Braxton & Holway P.A
CPAs and Advisors

STUART G. HISTON, CPA
FLOYD J. HOLWAY, CPA

BENJAMIN D. BRAXTON, *Partner emeritus*

MEMBERS

AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

March 27, 2025

To the Board of Directors
Cambridge Village Association, Inc.

We have audited the financial statements of Cambridge Village Association, Inc. for the year ended December 31, 2024, and have issued our report thereon dated March 27, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 20, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Cambridge Village Association, Inc. are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the Association during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the financial statements were:

> Management's estimate of the allowance for doubtful accounts is based on management's prior knowledge of accounts in delinquent status and comparison of balances in those accounts against assessments still collectible per Florida Statutes.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure(s) affecting the financial statements were:

> The disclosure of significant accounting policies in Note 2 to the financial statements were not changed from the prior year, nor were any new policies adopted during the year ended December 31, 2024.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 27, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Association's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Association's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition for our retention.

Required Supplementary Information

With respect to the supplementary information required by the Financial Accounting Standards Board, we applied certain limited procedures to the information, including inquiring of management about their methods of preparing the information; comparing the information for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements; and obtaining certain representations from management, including about whether the required supplementary information is measured and presented in accordance with prescribed guidelines.

This information is intended solely for the use of the Board of Directors and management of the Association and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Braxton & Holway, P.A.

Cambridge Village Association, Inc.
Financial Statements

Year Ended December 31, 2024

Cambridge Village Association, Inc.
Table of Contents

Independent Auditors' Report	1-3
Financial Statements:	
Balance Sheet	4
Statement of Revenues, Expenses and Changes in Fund Balances	5
Statement of Cash Flows	6
Notes to Financial Statements	7-9
Supplementary Information:	
Supplementary Information on Future Major Repairs and Replacements	10

Braxton & Holway P.A
CPAs and Advisors

STUART G. HISTON, CPA
FLOYD J. HOLWAY, CPA

BENJAMIN D. BRAXTON, *Partner emeritus*

MEMBERS

AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Cambridge Village Association, Inc.

Opinion

We have audited the accompanying financial statements of Cambridge Village Association, Inc., which comprise the balance sheet as of December 31, 2024, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Cambridge Village Association, Inc. as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Cambridge Village Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Cambridge Village Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Cambridge Village Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Cambridge Village Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Directors of
Cambridge Village Association, Inc.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require the supplementary information on future major repairs and replacements on page 10 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Braxton & Holway, P.A.
Bradenton, Florida
March 27, 2025

Cambridge Village Association, Inc.
Balance Sheet
December 31, 2024

	Operating Fund	Replacement Fund	Total
Assets			
Cash	$ 73,372	$ -	$ 73,372
Cash equivalents	51,039	190,745	241,784
Assessments receivable	1,175	-	1,175
Interfund receivable	20,000	-	20,000
Prepaid insurance	27,872	-	27,872
Total Assets	173,458	190,745	364,203
Accounts payable	1,104	-	1,104
Prepaid assessments	15,321	-	15,321
Deferred cable rebate	46,821	-	46,821
Interfund payable	-	20,000	20,000
Deferred revenue (assessments received in advance - replacement fund)	-	170,745	170,745
Total Liabilities	63,246	190,745	253,991
Fund Balances	110,212	-	110,212
Total Liabilities and Fund Balances	$ 173,458	$ 190,745	$ 364,203

See accompanying notes and independent auditors' report.

Cambridge Village Association, Inc.
Statement of Revenues, Expenses and Changes in Fund Balances
For the Year Ended December 31, 2024

	Operating Fund	Replacement Fund	Total
Revenues			
Member assessments	$ 547,742	$ 44,833	$ 592,575
Interest income	3,483	7,012	10,495
Cable contract income	7,012	-	7,012
Other income	9,300	-	9,300
Total Revenues	567,537	51,845	619,382
Expenses			
Accounting	6,000	-	6,000
Accounting - review	6,200	-	6,200
Background checks	2,710	-	2,710
Bank charges	1,584	-	1,584
Building maintenance	11,142	-	11,142
Clubhouse & shuffleboard	3,084	-	3,084
Contingency	601	-	601
Fees to division	185	-	185
Fertilizer/Weed control	22,194	-	22,194
Grounds maintenance - contract	206,904	-	206,904
Grounds maintenance - materials	8,429	-	8,429
Insurance	29,959	-	29,959
Lake maintenance	2,208	-	2,208
Legal/Professional fees	2,018	-	2,018
Lights/Garbage - recreation	2,910	-	2,910
Named/Extreme storm expense	29,626	-	29,626
Office expense	4,258	-	4,258
Pest control	14,748	-	14,748
Pool heat	7,179	-	7,179
Telephone	1,697	-	1,697
Utilities - cable	98,871	-	98,871
Utilities - electric	16,173	-	16,173
Utilities - water/sewer/waste	53,141	-	53,141
Reserve expenses	-	51,845	51,845
Total Expenses	531,821	51,845	583,666
Excess (deficit) of revenues over expenses	35,716	-	35,716
Fund balance - beginning of year	74,496	-	74,496
Fund balance - end of year	$ 110,212	$ -	$ 110,212

See accompanying notes and independent auditors' report.

