



VISTA

Community Association Management

**CAMBRIDGE AT KINGS RIDGE HOMEOWNERS
ASSOCIATION, INC.**

Financial Statements

10/31/2023

Notes to Financials:

The FDIC insurance limit is \$250,000 per depositor, per FDIC insured bank.

If your association has funds over the FDIC limit of \$250,000 please discuss moving excess funds to another FDIC insured bank in case of bank failure or loss. Please contact your Vista Accountant for current bank rates.

Prepared by:

Vista Community Association Management
323 Circle Drive
Maitland, FL 32751

CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet For 10/31/2023

Assets

10100 - Truist- Operating #8515	\$83,125.26
10210 - SelfHelp MM - Roads Rsv	\$29,991.46
10250 - Synovus - 13 month CD Rsvs	\$50,000.00
13100 - Assessments Receivable	\$250.00
16700 - Prepaid Gen. Liab. Ins - 11/23	\$2,207.06
16750 - Prepaid Crime Ins - 5/24	\$758.33
16800 - Prepaid D & O Ins - 5/24	\$612.00

Total Assets

	\$166,944.11
Total Assets	\$166,944.11

Current Liabilities

20100 - Accounts Payable	\$10,982.57
20300 - Collection / NSF Fee	\$20.00
20500 - Prepaid Owner Assessments	\$10,715.21
20600 - Accrued Expenses	\$9,850.57

Total Current Liabilities

\$31,568.35

Reserves Liabilities

22100 - Reserves - Paint (SelfHelp FCU)	\$47,886.61
22200 - Reserves - Roads (SelfHelp)	\$20,936.80
22300 - Reserves - Trees	\$19,081.14
22350 - Spent from Reserves - Trees	(\$2,275.00)
22450 - Reserves - Infrastructure	\$5,000.00
22500 - Current Year Self Help Interest Earned	\$699.80

Total Reserves Liabilities

\$91,329.35

Equity

30100 - Retained Earnings	\$44,616.63
30200 - Suspense	(\$4,786.67)
39999 - Net Income	\$4,216.45

Total Equity

\$44,046.41

Total Liabilities / Equity	\$166,944.11
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CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40200 - Assessments	31,050.00	31,050.00	-	310,500.00	310,500.00	-	372,600.00
40400 - Late Fees	50.00	-	50.00	300.00	-	300.00	-
43400 - Checking Interest Income	.73	-	.73	6.87	-	6.87	-
43500 - Reserve Interest Income	-	-	-	773.37	-	773.37	-
43700 - Allocate Reserve Interest	-	-	-	(773.37)	-	(773.37)	-
Total Income	31,100.73	31,050.00	50.73	310,806.87	310,500.00	306.87	372,600.00
Total Income	31,100.73	31,050.00	50.73	310,806.87	310,500.00	306.87	372,600.00
Operating Expense							
Grounds Maintenance							
50400 - Contracted Landscape Services	9,850.57	9,851.00	.43	98,505.70	98,510.00	4.30	118,212.00
50450 - Misc. Grounds Maintenance	161.16	-	(161.16)	161.16	-	(161.16)	-
50500 - Mulch	-	1,666.67	1,666.67	19,540.59	16,666.70	(2,873.89)	20,000.00
52900 - Electric - Street Lights	526.53	441.67	(84.86)	5,127.43	4,416.70	(710.73)	5,300.00
53000 - Irrigation Repair	1,132.00	500.00	(632.00)	3,806.03	5,000.00	1,193.97	6,000.00
Total Grounds Maintenance	11,670.26	12,459.34	789.08	127,140.91	124,593.40	(2,547.51)	149,512.00
Management & Administration							
70200 - Management Fees	791.67	791.67	-	7,916.70	7,916.70	-	9,500.00
70400 - Postage & Supplies	23.10	145.83	122.73	509.47	1,458.30	948.83	1,750.00
70600 - Printing & Copying	215.84	141.67	(74.17)	2,379.90	1,416.70	(963.20)	1,700.00
70700 - Web / Domain Name	203.88	1.67	(202.21)	264.72	16.70	(248.02)	20.00
70800 - CPA Services	-	108.33	108.33	1,300.00	1,083.30	(216.70)	1,300.00
71000 - Legal (Recovered Legal)	-	625.00	625.00	3,946.09	6,250.00	2,303.91	7,500.00
71200 - Liability & Prop Insurance	195.35	250.00	54.65	2,172.55	2,500.00	327.45	3,000.00
71300 - D & O Insurance	102.00	116.67	14.67	1,014.80	1,166.70	151.90	1,400.00
71400 - Licenses/Corp Report	-	-	-	61.25	-	(61.25)	-
72200 - Cable	10,460.16	10,539.83	79.67	104,601.60	105,398.30	796.70	126,478.00
79100 - Holiday Decorations	-	41.67	41.67	1,044.58	416.70	(627.88)	500.00
79200 - Contingency Fund	-	333.33	333.33	76.15	3,333.30	3,257.15	4,000.00
79700 - Bad Debt	45.00	83.33	38.33	45.00	833.30	788.30	1,000.00
Total Management & Administration	12,037.00	13,179.00	1,142.00	125,332.81	131,790.00	6,457.19	158,148.00
Reserve							
92100 - Reserves - Paint	3,120.00	3,120.00	-	31,200.00	31,200.00	-	37,440.00
92200 - Reserves - Roads	1,666.67	1,666.67	-	16,666.70	16,666.70	-	20,000.00
92300 - Reserves - Trees	625.00	625.00	-	6,250.00	6,250.00	-	7,500.00
Total Reserve	5,411.67	5,411.67	-	54,116.70	54,116.70	-	64,940.00
Total Expense	29,118.93	31,050.01	1,931.08	306,590.42	310,500.10	3,909.68	372,600.00
Operating Net Total	1,981.80	(.01)	1,981.81	4,216.45	(.10)	4,216.55	-

Net Total

1,981.80	(.01)	1,981.81	4,216.45	(.10)	4,216.55	-
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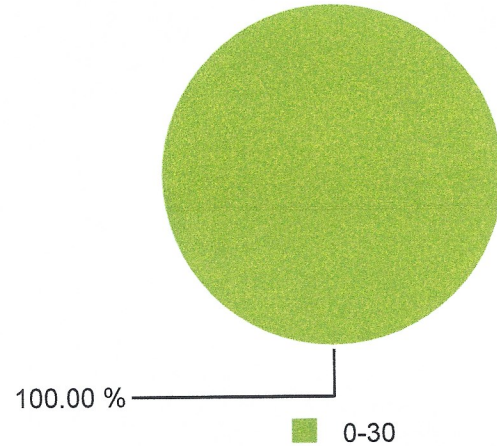
CAMBRIDGE AT KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.

AR Aging - 10/31/2023

SUMMARY

Charge	Balance
Admin-Invoice Fee (1)	\$5.00
Late Fee (1)	\$25.00
Monthly Assessment (1)	\$220.00
Total	\$250.00

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
95219508 - 4024 Newland Street - Witt					
Coll Status: Notice of Late Assessment/Affidavit	\$250.00	-	-	-	\$250.00
Monthly Assessment	\$220.00	-	-	-	\$220.00
Late Fee	\$25.00	-	-	-	\$25.00
Admin-Invoice Fee	\$5.00	-	-	-	\$5.00
Total:	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00
Property Count:	1	0	0	0	