

Cocoa Townes Homeowners Association  
Financial Statement

January 1, 2020 to December 31, 2020

<b>General Fund</b>		Paid Ahead 12/31/19	Paid Ahead Total	Current YTD	Balance January 1, 2020	\$68,797.77
Income	Assessments	\$21,355.42	\$24,297.61	\$147,507.31	\$150,449.50	
	Painting Fund				\$35,366.54	
	Interest Checking Acct.				\$3.13	
	Paint M.M. No. 2	\$6.69	M.M. No. 1	\$11.96	\$18.65	
	Late Fees				\$95.64	
	Initiation fees				\$500.00	
	Special Assessment				\$0.00	
				Period Total Income	\$186,433.46	<u>\$186,433.46</u>
					New Balance prior to expenses	<u>\$255,231.23</u>
Expenses	Legal/Accounting				\$4,499.00	
	Management Fee				\$2,400.00	
	Other Administrative Expense				\$119.60	
	Electricity - Entrance Lighting				\$452.56	
	Water - Common Ground				\$223.96	
	Lawn Treatment				\$4,894.28	
	Snow Removal				\$1,120.00	
	Driveway Maintenance				\$0.00	
	Supplies/ Grounds, Sinkhole, Tree Replacem't & Trim				\$5,690.50	
	Grass/Leaves and Other Grounds Maintenance				\$90,112.59	
	Building - Maintenance Repair				\$1,141.00	
	Building Home Painting				\$35,389.06	
	Taxes Derry Twshp Common Ground & Income Tax				\$107.53	
	Picnic & Social Events				\$0.00	
	Tanbark Expense				\$37,750.00	
	Insurance - Liability				\$1,722.00	
	Transfers to Paint Fund				\$64.29	
	Transfers to Tanbark provision Fund To No. 1 MMDA				\$38,040.00	
				Total Expenses	\$223,726.37	<u>(\$223,726.37)</u>
					Tanbark YTD Transfers included in tanbark expense above	<u>(\$38,040.00)</u>
					Balance December 31, 2020	<u>\$69,544.86</u>
				<b>Funds In Bank</b>		
					Checking Account	\$34,205.28
					No. 1 M.M.D.A. Total	<u>\$35,339.58</u>
					\$69,544.86	
Transfers from General Fund -Tanbark YTD	\$38,040.00			Swale Repair	\$15,000.00	
Tanbark Expense	\$37,750.00			Repair Reserve	\$5,000.00	
Amount paid in advance of collections	(\$290.00)			2020 Tanbark Reserve	\$0.00	
Memo: Current Past Due Receivables	\$1,472.50			Operating Capital Reserve	<u>\$15,339.58</u>	
Memo: Assessments/Paint Paid Ahead	\$24,297.61			Total	<u>\$35,339.58</u>	
				<b>Painting Fund</b>		
				<b>No. 2 M.M.D.A.</b>		
					Balance January 1, 2020	\$27,726.29
Deposits	Transfers from General Fund - Paint				\$24,480.00	
	Deposits from homeowners				\$10,966.66	
	Interest YTD				\$6.69	
	Home Painting Expense				<u>(\$35,389.06)</u>	
Withdrawals					\$64.29	<u>\$64.29</u>
	Curr. Moi Prev.YTD		YTD			<u>\$27,790.58</u>
	\$35,389.06		\$35,389.06			
					Balance December 31, 2020	No. 2 M.M.D.A
					Balance December 31, 2020	Total Cash
						<u>\$97,335.44</u>

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Review of Actual YTD to Budget YTD - Month

