

**CAMBRIDGE GREENS OF
CITRUS HILLS POA, INC**

FINANCIAL STATEMENTS AND

BUDGET COMPARISON

FEBRUARY 28, 2015

Michelle's Accounting & Tax Services, Inc
2541 N Reston Terrace
Hernando, FL 34442
352-746-1855

Cambridge Greens of Citrus Hills POA, Inc
2541 N Reston Terrace
Hernando, FL 34442

We have prepared the accompanying balance sheet of Cambridge Greens of Citrus Hills POA, Inc as of February 28, 2015 and the related statement of revenue and expenses vs budget for the one month and 2 months then ended. This compilation is limited to presenting in the form of a financial statement information that is the representation of management. We have not audited or reviewed the accompanying financial statements and accordingly do not express an opinion or any other form of assurance on them.

Michelle's Accounting & Tax Services, Inc
March 17, 2015

Cambridge Greens of C.H. POA

Balance Sheet
As of 02/28/15

ASSETS

CURRENT ASSETS

10050	Operating - SunTrust #6467	\$	10,358.29
11000	Savings Acct - SunTrust #1970		543.35
11100	Nature Coast MM6640		10,021.24
11125	Nature Coast CD4020 1/15/15		17,653.07
11150	Nature Coast CD4012 01/15/15		17,653.07
20100	Accounts Receivable		5,334.10
20500	Prepaid D & O Insurance 7/13		858.42
TOTAL CURRENT ASSETS			\$ 62,421.54

OTHER ASSETS

25000	Deposits	\$	200.00
TOTAL OTHER ASSETS			\$ 200.00
TOTAL ASSETS			\$ 62,621.54

LIABILITIES & FUND BALANCE

CURRENT LIABILITIES:

43300	Prepaid Owner Assessments	\$	171.21
44000	Deferred Revenue		18,000.00
TOTAL CURRENT LIABILITIES			\$ 18,171.21

RESERVE FUNDS

45010	Legal Reserve Fund	\$	16,910.50
45015	Capital Expenditure Reserve		732.65
45020	Emer/Disaster/Distressed Res		2,728.29
45025	Bad Debt Reserve Fund		1,161.28
TOTAL RESERVE FUNDS			\$ 21,532.72

UNRESTRICTED FUND BALANCES:

45200	Unrestricted Fund Balance	\$	29,314.55
	Net Revenue Over/(Under) Exp		(6,396.94)
TOTAL FUND BALANCE			\$ 22,917.61
TOTAL LIAB. & FUND BALANCE			\$ 62,621.54

Cambridge Greens of C.H. POA

STATEMENT OF REVENUE & EXPENSE

Period: 02/01/15 to 02/28/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
50500	Income - Maintenance Fees	1,800.00	1,800.00	.00	3,600.00	3,600.00	.00	21,600.00
51000	Income - Late Charges	850.00	.00	850.00	875.00	.00	875.00	.00
51100	Income - Interest/Finance Chg	73.65	20.83	52.82	74.78	41.66	33.12	250.00
51500	Income - Interest	23.25	.00	23.25	49.56	.00	49.56	.00
	TOTAL REVENUE	2,746.90	1,820.83	926.07	4,599.34	3,641.66	957.68	21,850.00
EXPENSE								
60100	Bank Charges	.00	.00	.00	6.00	.00	(6.00)	.00
60500	Insurance	134.72	129.17	(5.55)	269.44	258.34	(11.10)	1,550.00
64000	Property Mgt/Accounting	710.70	710.70	.00	1,421.40	1,421.40	.00	8,528.40
65000	Annual Meeting Expenses	.00	.00	.00	.00	75.00	75.00	1,000.00
65500	Legal Fees	.00	70.83	70.83	.00	141.66	141.66	850.00
66000	Landscape & Maint.	.00	100.00	100.00	.00	200.00	200.00	1,200.00
67000	Office Expense	31.56	62.50	30.94	50.37	125.00	74.63	750.00
67100	Postage & Delivery Expense	(20.94)	62.50	83.44	(20.94)	125.00	145.94	750.00
67600	Tax Preparation	250.00	250.00	.00	250.00	250.00	.00	250.00
67800	Supplies	.00	8.33	8.33	.00	16.66	16.66	100.00
68000	Utilities	411.45	416.67	5.22	824.82	833.34	8.52	5,000.00
68050	Web Site Maintenance	.00	8.33	8.33	.00	16.66	16.66	100.00
68100	Entrance Sign Repair/Replacmn	8,049.53	58.33	(7,991.20)	8,049.53	116.66	(7,932.87)	700.00
68600	Welcome/Memorials	.00	12.50	12.50	.00	25.00	25.00	150.00
68800	Community Activities	11.13	83.33	72.20	58.94	166.66	107.72	1,000.00
70000	Taxes & Licenses	.00	.00	.00	.00	.00	.00	62.00
70500	Bad Debt	86.72	83.33	(3.39)	86.72	166.66	79.94	1,000.00
70600	Foreclosure Lot Mowing	.00	83.33	83.33	.00	166.66	166.66	1,000.00
80000	Reserve Funding	.00	41.67	41.67	.00	83.34	83.34	500.00
	TOTAL EXPENSES	9,664.87	2,181.52	(7,483.35)	10,996.28	4,188.04	(6,808.24)	24,490.40
	NET REVENUE OVER/(UNDER) EXI	(6,917.97)	(360.69)	(6,557.28)	(6,396.94)	(546.38)	(5,850.56)	(2,640.40)

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