

Cambridge Grove HOA, Inc. 2002 Treasurer's Report
January 2002 - December 2002

Prepared:
 January 30, 2003

Income	2002 YTD	2002 Budget	\$ Variance	Favorable/Unfavorable
2002 Association Fee	\$ 53,983.33	\$ 52,850.00	\$ 1,133.33	F
2002 Late Fees	\$ 980.00	\$ 1,050.00	\$ (70.00)	U
ARC Violation Fines	\$ 140.00	\$	\$ 140.00	F
Interest Income	\$ 1,354.58	\$ 1,800.00	\$ (445.42)	U
Garnishment Fee	\$ 74.00	\$	\$	F
Lien Fees Collected	\$ 60.00	\$	\$ 60.00	F
Attorney's Fees Collected	\$ 90.00	\$	\$ 90.00	F
Beginning Balance 01/01/2002	\$ 16,756.50	\$	\$ 16,756.50	
2002 Total Income YTD	\$ 73,438.41	\$ 55,700.00	\$ 17,738.41	F
Expenses				
Landscape Maintenance	\$ 7,702.00	\$ 9,000.00	\$ (1,298.00)	F
Seasonal Color	\$ 1,288.00	\$ 1,000.00	\$ 288.00	U
Pool Maintenance	\$ 6,089.70	\$ 7,000.00	\$ (910.30)	F
Pool Repair	\$ 1,102.12	\$ 450.00	\$ 652.12	U
Pest Control	\$ 236.00	\$ 270.00	\$ (34.00)	F
Phone	\$ 690.00	\$ 645.00	\$ 45.00	U
Utilities	\$ 5,894.34	\$ 6,000.00	\$ (105.66)	F
Insurance	\$ 1,786.00	\$ 1,750.00	\$ 36.00	U
Property Taxes	\$ 1,127.89	\$ 640.00	\$ 487.89	U
Attorney's Fees	\$ 6,489.34	\$ 2,500.00	\$ 3,989.34	U
Accountant	\$ 50.00	\$ 150.00	\$ (100.00)	F
Sprinkler Maintenance	\$ 120.00	\$ 215.00	\$ (95.00)	F
General Maintenance	\$ 867.45	\$ 620.00	\$ 247.45	U
Web Site Design/Hosting	\$ 190.40	\$ 240.00	\$ (49.60)	F
Socials/Newsletter	\$ 3,384.77	\$ 2,500.00	\$ 884.77	U
Administrative	\$ 1,762.84	\$ 2,500.00	\$ (737.16)	F
Management Fee	\$ 6,000.00	\$ 6,000.00	\$ -	F
2002 Total Expenses YTD	\$ 44,780.85	\$ 41,480.00	\$ 3,300.85	U
Capital Improvements				
Improvement Fund	\$ 1,860.50	\$ 6,000.00	\$ (4,139.50)	F
Projected Maintenance	\$ 3,500.00	\$ 5,000.00	\$	F
2002 Total Capital Exp. YTD	\$ 5,360.50	\$ 11,000.00	\$ (5,639.50)	F
Reserve Funding	\$ 17,000.00			
2002 Total All Expenses YTD	\$ 67,141.35	\$ 52,480.00		
Balance	\$ 6,297.06	\$ 3,220.00		

Total Reserve Funds

Reserve Funds are held for the following needs:

- Operational Reserves
- Repair/Replacement
- Maintenance

Certificate of Deposit	5/18/2003	\$	11,017.44
	3/22/2003	\$	16,829.83
	12/30/2003	\$	17,000.00
	5/18/2003	\$	5,437.99
Money Market Saving:		\$	1,067.97
Total Reserves		\$	51,353.23