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2020

Budget Categories	2020 Total Budget Amt.	Annualized per Month	2020 YTD Budget	2020 YTD Actual	YTD Variance Budget/Actual
<b>Administrative Expenses</b>					
Legal	\$0	\$0	\$0	\$0	\$0
Financial	\$4,515	\$376	\$4,515	\$4,499	\$16
Supt.	\$2,400	\$200	\$2,400	\$2,400	\$0
Other Administrative Expense	\$500	\$42	\$500	\$120	\$380
<b>Operating Expenses</b>					
Electricity - Entrance Lighting	\$500	\$42	\$500	\$453	\$47
Water - Common Ground	\$225	\$19	\$225	\$224	\$1
<b>Repair and Maintenance</b>					
<b>Grounds Maintenance</b>					
Lawn Treatment (Actual)	\$9,500	\$792	\$9,500	\$4,894	\$4,606
Snow Removal	\$10,000	\$2,500	\$10,000	\$1,120	\$8,880
Driveway Maintenance	\$0	\$0	\$0	\$0	\$0
Tanbark (add 19020 from reserve)	\$38,040	\$3,170.00	\$38,040	\$37,750	\$290
Grass/Leaves/Other	\$88,000	\$7,333	\$88,000	\$90,113	(\$2,113)
Trees&Shrubs (Com. area & Owner)	\$2,500	\$208	\$2,500	\$5,691	(\$3,191)
Sink Hole Repairs	\$20,000	\$1,667	\$20,000	\$0	\$20,000
Misc. Supplies/ Labor	\$1,500	\$125	\$1,500	\$0	\$1,500
<b>Building - Maintenance</b>					
Entrance Area & Lighting	\$0	\$0	\$0	\$0	\$0
All Other (Perimeter Fence, Mailboxes, etc.)	\$1,100	\$92	\$1,100	\$1,141	(\$41)
Home Painting Includes homeowner Receipts	\$52,480	\$0	\$52,480	\$35,389	\$17,091
<b>Other Expense</b>					
Taxes	\$110	\$9	\$110	\$108	\$2
Insurance - Liability	\$1,700	\$142	\$1,700	\$1,722	(\$22)
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	\$38,040	\$3,170	\$38,040	(\$38,040)	\$76,080
			Budget	Actual	
Total Estimated Expenses	\$233,070	\$21,926	\$233,070	\$185,622	\$123,528
BaseAssessment Income	\$147,600	\$12,300	\$147,600		
Paint Assessments	\$24,480	\$2,040	\$24,480		
Homeowner Paint Payments	\$28,000				(\$37,091)
Previous Year Tanbark Provision	\$19,020				\$86,437
Other Income	\$630				\$611
Total	\$219,730				\$87,048
				Actual Variance	
					\$87,048
				Cocoa Townes Units	82
				Monthly Assessment	\$137
Variance	(\$13,340)			Total	\$11,234

Annual Comparisons

Monthly Cash Positions By Account

	General Account		2020-2019 Difference	Paint Fund		2020-2019 Difference
	2019	2020		2019	2020	
January	\$66,107.92	\$89,759.90	\$23,651.98	\$34,404.22	\$29,767.51	(\$4,636.71)
February	\$75,323.58	\$100,464.85	\$25,141.27	\$36,444.22	\$31,808.69	(\$4,635.53)
March	\$73,715.14	\$106,078.82	\$32,363.68	\$38,488.55	\$33,849.50	(\$4,639.05)
April	\$80,653.71	\$109,706.44	\$29,052.73	\$40,528.55	\$35,890.07	(\$4,638.48)
May	\$76,350.68	\$104,353.73	\$28,003.05	\$42,568.55	\$37,930.69	(\$4,637.86)
June	\$68,310.74	\$101,608.12	\$33,297.38	\$39,203.56	\$37,194.65	(\$2,008.91)
July	\$67,817.45	\$91,564.51	\$23,747.06	\$33,113.56	\$18,740.43	(\$14,373.13)
August	\$64,157.05	\$101,786.66	\$37,629.61	\$32,313.56	\$24,510.71	(\$7,802.85)
September	\$58,310.40	\$57,856.72	(\$453.68)	\$15,837.24	\$25,360.92	\$9,523.68
October	\$57,871.84	\$55,384.02	(\$2,487.82)	\$25,327.24	\$23,710.14	(\$1,617.10)
November	\$53,232.88	\$53,095.77	(\$137.11)	\$25,683.24	\$25,750.35	\$67.11
December	\$68,797.77	\$69,544.86	\$747.09	\$27,726.29	\$27,790.58	\$64.29

	Total Cash Position		2020-2019 Difference
	2019	2020	
January	\$100,512.14	\$119,527.41	\$19,015.27
February	\$111,767.80	\$132,273.54	\$20,505.74
March	\$112,203.69	\$139,928.32	\$27,724.63
April	\$121,182.26	\$145,596.51	\$24,414.25
May	\$118,919.23	\$142,284.42	\$23,365.19
June	\$107,514.30	\$138,802.77	\$31,288.47
July	\$100,931.01	\$110,304.94	\$9,373.93
August	\$96,470.61	\$126,297.37	\$29,826.76
September	\$74,147.64	\$83,217.64	\$9,070.00
October	\$83,199.08	\$79,094.16	(\$4,104.92)
November	\$78,916.12	\$78,846.12	(\$70.00)
December	\$96,524.06	\$97,335.44	\$811.38