

Cocoa Townes Homeowners Association  
Financial Statement

January 1, 2013 to December 31, 2013

<b>General Fund</b>		<u>Paid Ahead 12/31/12</u>	<u>Paid Ahead Total</u>	<u>Current YTD</u>	<u>Balance January 1, 2013</u>	<u>\$31,861.43</u>
Income	Assessments	\$15,851.04	\$9,802.99	\$111,449.25	\$105,401.20	
	Painting Fund				\$43,477.75	
	Interest Checking Acct.				\$12.60	
	Paint M.M. No. 2	\$34.21	M.M. No. 1	\$20.39	\$54.60	
	Late Fees				\$63.37	
	Initiation fees				\$2,000.00	
	Social Event Income				\$0.00	
				<b>Period Total Income</b>	<b>\$151,009.52</b>	<b>\$151,009.52</b>
					<b>New Balance prior to expenses</b>	<b>\$182,870.95</b>
Expenses				<u>YTD</u>		
	Legal/Accounting			\$0.00	\$4,319.00	
	Management Fee				\$1,800.00	
	Other Administrative Expense				\$807.44	
	Electricity - Entrance Lighting				\$358.50	
	Water - Common Ground				\$605.01	
	Lawn Treatment				\$8,650.66	
	Snow Removal				\$3,144.50	
	Driveway Maintenance				\$0.00	
	Supplies/ Grounds sign repair				\$0.00	
	Grass/Leaves and Other Grounds Maintenance				\$75,508.85	
	Building - Maintenance Repair				\$605.45	
	Building Home Painting				\$49,796.00	
	Taxes/License - Common Ground				\$94.33	
	Picnic & Social Events				\$0.00	
	Tanbark Expense				\$0.00	
	Insurance - Liability				\$1,175.00	
	Transfers to Paint Fund				(\$6,092.79)	
	Transfers to Tanbark provision Fund To No. 1 MMDA				\$16,800.00	
				<b>Total Expenses</b>	<b>\$157,571.95</b>	<b>(\$157,571.95)</b>
						<b>\$25,299.00</b>
						<b>Tanbark YTD Transfers included in tanbark expense above (\$16,800.00)</b>
	Balance December 31, 2013					<b>\$42,099.00</b>
					<b>Funds In Bank</b>	
	Checking Account				\$12,188.18	
	No. 1 M.M.D.A. Total				<u>\$29,910.82</u>	
					<u>\$42,099.00</u>	
	Transfers from General Fund -Tanbark YTD	\$16,800.00				
	Tanbark Expense	\$0.00				
	Amount paid in advance of collections	(\$16,800.00)				
	Memo: Current Past Due Receivables	\$8,645.41				
	Memo: Assessments/Paint Paid Ahead	\$9,560.99				
	Memo: Social Club Funds Balance	\$20.46				
					<b>Painting Fund</b>	<b>No. 2 M.M.D.A.</b>
	Balance January 1, 2013					\$30,651.55
Deposits	Transfers from General Fund - Paint				\$24,480.00	
	Deposits from homeowners				\$19,189.00	
	Interest YTD				\$34.21	
	Home Painting Expense				(\$49,796.00)	
Withdrawals					(\$6,092.79)	(\$6,092.79)
	Curr. Moi Prev.YTD	YTD				<u>\$24,558.76</u>
	\$49,796.00	\$49,796.00				
	Balance December 31, 2013					No. 2 M.M.D.A
	Balance December 31, 2013					Total Cash
						<b>\$66,657.76</b>

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Review of Actual YTD to Budget YTD - Month

