

Cambridge Greens of C.H. POA

Run Date: 05/05/2023
Run Time: 06:29 AM

FUND BALANCE SHEET

As of: 04/30/2023

Assets

Account	Operating	Reserves	Total
10050 Operating - Truist #6467	\$24,530.29		\$24,530.29
11000 Savings Acct - Truist #1970	\$543.64		\$543.64
11100 Drummond Bank MM6640	\$1,200.21		\$1,200.21
11101 Res-Drummond Bk MM6640		\$7,152.53	\$7,152.53
11125 Drummond Bk CD4020 1/15/21	\$18,497.87		\$18,497.87
11150 Res-Drummond Bk tCD4012 1/15/2		\$18,497.87	\$18,497.87
20100 Accounts Receivable	\$5,385.40		\$5,385.40
20200 Allowance for bad debt	(\$4,495.34)		(\$4,495.34)
20500 Prepaid D & O Insurance	\$1,505.84		\$1,505.84
25000 Deposits	\$197.00		\$197.00
Total Assets	\$47,364.91	\$25,650.40	\$73,015.31

Liabilities

Account	Operating	Reserves	Total
43300 Prepaid Owner Assessments	\$158.79		\$158.79
44000 Deferred Revenue	\$14,400.00		\$14,400.00
Total Liabilities	\$14,558.79	\$0.00	\$14,558.79

Equity

Account	Operating	Reserves	Total
45010 Legal Reserve Fund		\$17,542.99	\$17,542.99
45015 Captial Expenditure Reserve		\$4,072.00	\$4,072.00
45020 Emer/Disaster/Distressed Res		\$2,830.10	\$2,830.10
45025 Bad Debt Reserve Fund		\$1,205.31	\$1,205.31
45200 Unrestricted Fund Balance	\$33,652.26		\$33,652.26
Current Year Net Income/(Loss)	(\$846.14)	\$0.00	(\$846.14)
Total Equity	\$32,806.12	\$25,650.40	\$58,456.52
Total Liabilities & Equity	\$47,364.91	\$25,650.40	\$73,015.31

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INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
50500 Income - Maintenance Fees	1,800.00	1,800.00	0.00	7,200.00	7,200.00	0.00	21,600.00
51000 Income - Late Charges	0.00	0.00	0.00	923.89	0.00	923.89	0.00
51100 Income - Interest/Finance Chgs	37.98	0.00	37.98	168.23	0.00	168.23	0.00
51500 Income - Interest	4.79	5.83	(1.04)	25.34	23.32	2.02	70.00
Total	1,842.77	1,805.83	36.94	8,317.46	7,223.32	1,094.14	21,670.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60500 Insurance	271.38	225.00	(46.38)	1,085.52	900.00	(185.52)	2,700.00
64000 Property Mgt/Accounting	858.69	858.67	(0.02)	3,684.76	3,434.68	(250.08)	10,304.00
65000 Annual Meeting Expenses	0.00	77.92	77.92	0.00	311.68	311.68	935.00
65500 Legal Fees	0.00	83.33	83.33	330.00	333.32	3.32	1,000.00
66000 Landscape & Maint.	60.00	60.00	0.00	240.00	240.00	0.00	720.00
67000 Office Expense	0.00	83.33	83.33	862.36	333.32	(529.04)	1,000.00
67100 Postage & Delivery Expense	0.00	47.92	47.92	221.99	191.68	(30.31)	575.00
67150 Document Revitalization	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
67600 Tax Preparation	0.00	0.00	0.00	0.00	250.00	250.00	250.00
68000 Utilities	550.57	538.00	(12.57)	2,193.84	2,152.00	(41.84)	6,456.00
68050 Web Site Maintenance	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
70000 Taxes & Licenses	0.00	0.00	0.00	0.00	0.00	0.00	62.00
70500 Bad Debt	39.07	56.25	17.18	532.22	225.00	(307.22)	675.00
80001 Reserve Interest Expense	2.42	5.83	3.41	12.91	23.32	10.41	70.00
Total	1,782.13	2,786.25	1,004.12	9,163.60	11,395.00	2,231.40	33,747.00
Net Income	60.64	(980.42)	1,041.06	(846.14)	(4,171.68)	3,325.54	(12,077.00)