

Cocoa Townes Homeowners Association
Financial Statement

January 1, 2014 to December 31, 2014

General Fund		<u>Paid Ahead 12/31/13</u>	<u>Paid Ahead Total</u>	<u>Current YTD</u>	<u>Balance January 1, 2014</u>	<u>\$42,099.00</u>
Income	Assessments	\$9,802.99	\$15,532.99	\$112,908.58	\$118,638.58	
	Painting Fund				\$52,143.42	
	Interest Checking Acct.				\$10.27	
	Paint M.M. No. 2	\$41.20	M.M. No. 1	\$40.72	\$81.92	
	Late Fees				\$241.69	
	Initiation fees				\$2,500.00	
	Special Assessment				<u>\$12,300.00</u>	
				Period Total Income	<u>\$185,915.88</u>	<u>\$185,915.88</u>
					New Balance prior to expenses	<u>\$228,014.88</u>
Expenses				<u>YTD</u>		
	Legal/Accounting			\$0.00	\$4,538.82	
	Management Fee				\$1,800.00	
	Other Administrative Expense				\$829.25	
	Electricity - Entrance Lighting				\$363.76	
	Water - Common Ground				\$538.22	
	Lawn Treatment				\$8,650.66	
	Snow Removal				\$19,309.50	
	Driveway Maintenance				\$0.00	
	Supplies/ Grounds sign repair				\$0.00	
	Other Grounds Maintenance				\$80,121.39	
	Building - Maintenance Repair				\$4,211.00	
	Building Home Painting				\$31,922.00	
	Taxes/License - Common Ground				\$95.43	
	Picnic & Social Events				\$0.00	
	Tanbark Expense				\$34,000.00	
	Insurance - Liability				\$1,316.00	
	Transfers to Paint Fund				\$20,092.20	
	Transfers to Tanbark provision Fund To No. 1 MMDA				(\$16,800.00)	
				Total Expenses	<u>\$190,988.23</u>	<u>(\$190,988.23)</u>
						<u>\$37,026.65</u>
						<u>\$16,800.00</u>
						<u>\$20,226.65</u>
	Balance December 31, 2014					
					Funds In Bank	
	Checking Account				\$12,475.11	
	No. 1 M.M.D.A. Total				<u>\$7,751.54</u>	
					<u>\$20,226.65</u>	
	Transfers from General Fund -Tanbark YTD			\$16,800.00		
	Tanbark Expense			\$34,000.00		
	Amount paid in advance of collections			\$400.00		
	Memo: Current Past Due Receivables			\$725.44		
	Memo: Assessments/Paint Paid Ahead			\$15,532.99		
	Memo: Social Club Funds Balance			\$20.46		
					Painting Fund	No. 2 M.M.D.A.
	Balance January 1, 2014					\$24,558.76
Deposits	Transfers from General Fund - Paint				\$24,480.00	
	Deposits from homeowners				\$27,493.00	
	Interest YTD				\$41.20	
	Home Painting Expense				<u>(\$31,922.00)</u>	
Withdrawals					\$20,092.20	<u>\$20,092.20</u>
	Curr. Moi Prev. YTD			YTD		
				\$31,922.00	\$31,922.00	<u>\$44,650.96</u>
	Balance December 31, 2014				No. 2 M.M.D.A.	
	Balance December 31, 2014				Total Cash	<u>\$64,877.61</u>

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Review of Actual YTD to Budget YTD - Month

