

Camden Pointe HOA

Balance Sheet
As of 10/31/14

ASSETS

Checking-Operating	\$ 77,396.91	
CP Cash - Wells Farg -BODcontr	1,014.75	
MMA- Reserve	83,748.05	
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TOTAL ASSETS		\$ 162,159.71
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Deferred Rev - Owner Assmts.	\$ 171.20	
Tennis Discretionary	428.52	
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Subtotal Current Liab.		\$ 599.72

RESERVES:

Reserve YTD Contributions	\$ 7,500.00	
Reserve Equity Fund	59,539.36	
Reserve YTD Interest	158.69	
Reserve - Lake Dredging	16,550.00	
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Subtotal Reserves		\$ 83,748.05

EQUITY:

Prior Year Net Inc./Loss	\$ 21,987.03	
Current Year Net Income/(Loss)	55,824.91	
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Subtotal Equity		\$ 77,811.94

TOTAL LIABILITIES & EQUITY		\$ 162,159.71
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Camden Pointe HOA

Income/Expense Statement
Period: 10/01/14 to 10/31/14

Current Period			Year-To-Date					Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
1,135.20	.00	1,135.20	06310	Association Dues	176,944.37	181,104.00	(4,159.63)	181,104.00
46.20	.00	46.20	06340	Late Fee Income	3,206.80	.00	3,206.80	.00
.00	.00	.00	06350	Legal Fees Reimbursement	443.24	.00	443.24	.00
.00	.00	.00	06352	Owner Fee Reimbursement Ir	20.00	.00	20.00	.00
.00	.00	.00	06360	Misc. Owner Income / Fine	16,713.80	.00	16,713.80	.00
.00	.00	.00	06390	Owner Interest Income	429.49	.00	429.49	.00
.00	250.00	(250.00)	06420	Clubhouse Income	2,505.00	2,500.00	5.00	3,000.00
.00	16.67	(16.67)	06430	Newsletter Ad Income	.00	166.70	(166.70)	200.00
.00	.00	.00	06490	Tennis Dues	3,750.00	2,500.00	1,250.00	3,000.00
.00	.00	.00	06900	Checking-Interest Income	96.49	.00	96.49	.00
25.03	.00	25.03	06910	MMA-Reserve Interest Incom	165.94	.00	165.94	.00
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1,206.43	266.67	939.76		Subtotal Income	204,275.13	186,270.70	18,004.43	187,304.00
EXPENSES								
General & Administrative								
1,960.00	1,960.00	.00	07010	Management Fees	19,600.00	19,600.00	.00	23,520.00
.00	.00	.00	07140	CPA tax prep	175.00	225.00	50.00	225.00
.00	650.00	650.00	07159	Legal Fee Retainer	.00	650.00	650.00	650.00
.00	112.50	112.50	07160	Legal Fees	.00	1,125.00	1,125.00	1,350.00
.00	.00	.00	07280	Insurance	5,649.00	8,162.30	2,513.30	8,162.30
56.37	166.67	110.30	07320	General & Administrative	2,052.34	1,666.70	(385.64)	2,000.00
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2,016.37	2,889.17	872.80		General & Administrativ	27,476.34	31,429.00	3,952.66	35,907.30
Utilities								
1,592.32	1,300.00	(292.32)	08010	Gas & Electricity	12,056.84	16,100.00	4,043.16	18,000.00
961.16	1,000.00	38.84	08030	Water & Sewer	8,788.65	9,900.00	1,111.35	11,000.00
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2,553.48	2,300.00	(253.48)		Utilities	20,845.49	26,000.00	5,154.51	29,000.00
Landscape								
1,939.00	1,939.00	.00	08210	Grounds Contract	19,665.00	19,390.00	(275.00)	23,268.00
2,747.24	166.67	(2,580.57)	08220	Landscape Improvements	13,053.64	1,666.70	(11,386.94)	2,000.00
2,600.00	2,130.00	(470.00)	08240	Color/Seasonal Flowers	4,730.00	4,260.00	(470.00)	4,260.00
.00	.00	.00	08250	Pinestraw	8,320.00	8,320.00	.00	8,320.00
.00	25.00	25.00	08255	Abatement Expense	.00	250.00	250.00	300.00
.00	.00	.00	08260	Irrigation System	410.00	410.00	.00	2,000.00

