

Cambridge Greens of C.H. POA
FUND BALANCE SHEET
As of: 12/31/2022
Assets

Run Date: 01/12/2023
Run Time: 11:39 AM

Account	Operating	Reserves	Total
10050 Operating - Truist #6467	\$22,331.78		\$22,331.78
11000 Savings Acct - Truist #1970	\$543.64		\$543.64
11100 Drummond Bank MM6640	\$1,200.12		\$1,200.12
11101 Res-Drummond Bk MM6640		\$7,151.96	\$7,151.96
11125 Drummond Bk CD4020 1/15/21	\$18,485.53		\$18,485.53
11150 Res-Drummond Bk tCD4012 1/15/2		\$18,485.53	\$18,485.53
20100 Accounts Receivable	\$6,415.79		\$6,415.79
20200 Allowance for bad debt	(\$5,145.49)		(\$5,145.49)
20500 Prepaid D & O Insurance	\$2,591.36		\$2,591.36
25000 Deposits	\$197.00		\$197.00
Total Assets	\$46,619.73	\$25,637.49	\$72,257.22

Liabilities

Account	Operating	Reserves	Total
43000 Accounts Payable	\$799.51		\$799.51
43300 Prepaid Owner Assessments	\$12,167.96		\$12,167.96
Total Liabilities	\$12,967.47	\$0.00	\$12,967.47

Equity

Account	Operating	Reserves	Total
45010 Legal Reserve Fund		\$17,534.16	\$17,534.16
45015 Captial Expenditure Reserve		\$4,069.95	\$4,069.95
45020 Emer/Disaster/Distressed Res		\$2,828.67	\$2,828.67
45025 Bad Debt Reserve Fund		\$1,204.71	\$1,204.71
45200 Unrestricted Fund Balance	\$33,085.69		\$33,085.69
Current Year Net Income/(Loss)	\$566.57	\$0.00	\$566.57
Total Equity	\$33,652.26	\$25,637.49	\$59,289.75
Total Liabilities & Equity	\$46,619.73	\$25,637.49	\$72,257.22

Cambridge Greens of C.H. POA

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INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

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	21,600.00	21,600.00	0.00	21,600.00
51000 Income - Late Charges	0.00	0.00	0.00	825.00	0.00	825.00	0.00
51100 Income - Interest/Finance Chgs	35.35	5.87	29.48	500.49	70.00	430.49	70.00
51500 Income - Interest	10.99	0.00	10.99	133.30	0.00	133.30	0.00
Total	1,846.34	1,805.87	40.47	23,058.79	21,670.00	1,388.79	21,670.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
60500 Insurance	271.38	216.63	(54.75)	2,662.13	2,600.00	(62.13)	2,600.00
64000 Property Mgt/Accounting	780.63	780.87	0.24	9,367.56	9,370.00	2.44	9,370.00
65000 Annual Meeting Expenses	75.00	0.00	(75.00)	877.21	810.00	(67.21)	810.00
65500 Legal Fees	270.32	41.63	(228.69)	349.07	500.00	150.93	500.00
66000 Landscape & Maint.	450.82	50.00	(400.82)	1,110.82	600.00	(510.82)	600.00
67000 Office Expense	401.69	70.87	(330.82)	1,532.23	850.00	(682.23)	850.00
67100 Postage & Delivery Expense	180.00	47.88	(132.12)	743.04	575.00	(168.04)	575.00
67600 Tax Preparation	0.00	0.00	0.00	250.00	250.00	0.00	250.00
68000 Utilities	528.67	442.37	(86.30)	6,399.75	5,308.00	(1,091.75)	5,308.00
68500 Social Committee Expenses	0.00	0.00	0.00	154.33	0.00	(154.33)	0.00
70000 Taxes & Licenses	0.00	0.00	0.00	61.25	62.00	0.75	62.00
70500 Bad Debt	(240.20)	56.25	296.45	(1,083.52)	675.00	1,758.52	675.00
80001 Reserve Interest Expense	5.64	5.87	0.23	68.35	70.00	1.65	70.00
Total	2,723.95	1,712.37	(1,011.58)	22,492.22	21,670.00	(822.22)	21,670.00
Net Income	(877.61)	93.50	(971.11)	566.57	0.00	566.57	0.00