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2013

Budget Categories	2013 Total Budget Amt.	Annualized per Month	2013 YTD Budget	2013 YTD Actual	YTD Variance Budget/Actual
<b>Administrative Expenses</b>					
Legal	\$0	\$0	\$0	\$0	\$0
Financial	\$4,310	\$359	\$4,310	\$4,319	(\$9)
Supt.	\$1,800	\$150	\$1,800	\$1,800	\$0
Other Administrative Expense	\$750	\$63	\$750	\$807	(\$57)
<b>Operating Expenses</b>					
Electricity - Entrance Lighting	\$431	\$36	\$431	\$359	\$73
Water - Common Ground	\$575	\$48	\$575	\$605	(\$30)
<b>Repair and Maintenance</b>					
<b>Grounds Maintenance</b>					
Lawn Treatment (Actual)	\$8,480	\$707	\$8,480	\$8,651	(\$171)
Snow Removal	\$7,500	\$1,875	\$7,500	\$3,145	\$4,356
Driveway Maintenance	\$0	\$0	\$0	\$0	\$0
Tanbark (add 0 from reserve)	\$16,800	\$1,400.00	\$16,800	\$16,800	\$0
Grass/Leaves/Other	\$75,000	\$6,250	\$75,000	\$75,509	(\$509)
Trees&Shrubs (Com. area & Owner)	\$0	\$0	\$0	\$0	\$0
Sink Hole Repairs	\$0	\$0	\$0	\$0	\$0
Misc. Supplies/ Labor	\$1,400	\$117	\$1,400	\$0	\$1,400
<b>Building - Maintenance</b>					
Entrance Area & Lighting	\$0	\$0	\$0	\$0	\$0
All Other (Perimeter Fence, Mailboxes, etc.)	\$1,500	\$125	\$1,500	\$605	\$895
Home Painting Includes homeowner Receipts	\$52,480	\$0	\$52,480	\$49,796	\$2,684
<b>Other Expense</b>					
Taxes	\$120	\$10	\$120	\$94	\$26
Insurance - Liability	\$1,500	\$125	\$1,500	\$1,175	\$325
Social Events - Picnics/dinners	\$0	\$0	\$0	\$0	\$0
<b>Transfers</b>					
Transfers to Paint Fund	\$24,480	\$2,040	\$24,480	\$24,480	\$0
Transfers to Tanbark Provision Fund	\$16,800	\$1,400	\$16,800	\$16,800	\$0
Total Estimated Expenses	\$172,646	\$14,704	\$172,646	\$163,665	\$8,982
BaseAssessment Income	\$112,176	\$9,348	\$112,176		
Paint Assessments	\$24,480	\$2,040	\$24,480		
Homeowner Paint Payments	\$28,000				
Previous Year Tanbark Provision	\$0				
Other Income	\$2,179				
Total	\$166,835			Add painting back in Actual Variance	(\$2,684)
Variance	(\$5,811)				\$6,298

## Monthly Cash Positions By Account

	General Account		2013-2012 Difference	Paint Fund		2013-2012 Difference
	2012	2013		2012	2013	
January	\$58,739.92	\$43,051.09	(\$15,688.83)	\$25,818.77	\$32,691.55	\$6,872.78
February	\$74,575.39	\$46,066.63	(\$28,508.76)	\$27,858.77	\$34,741.69	\$6,882.92
March	\$80,250.85	\$50,545.57	(\$29,705.28)	\$29,898.77	\$36,781.69	\$6,882.92
April	\$84,778.53	\$55,800.82	(\$28,977.71)	\$31,951.81	\$38,821.69	\$6,869.88
May	\$78,723.42	\$56,121.20	(\$22,602.22)	\$33,991.81	\$38,653.84	\$4,662.03
June	\$70,462.82	\$51,264.36	(\$19,198.46)	\$24,361.81	\$26,190.18	\$1,828.37
July	\$70,365.54	\$52,838.77	(\$17,526.77)	\$18,748.85	\$24,897.21	\$6,148.36
August	\$61,698.89	\$44,167.26	(\$17,531.63)	\$19,548.85	\$24,076.55	\$4,527.70
September	\$58,730.69	\$37,308.39	(\$21,422.30)	\$23,518.85	\$28,176.55	\$4,657.70
October	\$26,866.14	\$36,302.81	\$9,436.67	\$25,816.55	\$20,478.76	(\$5,337.79)
November	\$23,297.83	\$37,545.97	\$14,248.14	\$28,611.55	\$22,518.76	(\$6,092.79)
December	\$31,861.43	\$42,099.00	\$10,237.57	\$30,651.55	\$24,558.76	(\$6,092.79)

	Total Cash Position		2013-2012 Difference
	2012	2013	
January	\$84,558.69	\$75,742.64	(\$8,816.05)
February	\$102,434.16	\$80,808.32	(\$21,625.84)
March	\$110,149.62	\$87,327.26	(\$22,822.36)
April	\$116,730.34	\$94,622.51	(\$22,107.83)
May	\$112,715.23	\$94,775.04	(\$17,940.19)
June	\$94,824.63	\$77,454.54	(\$17,370.09)
July	\$89,114.39	\$77,735.98	(\$11,378.41)
August	\$81,247.74	\$68,243.81	(\$13,003.93)
September	\$82,249.54	\$65,484.94	(\$16,764.60)
October	\$52,682.69	\$56,781.57	\$4,098.88
November	\$51,909.38	\$60,064.73	\$8,155.35
December	\$62,512.98	\$66,657.76	\$4,144.78