Cambridge Village Association, Inc.
Statement of Cash Flows
For the Year Ended December 31, 2024

	Operating Fund	Replacement Fund	Total
Cash Flows from Operating Activities			
Cash received from:			
Member assessments	$ 550,037	$ 73,258	$ 623,295
Interest income	3,483	7,012	10,495
Cable contract income	7,012	-	7,012
Other income	9,300	-	9,300
Total cash received	569,832	80,270	650,102
Cash paid for:			
Operating expenses	569,969	-	569,969
Replacement fund expenses	-	31,845	31,845
Total cash paid out	569,969	31,845	601,814
Net cash provided (used) by Operating Activities	(137)	48,425	48,288
Net increase (decrease) in cash	(137)	48,425	48,288
Cash - beginning of year	124,548	142,320	266,868
Cash - end of year	124,411	190,745	315,156
Reconciliation of Net Income To Net cash provided (used) by Operating Activities:			
Excess (deficit) of revenues over expenses	35,716	-	35,716
Adjustments to reconcile net income (loss) to Net cash provided (used) by Operating Activities:			
(Increase) decrease in assessments receivable	240	-	240
(Increase) decrease in interfund receivable	(20,000)	-	(20,000)
(Increase) decrease in prepaid insurance	(15,090)	-	(15,090)
(Increase) decrease in other prepaid expenses	2,182	-	2,182
Increase (decrease) in accounts payable	(311)	-	(311)
Increase (decrease) in prepaid assessments	2,055	-	2,055
Increase (decrease) in deferred cable rebate	(4,929)	-	(4,929)
Increase (decrease) in interfund payable	-	20,000	20,000
Increase (decrease) in deferred revenue	-	28,425	28,425
Net cash provided (used) by Operating Activities	$ (137)	$ 48,425	$ 48,288

See accompanying notes and independent auditors' report.

NOTE 1 – NATURE OF ORGANIZATION

Cambridge Village Association, Inc. is a statutory condominium association incorporated in the State of Florida on April 17, 1972. The Association is responsible for the operation and maintenance of the common property of Cambridge Village, a Condominium, which has a clubhouse pool, clubhouse roof, driveways, grounds, and a maintenance garage. The Association is located in Bradenton, Florida and consists of 230 residential units.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of the limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for resources available for general operations of the Association.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements and other designated reserves.

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments, and special assessments (if applicable), are satisfied when these funds are expended for their designated purpose. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are (90) days or more delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. At December 31, 2024, the Association had delinquent assessments of $1,175. It is the opinion of the Board of Directors that the Association will ultimately prevail against homeowners with delinquent assessments.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of member assessments receivable's as of the beginning, and end, of the year are $1,415 and $1,175, respectively.

Deferred Revenues (Assessments Received in Advance)

The Association recognizes revenue from members as the related performance obligations are satisfied. A deferred revenue (assessments received in advance) is (are) recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve or special assessments. The balance of deferred revenues (assessments received in advance) as of the beginning and end of the year are $142,320 and $170,745 for reserve assessments.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers certificates of deposit to be cash equivalents as the terms of these instruments do not contain significant penalties for early withdrawal. The Association considers all highly liquid investments with an initial maturity of three months or less to be cash equivalents.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association's policy is to capitalize personal property at cost and depreciate it using the straight-line method.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 3 - DATE OF MANAGEMENT REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 27, 2025, the date that the financial statements were available to be issued.

NOTE 4 – UNINSURED CASH BALANCES

The Association maintains its cash balances at various financial institutions. These accounts are secured by the Federal Deposit Insurance Corporation up to $250,000 at each financial institution. As of December 31, 2024, the Association had no uninsured cash balances.

NOTE 5 – FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds, which aggregate $190,745 at December 31, 2024, are held in separate accounts and are generally not available for operating purposes. It is the Association's policy to allocate interest earned on such funds to the balances in the account on an annual basis.

The Association conducted a study during the budgetary process in 2024 to estimate the remaining useful lives and the replacement costs of the common property components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

NOTE 6 – INCOME TAXES

The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended December 31, 2024. Under that section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed at 30% by the federal government.

The Association has adopted Accounting Standards Codification (ASC) 740-10 as it relates to uncertain tax positions. When applicable, any interest and penalties recognized associated with a tax position are classified as current in the Association's financial statements.