Camden Pointe HOA

Income/Expense Statement
Period: 10/01/14 to 10/31/14

Current Period			Year-To-Date			Yearly Budget		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
845.00	.00	(845.00)	08265	Lake Front Clean-Up	845.00	.00	(845.00)	1,200.00
.00	.00	.00	08270	Landscape: Lake Dam	3,450.00	.00	(3,450.00)	2,100.00
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8,131.24	4,260.67	(3,870.57)		Landscape	50,473.64	34,296.70	(16,176.94)	43,448.00
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Pool Expense								
949.80	949.80	.00	08310	Pool/Lifeguard Contract	18,996.00	18,996.00	.00	18,996.00
103.60	85.00	(18.60)	08320	Pool Phone	971.18	850.00	(121.18)	1,020.00
.00	.00	.00	08350	Pool Permit	270.00	260.00	(10.00)	260.00
.00	.00	.00	08355	Pool Wrist Bands	359.52	360.00	.48	360.00
809.33	.00	(809.33)	08370	Pool Repair / Maintenance	4,430.68	2,500.00	(1,930.68)	2,500.00
.00	.00	.00	08380	Pool Furniture	.00	1,000.00	1,000.00	1,000.00
.00	200.00	200.00	08385	Security Lights / Common Are	.00	2,000.00	2,000.00	2,400.00
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1,862.73	1,234.80	(627.93)		Pool Expense	25,027.38	25,966.00	938.62	26,536.00
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Lakes								
.00	.00	.00	08510	Lake Maintenance	500.00	5,000.00	4,500.00	5,000.00
.00	.00	.00	08590	Fountain Maintenance	.00	250.00	250.00	250.00
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.00	.00	.00		Lakes	500.00	5,250.00	4,750.00	5,250.00
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Clubhouse & Common Area								
225.00	300.00	75.00	08610	Janitorial Services	3,078.94	3,000.00	(78.94)	4,200.00
.00	25.00	25.00	08615	Janitorial Supplies	25.98	275.00	249.02	300.00
.00	.00	.00	08640	HVAC Maintenance	251.00	251.00	.00	300.00
.00	.00	.00	08655	Playground / Mulch	.00	740.00	740.00	740.00
.00	.00	.00	08657	Putt-Putt Maintenance	.00	.00	.00	2,000.00
700.00	1,197.11	497.11	08660	Maintenance Unplanned	7,041.38	11,971.10	4,929.72	14,365.30
.00	83.33	83.33	08664	General Maint/Budgeted repa	.00	833.30	833.30	1,000.00
.00	.00	.00	08670	Signage, Maintenance & Rep	.00	.00	.00	3,500.00
.00	.00	.00	08720	Exterminating	780.00	780.00	.00	820.00
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925.00	1,605.44	680.44		Clubhouse & Common Are	11,177.30	17,850.40	6,673.10	27,225.30
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Tennis								
287.10	300.00	12.90	08910	Tennis Repairs	1,103.38	1,120.00	16.62	1,500.00
.00	.00	.00	08930	Tennis Team - Discretionary	.00	.00	.00	1,500.00

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Period: 10/01/14 to 10/31/14

Current Period			Year-To-Date					Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
187.50	.00	(187.50)	08950	Tennis Lights upper courts	187.50	.00	(187.50)	.00
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474.60	300.00	(174.60)		Tennis	1,290.88	1,120.00	(170.88)	3,000.00
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Community								
28.95	23.95	(5.00)	09230	Web Hosting	250.50	239.50	(11.00)	287.40
.00	.00	.00	09580	CP Thank You Gifts	.00	500.00	500.00	500.00
.00	.00	.00	09585	Holiday Prizes	.00	.00	.00	150.00
.00	.00	.00	09610	Social	.00	.00	.00	1,000.00
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28.95	23.95	(5.00)		Community	250.50	739.50	489.00	1,937.40
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Reserve / Capital Expense								
.00	.00	.00	09910	Reserves - Contribution to M	7,500.00	7,500.00	.00	10,000.00
17.78	.00	(17.78)	09915	Reserves - Interest	158.69	.00	(158.69)	.00
.00	.00	.00	09980	Reserves -Lake Dredging	3,750.00	3,750.00	.00	5,000.00
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17.78	.00	(17.78)		Reserve / Capital Expen	11,408.69	11,250.00	(158.69)	15,000.00
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16,010.15	12,614.03	(3,396.12)		TOTAL EXPENSES	148,450.22	153,901.60	5,451.38	187,304.00
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(14,803.72)	(12,347.36)	(2,456.36)		Current Year Net Income/(los	55,824.91	32,369.10	23,455.81	.00
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