

Cocoa Townes Homeowners Association

Financial Statement

January 1, 2018 to December 31, 2018

General Fund		Paid Ahead 12/31/17	Paid Ahead Total	Current YTD	Balance January 1, 2018	
Income						\$38,413.41
Assessments		\$14,395.85	\$17,562.44	\$133,523.94	\$136,690.53	
Painting Fund					\$46,658.34	
Interest Checking Acct.					\$2.91	
Paint M.M. No. 2		\$17.84	M.M. No. 1	\$15.51	\$33.35	
Late Fees					\$250.97	
Initiation fees					\$2,000.00	
Special Assessment					\$24,700.00	
Assess. \$20,500	82 of 82			Period Total Income	\$210,336.10	\$210,336.10
Driveway \$4,200	30 of 30			New Balance prior to expenses		\$248,749.51
Expenses						
				YTD		
Legal/Accounting				\$0.00	\$4,439.00	
Management Fee					\$1,800.00	
Other Administrative Expense					\$493.70	
Electricity - Entrance Lighting					\$489.24	
Water - Common Ground					\$190.25	
Lawn Treatment					\$9,058.15	
Snow Removal					\$11,074.00	
Driveway Maintenance					\$4,200.00	
Supplies/ Grounds Sink Hole					\$270.00	
Other Grounds Maintenance					\$83,830.36	
Building - Maintenance Repair					\$340.00	
Building Home Painting					\$51,850.00	
Taxes/License - Common Ground					\$104.31	
Picnic & Social Events					\$0.00	
Tanbark Expense					\$36,000.00	
Insurance - Liability					\$1,636.00	
Transfers to Paint Fund					(\$4,902.16)	
Transfers to Tanbark provision Fund To No. 1 MMDA					\$36,000.00	
				Total Expenses	\$236,872.85	
						<u>(\$236,872.85)</u>
						\$11,876.66
				Tanbark YTD Transfers included in tanbark expense above		<u>(\$36,000.00)</u>
						\$47,876.66
Balance December 31, 2018						
				Funds In Bank		
Checking Account					\$22,856.36	
No. 1 M.M.D.A. Total					\$25,020.30	
					\$47,876.66	
Transfers from General Fund -Tanbark YTD						\$36,000.00
Tanbark Expense						\$36,000.00
Amount paid in advance of collections						\$0.00
Memo: Current Past Due Receivables						\$2,090.51
Memo: Assessments/Paint Paid Ahead						\$17,562.44
Painting Fund						
Balance January 1, 2018						\$37,266.38
Deposits	Transfers from General Fund - Paint				\$24,480.00	
	Deposits from homeowners				\$22,450.00	
	Interest YTD				\$17.84	
	Home Painting Expense				<u>(\$51,850.00)</u>	
Withdrawals					<u>(\$4,902.16)</u>	<u>(\$4,902.16)</u>
	Curr. Moi Prev.YTD		YTD			\$32,364.22
	\$51,850.00		\$51,850.00		\$0.00	
Balance December 31, 2018 No. 2 M.M.D.A						
Balance December 31, 2018 Total Cash						\$80,240.88