The Association's tax filings are subject to audit by various taxing authorities. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates are appropriate based on current facts and circumstances. As of December 31, 2024 the Association's tax years 2021, 2022 and 2023 remain open to possible examination.

Supplementary Information

For the year ended December 31, 2024

Cambridge Village Association, Inc.
Supplementary Information on Future Major Repairs and Replacements (Unaudited)

A study was conducted during 2020 and updated in 2024, to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at December 31, 2024.

The following information is based on studies performed by the Board of Directors in 2024 as described in the notes to the basic financial statements.

Components	Estimated Remaining Useful Lives In Years	Estimated Current Replacement Costs	2025 Required Funding	Deferred Revenues as of Dec. 31, 2024
Roofs - Clubhouse	17	$ 32,000	$ -	$ -
Roofs - Maintenance Shed	1	13,000	-	-
Painting - Unit Owners	5	230,000	-	-
Painting - Clubhouse	5	4,000	-	-
Parking Surface - Replacement & Sealing	13	20,000	-	-
Irrigation - Wells and Pumps	1	10,000	-	-
Pool - Tub Replacment	22	28,000	-	-
Pool - Deck Replacment	7	2,500	-	-
Pool - Fence & Gates	16	8,000	-	-
Pool - Heating System	4	7,000	-	-
Pool Facilities - Pumps System	3	7,000	-	-
Pool Facilities - Shuffleboard Courts	14	13,000	-	-
Clubhouse - Interior	2	40,000	-	-
Clubhouse - Kitchen	1	25,000	-	-
Clubhouse - Exterior	-0-	2,500	-	-
Pooled Reserves	NA	NA	170,745	170,745
Total Pooled Reserves		$ 442,000	$ 170,745	$ 170,745

The following information is presented in accordance with the State of Florida requirements to disclose activity in the specific reserve accounts.

Components	Deferred Revenues as of Jan. 1, 2024	Receipts	Interest	Expenses	Deferred Revenues as of Dec. 31, 2024
Pooled reserves	$ 142,320	$ 73,258	$ 7,012	$ 51,845	$ 170,745
Total	$ 142,320	$ 73,258	$ 7,012	$ 51,845	$ 170,745

See independent auditors' report.

Client: *9016 - Cambridge Village Association, Inc.*
Engagement: *AUD 2024 - Cambridge Village Association, Inc.*
Period Ending: *12/31/2024*
Trial Balance: *3100.00 - Trial Balance*

Account	Description	1st PP-FINAL 12/31/2023	UNADJ 12/31/2024	JE Ref #	AJE	ADJ 12/31/2024	JE Ref #	RJE	FINAL 12/31/2024	< WPRef	Budget 12/31/2024
1104	Cash - Seacoast - Cash - Operating	74,138.56	20,519.44			20,519.44			20,519.44		0.00
1110	Cash - Seacoast - CD 4/13/25	50,409.37	52,852.56			52,852.56			52,852.56		0.00
1111	Cash - Seacoast - CDARS 4.00% 4/13/25	0.00	51,039.35			51,039.35			51,039.35		0.00
1200	Assessments Receivable	1,414.85	(14,145.67)		15,320.67	1,175.00			1,175.00		0.00
				AJE - 1	15,320.67						
1250	Prepaid Insurance	12,781.92	13,296.43		14,575.98	27,872.41			27,872.41		0.00
				AJE - 6	14,575.98						
1251	Prepaid expenses	2,181.60	0.00			0.00			0.00		0.00
1420	Accounts Payable	(1,415.43)	0.00		(1,103.88)	(1,103.88)			(1,103.88)		0.00
				AJE - 8	(1,103.88)						
1422	Prepaid Member Assessments	(13,265.92)	0.00		(15,320.67)	(15,320.67)			(15,320.67)		0.00
				AJE - 1	(15,320.67)						
1425	Interfund Payable/Receivable	0.00	0.00		20,000.00	20,000.00			20,000.00		0.00
				AJE - 2	20,000.00						
1450	Deferred Cable Rebate	(51,750.00)	(46,821.44)			(46,821.44)			(46,821.44)		0.00
1598	Fund Balance - Operating Fund	(54,985.69)	(63,128.46)		(11,366.49)	(74,494.95)			(74,494.95)		0.00
				AJE - 4	(11,366.49)						
1601	Maintenance Fee Income - Operating	(527,982.96)	(547,742.04)			(547,742.04)			(547,742.04)		(546,400.00)
1603	Late Fees	(641.89)	(400.00)			(400.00)			(400.00)		(300.00)
1605	Screening Fees	(5,250.00)	(5,000.00)			(5,000.00)			(5,000.00)		(4,000.00)
1606	Interest Income	(409.37)	(3,482.54)			(3,482.54)			(3,482.54)		0.00
1610	Other Income	(190.00)	(5,983.90)			(5,983.90)			(5,983.90)		(500.00)
1851	Accounting	6,000.00	6,000.00			6,000.00			6,000.00		6,500.00
1852	Review/Audit CPA	5,700.00	5,950.00			5,950.00		250.00	6,200.00		5,750.00
							RJE - 7	250.00			
1854	Bad Debts	0.00	0.00			0.00			0.00		500.00
1860	Bank Charges - Operating	0.00	1,584.00			1,584.00			1,584.00		100.00
1890	Contingency	0.00	600.00			600.00			600.00		5,000.00
1904	Insurance Expense	25,209.50	31,752.98		(1,794.06)	29,958.92			29,958.92		27,710.00
				AJE - 4	12,781.92						
				AJE - 6	(14,575.98)						
1910	Income Tax Expense	0.00	250.00			250.00		(250.00)	0.00		500.00
							RJE - 7	(250.00)			
1911	Taxes - Bureau of Condominiums	981.25	185.00			185.00			185.00		1,000.00
1913	Legal/Professional	300.00	2,018.00			2,018.00			2,018.00		6,000.00
1918	Office Expense	3,780.83	4,258.19			4,258.19			4,258.19		6,000.00
1920	Driveways	0.00	0.00			0.00			0.00		500.00
1923	Pest Control	13,800.00	14,747.75			14,747.75			14,747.75		16,000.00
1927	Legendary Lawn	15,574.50	22,193.69			22,193.69			22,193.69		21,000.00
1930	Building Maintenance	24,996.83	11,141.58			11,141.58			11,141.58		19,000.00
1932	Pool Heat	7,299.26	7,178.85			7,178.85			7,178.85		11,250.00
1934	Grounds Maintenance - Contract	202,848.00	206,904.00			206,904.00			206,904.00		206,904.00
1935	Grounds Maintenance - Material	10,212.04	8,428.66			8,428.66			8,428.66		15,000.00