12

2014

Budget Categories	2014 Total Budget Amt.	Annualized per Month	2014 YTD Budget	2014 YTD Actual	YTD Variance Budget/Actual
Administrative Expenses					
Legal	\$0	\$0	\$0	\$0	\$0
Financial	\$4,455	\$371	\$4,455	\$4,539	(\$84)
Supt.	\$1,800	\$150	\$1,800	\$1,800	\$0
Other Administrative Expense	\$750	\$63	\$750	\$829	(\$79)
Operating Expenses					
Electricity - Entrance Lighting	\$431	\$36	\$431	\$364	\$67
Water - Common Ground	\$575	\$48	\$575	\$538	\$37
Repair and Maintenance					
Grounds Maintenance					
Lawn Treatment (Actual)	\$8,480	\$707	\$8,480	\$8,651	(\$171)
Snow Removal	\$7,500	\$1,875	\$7,500	\$19,310	(\$11,810)
Driveway Maintenance	\$0	\$0	\$0	\$0	\$0
Tanbark (add 16800 from reserve)	\$33,600	\$2,800.00	\$33,600	\$34,000	(\$400)
Grass/Leaves/Other	\$75,000	\$6,250	\$75,000	\$80,121	(\$5,121)
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
Building - Maintenance					
Entrance Area & Lighting	\$0	\$0	\$0	\$0	\$0
All Other (Perimeter Fence, Mailboxes, etc.)	\$1,500	\$125	\$1,500	\$4,211	(\$2,711)
Home Painting Includes homeowner Receipts	\$52,480	\$0	\$52,480	\$31,922	\$20,558
Other Expense					
Taxes	\$120	\$10	\$120	\$95	\$25
Insurance - Liability	\$1,500	\$125	\$1,500	\$1,316	\$184
Social Events - Picnics/dinners	\$0	\$0	\$0	\$0	\$0
Transfers					
Transfers to Paint Fund	\$24,480	\$2,040	\$24,480	\$24,480	\$0
Transfers to Tanbark Provision Fund	\$33,600	\$2,800	\$33,600	\$33,200	\$400
			Budget	Actual	
Total Estimated Expenses	\$189,591	\$17,516	\$189,591	\$187,696	\$2,295
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	\$16,800				
Other Income	\$2,179				
Total	\$183,635				
				Add painting back in	(\$20,558)
				Variance	(\$18,263)
				Add assessment	\$12,300
				Actual Variance	(\$5,963)
Variance	(\$5,956)				

Annual Comparisons

Monthly Cash Positions By Account

	General Account		2014-2013 Difference	Paint Fund		2014-2013 Difference
	2013	2014		2013	2014	
January	\$43,051.09	\$53,296.74	\$10,245.65	\$32,691.55	\$26,598.76	(\$6,092.79)
February	\$46,066.63	\$58,870.74	\$12,804.11	\$34,741.69	\$35,424.32	\$682.63
March	\$50,545.57	\$53,085.18	\$2,539.61	\$36,781.69	\$37,464.32	\$682.63
April	\$55,800.82	\$47,399.46	(\$8,401.36)	\$38,821.69	\$39,511.75	\$690.06
May	\$56,121.20	\$66,281.63	\$10,160.43	\$38,653.84	\$41,551.75	\$2,897.91
June	\$51,264.36	\$61,198.61	\$9,934.25	\$26,190.18	\$29,187.48	\$2,997.30
July	\$52,838.77	\$59,970.30	\$7,131.53	\$24,897.21	\$29,071.48	\$4,174.27
August	\$44,167.26	\$54,697.34	\$10,530.08	\$24,076.55	\$36,005.48	\$11,928.93
September	\$37,308.39	\$51,396.21	\$14,087.82	\$28,176.55	\$40,489.65	\$12,313.10
October	\$36,302.81	\$47,636.41	\$11,333.60	\$20,478.76	\$39,389.65	\$18,910.89
November	\$37,545.97	\$7,722.38	(\$29,823.59)	\$22,518.76	\$41,429.65	\$18,910.89
December	\$42,099.00	\$20,226.65	(\$21,872.35)	\$24,558.76	\$44,650.96	\$20,092.20

	Total Cash Position		2014-2013 Difference
	2013	2014	
January	\$75,742.64	\$79,895.50	\$4,152.86
February	\$80,808.32	\$94,295.06	\$13,486.74
March	\$87,327.26	\$90,549.50	\$3,222.24
April	\$94,622.51	\$86,911.21	(\$7,711.30)
May	\$94,775.04	\$107,833.38	\$13,058.34
June	\$77,454.54	\$90,386.09	\$12,931.55
July	\$77,735.98	\$89,041.78	\$11,305.80
August	\$68,243.81	\$90,702.82	\$22,459.01
September	\$65,484.94	\$91,885.86	\$26,400.92
October	\$56,781.57	\$87,026.06	\$30,244.49
November	\$60,064.73	\$49,152.03	(\$10,912.70)
December	\$66,657.76	\$64,877.61	(\$1,780.15)