Cocoa Townes Homeowners Association
Financial Statement

Review of Actual YTD to Budget YTD - Month

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2018

Budget Categories	2018 Total Budget Amt.	Annualized per Month	2018 YTD Budget	2018 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	\$500	\$42	\$500	\$494	\$6
Operating Expenses					
Electricity - Entrance Lighting	\$431	\$36	\$431	\$489	(\$58)
Water - Common Ground	\$180	\$15	\$180	\$190	(\$10)
Repair and Maintenance					
Grounds Maintenance					
Lawn Treatment (Actual)	\$9,000	\$750	\$9,000	\$9,058	(\$58)
Snow Removal	\$10,000	\$2,500	\$10,000	\$11,074	(\$1,074)
Driveway Maintenance	\$4,200	\$350	\$4,200	\$4,200	\$0
Tanbark (add 18000 from reserve)	\$36,000	\$3,000.00	\$36,000	\$36,000	\$0
Grass/Leaves/Other	\$85,000	\$7,083	\$85,000	\$83,830	\$1,170
Trees&Shrubs (Com. area & Owner)	\$0	\$0	\$0	\$0	\$0
Sink Hole Repairs	\$0	\$0	\$0	\$0	\$0
Misc. Supplies/ Labor	\$0	\$0	\$0	\$270	(\$270)
Building - Maintenance					
Entrance Area & Lighting	\$0	\$0	\$0	\$0	\$0
All Other (Perimeter Fence, Mailboxes, etc.)	\$1,100	\$92	\$1,100	\$340	\$760
Home Painting Includes homeowner Receipts	\$52,480	\$0	\$52,480	\$51,850	\$630
Other Expense					
Taxes	\$100	\$8	\$100	\$104	(\$4)
Insurance - Liability	\$1,633	\$136	\$1,633	\$1,636	(\$3)
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	\$36,000	\$3,000	\$36,000	\$36,000	\$0
			Budget	Actual	
Total Estimated Expenses	\$206,879	\$19,573	\$206,879	\$205,775	\$1,104
BaseAssessment Income	\$134,808	\$11,234	\$134,808		
Paint Assessments	\$24,480	\$2,040	\$24,480		
Homeowner Paint Payments	\$28,000			Add painting back in	(\$630)
Previous Year Tanbark Provision	\$18,000			Variance	\$474
Other Income	\$630			Add assessment	\$12,300
Total	\$205,918			Actual Variance	\$12,774
Variance	(\$961)		Cocoa Townes Units		82
			Monthly Assessment		\$137
			Total		\$11,234

Annual Comparisons

Monthly Cash Positions By Account

	General Account		2018-2017 Difference	Paint Fund		2018-2017 Difference
	2017	2018		2017	2018	
January	\$31,852.84	\$59,576.44	\$27,723.60	\$46,690.96	\$39,306.38	(\$7,384.58)
February	\$34,588.26	\$61,412.06	\$26,823.80	\$48,730.96	\$41,346.38	(\$7,384.58)
March	\$33,707.58	\$71,917.73	\$38,210.15	\$50,782.63	\$43,391.35	(\$7,391.28)
April	\$38,567.51	\$76,365.61	\$37,798.10	\$52,822.63	\$45,431.35	(\$7,391.28)
May	\$35,502.84	\$88,119.28	\$52,616.44	\$49,695.97	\$47,471.35	(\$2,224.62)
June	\$33,716.42	\$79,770.94	\$46,054.52	\$34,104.56	\$36,917.11	\$2,812.55
July	\$29,704.07	\$53,791.60	\$24,087.53	\$30,574.56	\$35,847.11	\$5,272.55
August	\$22,406.75	\$46,515.18	\$24,108.43	\$27,134.56	\$26,027.11	(\$1,107.45)
September	\$22,293.53	\$40,461.42	\$18,167.89	\$30,754.56	\$23,550.82	(\$7,203.74)
October	\$17,765.99	\$41,557.88	\$23,791.89	\$32,802.17	\$26,700.82	(\$6,101.35)
November	\$12,639.40	\$37,255.06	\$24,615.66	\$37,122.17	\$28,740.82	(\$8,381.35)
December	\$29,288.08	\$47,876.66	\$18,588.58	\$39,170.88	\$32,364.22	(\$6,806.66)

	Total Cash Position		2018-2017 Difference
	2017	2018	
January	\$78,543.80	\$98,882.82	\$20,339.02
February	\$83,319.22	\$102,758.44	\$19,439.22
March	\$84,490.21	\$115,309.08	\$30,818.87
April	\$91,390.14	\$121,796.96	\$30,406.82
May	\$85,198.81	\$135,590.63	\$50,391.82
June	\$67,820.98	\$116,688.05	\$48,867.07
July	\$60,278.63	\$89,638.71	\$29,360.08
August	\$49,541.31	\$72,542.29	\$23,000.98
September	\$53,048.09	\$64,012.24	\$10,964.15
October	\$50,568.16	\$68,258.70	\$17,690.54
November	\$49,761.57	\$65,995.88	\$16,234.31
December	\$68,458.96	\$80,240.88	\$11,781.92