

Camden Pointe HOA

Balance Sheet
As of 09/30/14

ASSETS

Checking-Operating	\$ 92,200.63	
CP Cash - Wells Farg -BODcontr	1,014.75	
MMA- Reserve	83,730.27	
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TOTAL ASSETS		\$ 176,945.65
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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	140.91	
Reserve - Lake Dredging	16,550.00	
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Subtotal Reserves		\$ 83,730.27

EQUITY:

Prior Year Net Inc./Loss	\$ 21,987.03	
Current Year Net Income/(Loss)	70,628.63	
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Subtotal Equity		\$ 92,615.66
TOTAL LIABILITIES & EQUITY		\$ 176,945.65
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Camden Pointe HOA

Income/Expense Statement
Period: 09/01/14 to 09/30/14

Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME:								
75.00	.00	75.00	06310	Association Dues	175,809.17	181,104.00	(5,294.83)	181,104.00
.00	.00	.00	06340	Late Fee Income	3,160.60	.00	3,160.60	.00
20.00	.00	20.00	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
110.00	250.00	(140.00)	06420	Clubhouse Income	2,505.00	2,250.00	255.00	3,000.00
.00	16.67	(16.67)	06430	Newsletter Ad Income	.00	150.03	(150.03)	200.00
.00	.00	.00	06490	Tennis Dues	3,750.00	2,500.00	1,250.00	3,000.00
9.27	.00	9.27	06900	Checking-Interest Income	96.49	.00	96.49	.00
17.58	.00	17.58	06910	MMA-Reserve Interest Incom	140.91	.00	140.91	.00
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231.85	266.67	(34.82)		Subtotal Income	203,068.70	186,004.03	17,064.67	187,304.00
EXPENSES								
General & Administrative								
1,960.00	1,960.00	.00	07010	Management Fees	17,640.00	17,640.00	.00	23,520.00
.00	.00	.00	07140	CPA tax prep	175.00	225.00	50.00	225.00
.00	.00	.00	07159	Legal Fee Retainer	.00	.00	.00	650.00
.00	112.50	112.50	07160	Legal Fees	.00	1,012.50	1,012.50	1,350.00
.00	.00	.00	07280	Insurance	5,649.00	8,162.30	2,513.30	8,162.30
90.80	166.67	75.87	07320	General & Administrative	1,995.97	1,500.03	(495.94)	2,000.00
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2,050.80	2,239.17	188.37		General & Administrativ	25,459.97	28,539.83	3,079.86	35,907.30
Utilities								
1,665.25	1,700.00	34.75	08010	Gas & Electricity	10,464.52	14,800.00	4,335.48	18,000.00
2,275.24	1,500.00	(775.24)	08030	Water & Sewer	7,827.49	8,900.00	1,072.51	11,000.00
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3,940.49	3,200.00	(740.49)		Utilities	18,292.01	23,700.00	5,407.99	29,000.00
Landscape								
.00	1,939.00	1,939.00	08210	Grounds Contract	17,726.00	17,451.00	(275.00)	23,268.00
2,710.00	166.67	(2,543.33)	08220	Landscape Improvements	10,306.40	1,500.03	(8,806.37)	2,000.00
.00	.00	.00	08240	Color/Seasonal Flowers	2,130.00	2,130.00	.00	4,260.00
4,160.00	2,221.00	(1,939.00)	08250	Pinestraw	8,320.00	8,320.00	.00	8,320.00
.00	25.00	25.00	08255	Abatement Expense	.00	225.00	225.00	300.00
.00	.00	.00	08260	Irrigation System	410.00	410.00	.00	2,000.00

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Current Period			Year-To-Date			Yearly		
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	.00	.00	08265	Lake Front Clean-Up	.00	.00	.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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6,870.00	4,351.67	(2,518.33)		Landscape	42,342.40	30,036.03	(12,306.37)	43,448.00
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Pool Expense								
2,849.40	2,849.40	.00	08310	Pool/Lifeguard Contract	18,046.20	18,046.20	.00	18,996.00
103.60	85.00	(18.60)	08320	Pool Phone	867.58	765.00	(102.58)	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
155.35	.00	(155.35)	08370	Pool Repair / Maintenance	3,621.35	2,500.00	(1,121.35)	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	1,800.00	1,800.00	2,400.00
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3,108.35	3,134.40	26.05		Pool Expense	23,164.65	24,731.20	1,566.55	26,536.00
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Lakes								
500.00	600.00	100.00	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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500.00	600.00	100.00		Lakes	500.00	5,250.00	4,750.00	5,250.00
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Clubhouse & Common Area								
375.00	300.00	(75.00)	08610	Janitorial Services	2,853.94	2,700.00	(153.94)	4,200.00
.00	25.00	25.00	08615	Janitorial Supplies	25.98	250.00	224.02	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
565.22	1,197.11	631.89	08660	Maintenance Unplanned	6,341.38	10,773.99	4,432.61	14,365.30
.00	83.33	83.33	08664	General Maint/Budgeted repa	.00	749.97	749.97	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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940.22	1,605.44	665.22		Clubhouse & Common Are	10,252.30	16,244.96	5,992.66	27,225.30
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Tennis								
.00	.00	.00	08910	Tennis Repairs	816.28	820.00	3.72	1,500.00
.00	.00	.00	08930	Tennis Team - Discretionary	.00	.00	.00	1,500.00

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Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
.00	.00	.00		Tennis	816.28	820.00	3.72	3,000.00
Community								
28.95	23.95	(5.00)	09230	Web Hosting	221.55	215.55	(6.00)	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
28.95	23.95	(5.00)		Community	221.55	715.55	494.00	1,937.40
Reserve / Capital Expense								
2,500.00	2,500.00	.00	09910	Reserves - Contribution to M	7,500.00	7,500.00	.00	10,000.00
17.58	.00	(17.58)	09915	Reserves - Interest	140.91	.00	(140.91)	.00
1,250.00	1,250.00	.00	09980	Reserves -Lake Dredging	3,750.00	3,750.00	.00	5,000.00
3,767.58	3,750.00	(17.58)		Reserve / Capital Expen	11,390.91	11,250.00	(140.91)	15,000.00
21,206.39	18,904.63	(2,301.76)		TOTAL EXPENSES	132,440.07	141,287.57	8,847.50	187,304.00
(20,974.54)	(18,637.96)	(2,336.58)		Current Year Net Income/(los	70,628.63	44,716.46	25,912.17	.00
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