

Cocoa Townes Homeowners Association
Financial Statement

January 1, 2015 to December 31, 2015

General Fund		Paid Ahead 12/31/14	Paid Ahead Total	Current YTD	Balance January 1, 2015	\$20,226.65
Income	Assessments	\$15,532.99	\$18,387.56	\$116,003.55	\$118,858.12	
	Painting Fund				\$49,948.83	
	Interest Checking Acct.				\$8.43	
	Paint M.M. No. 2	\$39.92	M.M. No. 1	\$13.84	\$53.76	
	Late Fees				\$112.96	
	Initiation fees				\$1,000.00	
	Special Assessment				\$0.00	
				Period Total Income	<u>\$169,982.10</u>	<u>\$169,982.10</u>
					New Balance prior to expenses	<u>\$190,208.75</u>
Expenses						
	Legal/Accounting				\$4,439.00	
	Management Fee				\$1,800.00	
	Other Administrative Expense				\$628.28	
	Electricity - Entrance Lighting				\$375.73	
	Water - Common Ground				\$194.13	
	Lawn Treatment				\$8,837.22	
	Snow Removal				\$13,902.00	
	Driveway Maintenance				\$0.00	
	Supplies/ Grounds				\$0.00	
	Grass/Leaves and Other Grounds Maintenance				\$78,086.48	
	Building - Maintenance Repair				\$1,030.37	
	Building Home Painting				\$55,690.00	
	Taxes/License - Common Ground				\$96.54	
	Picnic & Social Events				\$0.00	
	Tanbark Expense				\$0.00	
	Insurance - Liability				\$1,321.00	
	Transfers to Paint Fund				(\$5,480.08)	
	Transfers to Tanbark provision Fund To No. 1 MMDA				\$16,800.00	
				Total Expenses	<u>\$177,720.67</u>	<u>(\$177,720.67)</u>
						<u>\$12,488.08</u>
					Tanbark YTD Transfers included in tanbark expense above	<u>(\$16,800.00)</u>
						<u>\$29,288.08</u>
	Balance December 31, 2015					
					Funds In Bank	
	Checking Account				\$12,484.59	
	No. 1 M.M.D.A. Total				<u>\$16,803.49</u>	
					<u>\$29,288.08</u>	
						Note: Amount includes
						22 paid \$200
						2016 Assessment
						<u>\$4,400.00</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	\$1,926.14				
	Memo: Assessments/Paint Paid Ahead	\$17,766.00				
	Memo: Social Club Funds Balance	\$20.46				
					Painting Fund	No. 2 M.M.D.A.
	Balance January 1, 2015					\$44,650.96
	Deposits Transfers from General Fund - Paint				\$24,480.00	
	Deposits from homeowners				\$25,690.00	
	Interest YTD				\$39.92	
	Home Painting Expense				(\$55,690.00)	
	Withdrawals				(\$5,480.08)	(\$5,480.08)
	Curr. Moi Prev. YTD		YTD			\$39,170.88
		\$38,390.00	\$38,390.00			
	Balance December 31, 2015		No. 2 M.M.D.A			
	Balance December 31, 2015		Total Cash			<u>\$68,458.96</u>

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Review of Actual YTD to Budget YTD - Month

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2015

Budget Categories	2015 Total Budget Amt.	Annualized per Month	2015 YTD Budget	2015 YTD Actual	YTD Variance Budget/Actual
Administrative Expenses					
Legal	\$0	\$0	\$0	\$0	\$0
Financial	\$4,455	\$371	\$4,455	\$4,439	\$16
Supt.	\$1,800	\$150	\$1,800	\$1,800	\$0
Other Administrative Expense	\$750	\$63	\$750	\$628	\$122
Operating Expenses					
Electricity - Entrance Lighting	\$431	\$36	\$431	\$376	\$56
Water - Common Ground	\$180	\$15	\$180	\$194	(\$14)
Repair and Maintenance					
Grounds Maintenance					
Lawn Treatment (Actual)	\$8,837	\$736	\$8,837	\$8,837	(\$0)
Snow Removal	\$7,500	\$1,875	\$7,500	\$13,902	(\$6,402)
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	\$78,086	(\$3,086)
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	\$1,030	\$470
Home Painting Includes homeowner Receipts	\$52,480	\$0	\$52,480	\$55,690	(\$3,210)
Other Expense					
Taxes	\$120	\$10	\$120	\$97	\$23
Insurance - Liability	\$1,500	\$125	\$1,500	\$1,321	\$179
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	\$16,800	\$1,400	\$16,800	\$16,800	\$0
Total Estimated Expenses	\$172,753	\$14,713	\$172,753	\$183,201	(\$10,448)
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	\$1,630			Add painting back in	\$3,210
Total	\$166,286			Variance	(\$7,238)
Variance	(\$6,467)			Add assessment	\$12,300
				Actual Variance	\$5,063

Annual Comparisons

Monthly Cash Positions By Account

	General Account		2015-2014 Difference	Paint Fund		2015-2014 Difference
	2014	2015		2014	2015	
January	\$53,296.74	\$31,852.84	(\$21,443.90)	\$26,598.76	\$46,690.96	\$20,092.20
February	\$58,870.74	\$34,588.26	(\$24,282.48)	\$35,424.32	\$48,730.96	\$13,306.64
March	\$53,085.18	\$33,707.58	(\$19,377.60)	\$37,464.32	\$50,782.63	\$13,318.31
April	\$47,399.46	\$38,567.51	(\$8,831.95)	\$39,511.75	\$52,822.63	\$13,310.88
May	\$66,281.63	\$35,502.84	(\$30,778.79)	\$41,551.75	\$49,695.97	\$8,144.22
June	\$61,198.61	\$33,716.42	(\$27,482.19)	\$29,187.48	\$34,104.56	\$4,917.08
July	\$59,970.30	\$29,704.07	(\$30,266.23)	\$29,071.48	\$30,574.56	\$1,503.08
August	\$54,697.34	\$22,406.75	(\$32,290.59)	\$36,005.48	\$27,134.56	(\$8,870.92)
September	\$51,396.21	\$22,293.53	(\$29,102.68)	\$40,489.65	\$30,754.56	(\$9,735.09)
October	\$47,636.41	\$17,765.99	(\$29,870.42)	\$39,389.65	\$32,802.17	(\$6,587.48)
November	\$7,722.38	\$12,639.40	\$4,917.02	\$41,429.65	\$37,122.17	(\$4,307.48)
December	\$20,226.65	\$29,288.08	\$9,061.43	\$44,650.96	\$39,170.88	(\$5,480.08)

	Total Cash Position		2015-2014 Difference
	2014	2015	
January	\$79,895.50	\$78,543.80	(\$1,351.70)
February	\$94,295.06	\$83,319.22	(\$10,975.84)
March	\$90,549.50	\$84,490.21	(\$6,059.29)
April	\$86,911.21	\$91,390.14	\$4,478.93
May	\$107,833.38	\$85,198.81	(\$22,634.57)
June	\$90,386.09	\$67,820.98	(\$22,565.11)
July	\$89,041.78	\$60,278.63	(\$28,763.15)
August	\$90,702.82	\$49,541.31	(\$41,161.51)
September	\$91,885.86	\$53,048.09	(\$38,837.77)
October	\$87,026.06	\$50,568.16	(\$36,457.90)
November	\$49,152.03	\$49,761.57	\$609.54
December	\$64,877.61	\$68,458.96	\$3,581.35