Account	Description	1st PP-FINAL 12/31/2023	UNADJ 12/31/2024	JE Ref #	AJE	ADJ 12/31/2024	JE Ref #	RJE	FINAL 12/31/2024	< WPRef	Budget 12/31/2024
1936	Clubhouse/Shuffleboard	2,294.78	3,084.04			3,084.04			3,084.04		2,000.00
1937	Lake Maintenance	2,100.00	2,208.00			2,208.00			2,208.00		2,500.00
1941	Utilities - Telephone	2,279.31	1,696.94			1,696.94			1,696.94		2,300.00
1942	Social Events	159.57	0.00			0.00			0.00		750.00
1943	Utilities - Yard Lights/Silo Parts	3,939.69	2,910.22			2,910.22			2,910.22		3,000.00
1945	Utilities - Cable	127,981.20	93,942.28		4,928.56	98,870.84			98,870.84		130,638.00
				AJE - 5	4,928.56						
1947	Utilities - Electric	18,010.53	16,484.84		(311.55)	16,173.29			16,173.29		18,000.00
				AJE - 4	(1,415.43)						
				AJE - 8	1,103.88						
1948	Utilities - Water, Sewer, Trash	36,847.67	53,140.81			53,140.81			53,140.81		35,000.00
1950	Background Checks	4,650.00	2,710.00			2,710.00			2,710.00		2,000.00
1951	Named/Extreme Storm Expense	0.00	29,626.44			29,626.44			29,626.44		5,000.00
2119	Cash - Seacoast - Capital Improvements	142,319.87	139,672.04			139,672.04			139,672.04		0.00
2200	Cash - Seacoast - CDARS 3.75% 7/10/25	0.00	51,072.98			51,072.98			51,072.98		0.00
2425	Interfund Payable/Receivable	0.00	0.00		(20,000.00)	(20,000.00)			(20,000.00)		0.00
				AJE - 2	(20,000.00)						
2500	Deferred Revenue - Reserve Fund	(142,319.87)	(170,745.02)			(170,745.02)			(170,745.02)		0.00
2601	Maintenance Fee Income - Reserves	(46,610.16)	(73,257.96)			(73,257.96)		28,425.15	(44,832.81)		(73,258.00)
							RJE - 3	28,425.15			
2612	Interest Income - Reserves	(889.84)	0.00			0.00		(7,012.12)	(7,012.12)		0.00
							RJE - 3	(7,012.12)			
2937	Reserve Expenses	49,500.00	73,257.96			73,257.96		(21,413.03)	51,844.93		73,258.00
							RJE - 3	(21,413.03)			
BH01	Cable Contract Income	0.00	0.00		(4,928.56)	(4,928.56)			(4,928.56)		0.00
				AJE - 5	(4,928.56)						
Total		0.00	0.00		0.00	0.00		0.00	0.00		0.00
	Net (Income) Loss	[illegible]	[illegible]		[illegible]	[illegible]		0.00	[illegible]		[illegible]