,850	4,015	3,260	3,090	4,000	910	4,000
Propane - Clubhouse	82	452	180	454	231	500	270	500
Small Furniture/Fixtures	655	928	116	2,820	0	2,000	2,000	2,000
Security and Fire monitoring	918	318	550	318	318	400	82	400
Sewer	1,241	1,235	1,241	1,250	1,359	1,300	-59	1,400
Refuse collection			224	257	264	275	11	275
Supplies Clubhouse	355	125	208	234	88	250	162	250
Total Clubhouse	16,971	11,045	16,005	14,507	18,331	16,175	-2,156	18,275
Fire Protection	211	211	211	211	211	225	14	225
Drainage Repair				47,151	3,725	10,000	6,275	5,000
Grounds Maintenance & Clean-up	51,826	49,079	49,087	51,108	43,553	50,000	6,447	50,000
Insurance	6,663	6,145	5,857	6,208	8,783	6,500	-2,283	9,000
Legal Fees	337	738	1,926	162	3,232	1,000	-2,232	1,000
Meeting Expenses	692	0	756	703	708	1,000	292	1,000
Misc. Expenses	33	0	383	24	25	400	375	400
Office Supplies and Materials	670	5	127	103	58	150	92	150
Postage and Delivery	162	185	107	148	114	150	36	150
Property Taxes	2,621	11,563	6,057	5,371	5,411	6,000	589	6,000
Street Signs/Lights	36,800	224	1,204	278	6,512	2,000	-4,512	5,000
Electricity	3,100	3,064	4,121	4,269	4,907	5,000	93	5,000
Telephone/Clubhouse & Gate	4,041	4,489	2,934	3,185	3,174	3,000	-174	3,500
Water/Irrigation	8,736	8,876	7,404	9,657	4,819	8,000	3,181	7,000
Total Expense	149,706	115,530	131,595	156,868	111,061	125,750	14,689	127,750
Ordinary Surplus/(Deficit)	-24,442	9,737	3,212	3,333	30,992	15,753	15,239	10,253
Insurance Recovery Income		8,109						
Total Surplus/(Deficit)	-24,442	17,846	3,212	3,333	30,992	15,753	15,239	10,253
	-20%	14%	2%	2%	22%	11%	11%	7%