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Accrual Basis

THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC
Balance Sheet
As of December 31, 2013

	<u>Dec 31, 13</u>
ASSETS	
Current Assets	
Checking/Savings	
10075 · FROST BANK - CHECKING	13,961.00
Total Checking/Savings	13,961.00
Accounts Receivable	
12000 · ACCOUNTS RECEIVABLE	-4,153.47
Total Accounts Receivable	-4,153.47
Other Current Assets	
13000 · PREPAID INSURANCE	6,537.50
Total Other Current Assets	6,537.50
Total Current Assets	16,345.03
TOTAL ASSETS	<u>16,345.03</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 · FROST BANK - LINE OF CREDIT	41,700.00
Total Other Current Liabilities	41,700.00
Total Current Liabilities	41,700.00
Total Liabilities	41,700.00
Equity	
31300 · OPERATING RESERVES	-51,952.74
Net Income	26,597.77
Total Equity	-25,354.97
TOTAL LIABILITIES & EQUITY	<u>16,345.03</u>

THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC
STATEMENT OF INCOME & EXPENSES
FOR THE MONTH AND TWELVE MONTHS ENDING DECEMBER 31, 2013

Accrual Basis

	Dec 13	Jan - Dec 13
Income		
41100 · REGULAR ASSESS. INCOME	29,963.45	359,561.40
43400 · PARKING LEASE INCOME	240.00	1,240.00
46600 · MISCELLANEOUS INCOME	80.00	1,040.15
49000 · LESS BAD DEBTS	0.00	-33.30
Total Income	30,283.45	361,808.25
Expense		
51010 · PROPERTY/LIABILITY INS.	473.00	6,206.00
51040 · FIDELITY BOND	0.00	273.00
51060 · WINDSTORM INSURANCE	501.50	5,757.67
51200 · DIRECTORS & OFFICERS INS.	0.00	2,504.00
52010 · ELECTRICITY	1,348.88	15,926.10
52200 · WATER/SANITARY SEWER	3,607.17	43,377.54
55090 · GENERAL BUILDING	1,010.00	11,535.87
55100 · BUILDING SIDING REPAIRS	1,170.21	39,580.73
55210 · CONCRETE MARKINGS/RPRS.	0.00	15,605.40
55230 · BULKHEAD REPAIRS	720.00	6,335.00
55300 · ELECTRICAL REPAIRS	0.00	3,214.54
55660 · PLUMBING REPAIRS	487.67	7,691.48
55750 · POOL RPRS. & AREA CLEAN.	788.89	1,486.07
55755 · POOL CLEANING SERVICE	0.00	8,644.50
55800 · ROOFS/GUTTERS MAINT/RPRS.	3,900.16	5,393.38
56010 · ASSOCIATION MANAGEMENT	3,000.00	36,000.00
56300 · LAWN CARE SERVICE	3,124.12	39,659.89
56550 · TRASH REMOVAL	0.00	17,298.48
56600 · TREE TRIMMING	0.00	8,927.12
59100 · LANDSCAPING INSTALLATIONS	0.00	3,560.60
59300 · DECK MAINT/RENOV/REPAIRS	0.00	14,865.51
59400 · GARAGE DOOR MAINT/RPRS.	143.92	1,990.53
59850 · TENNIS COURT RENOVATION	0.00	8,643.13
59900 · PAINTING	0.00	16,520.51
62000 · AUDIT/TAX RETURN/CPA	270.00	3,305.00
62300 · INTEREST EXPENSE	118.81	1,810.97
66400 · LEGAL	599.50	1,290.36
66600 · ADMIN SUPPLIES/SERVICES	220.76	7,807.10
Total Expense	21,484.59	335,210.48
Net Income	8,798.86	26,597.77

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Accrual Basis

THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC
Profit & Loss Budget vs. Actual
 January through December 2013

	Jan - Dec 13	Budget	\$ Over Budget
Income			
41100 · REGULAR ASSESS. INCOME	359,561.40	359,561.40	0.00
43400 · PARKING LEASE INCOME	1,240.00	960.00	280.00
43500 · SLIP WATER REIMBURSEMENT	0.00	420.00	-420.00
46600 · MISCELLANEOUS INCOME	1,040.15	960.00	80.15
49000 · LESS BAD DEBTS	-33.30	-960.00	926.70
Total Income	361,808.25	360,941.40	866.85
Expense			
51010 · PROPERTY/LIABILITY INS.	6,206.00	6,222.00	-16.00
51040 · FIDELITY BOND	273.00	286.00	-13.00
51060 · WINDSTORM INSURANCE	5,757.67	5,733.96	23.71
51200 · DIRECTORS & OFFICERS INS.	2,504.00	2,500.00	4.00
52010 · ELECTRICITY	15,926.10	16,500.00	-573.90
52200 · WATER/SANITARY SEWER	43,377.54	43,200.00	177.54
55090 · GENERAL BUILDING	11,535.87	11,600.00	-64.13
55100 · BUILDING SIDING REPAIRS	39,580.73	57,000.00	-17,419.27
55210 · CONCRETE MARKINGS/RPRS.	15,605.40	14,000.00	1,605.40
55230 · BULKHEAD REPAIRS	6,335.00	6,459.00	-124.00
55300 · ELECTRICAL REPAIRS	3,214.54	4,500.00	-1,285.46
55660 · PLUMBING REPAIRS	7,691.48	8,500.00	-808.52
55750 · POOL RPRS. & AREA CLEAN.	1,486.07	1,200.00	286.07
55755 · POOL CLEANING SERVICE	8,644.50	8,700.00	-55.50
55800 · ROOFS/GUTTERS MAINT/RPRS.	5,393.38	7,500.00	-2,106.62
56010 · ASSOCIATION MANAGEMENT	36,000.00	36,000.00	0.00
56300 · LAWN CARE SERVICE	39,659.89	39,600.00	59.89
56550 · TRASH REMOVAL	17,298.48	17,400.00	-101.52
56600 · TREE TRIMMING	8,927.12	7,100.00	1,827.12
59100 · LANDSCAPING INSTALLATIONS	3,560.60	3,400.00	160.60
59300 · DECK MAINT/RENOV/REPAIRS	14,865.51	13,000.00	1,865.51
59400 · GARAGE DOOR MAINT/RPRS.	1,990.53	4,500.00	-2,509.47
59850 · TENNIS COURT RENOVATION	8,643.13	7,000.00	1,643.13
59880 · THEME TOWER MODIFICATION	0.00	5,000.00	-5,000.00
59900 · PAINTING	16,520.51	18,500.00	-1,979.49
62000 · AUDIT/TAX RETURN/CPA	3,305.00	3,540.00	-235.00
62300 · INTEREST EXPENSE	1,810.97	2,400.00	-589.03
66400 · LEGAL	1,290.36	3,000.00	-1,709.64
66600 · ADMIN SUPPLIES/SERVICES	7,807.10	6,600.00	1,207.10
Total Expense	335,210.48	360,940.96	-25,730.48
Net Income	26,597.77	0.44	26,597.33