

# FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

## Owner Financial

Period Ending: 08/31/2024

FOR MANAGEMENT PURPOSES ONLY



10 SE Central Pkwy, Suite 400, Stuart, FL 34994

Office: (772) 600-8900

Fax: (772) 266-8901

1061 E. Indiantown Road, Suite 310, Jupiter, FL 33477

Office: (561) 781-8030

Fax: (561) 972-4246

[www.cpmfl.com](http://www.cpmfl.com)

### Notes:

- Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of the governing state or federal law.
- FDIC - The standard insurance amount is \$250,000 per depositor, per FDIC insured bank, for each account ownership category.

# FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

## Balance Sheet For 8/31/2024

### Operating Cash

SouthState Operating Lockbox \$154,691.66

### Total Operating Cash

**\$154,691.66**

### Reserve Cash

SouthState Reserve Account \$84,942.00

Capital One MM \$250,641.48

Synovus 13 Mo. CD 4.75% Mat 4/18/2025 \$240,631.77

Synovus Reserve Checking - 7886 \$1,000.00

Ithink Reserve MM - 0600 \$244,238.40

### Total Reserve Cash

**\$821,453.65**

### Current Assets

Accounts Receivable \$5,854.77

Prepaid Insurance \$8,076.98

Prepaid Expenses \$1,500.26

Exchange \$101,000.00

### Total Current Assets

**\$116,432.01**

### Total Assets

**\$1,092,577.32**

### Liabilities

Accrued Expenses \$2,714.70

Prepaid Owner Assessments \$2,386.02

Unearned Maintenance \$70,333.36

### Total Liabilities

**\$75,434.08**

### Reserves

Reserves - Roads \$793,200.61

Reserve Interest \$28,253.04

### Total Reserves

**\$821,453.65**

### Equity

Capital contribution \$200.00

Prior Period Adjustment (\$2,833.33)

Fund Balance \$199,095.61

Net Income (\$772.69)

### Total Equity

**\$195,689.59**

### Total Liabilities / Equity

**\$1,092,577.32**

# FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
05010 - Maintenance Assessment	17,583.33	17,581.14	2.19	140,666.64	140,649.12	17.52	210,973.70
05045 - Owner Interest Income	26.48	-	26.48	1,312.84	-	1,312.84	-
05060 - Application Fee	-	-	-	800.00	-	800.00	-
05065 - Attorney Fees/Delinq	-	-	-	(545.00)	-	(545.00)	-
05080 - Miscellaneous Income	-	-	-	8,000.00	-	8,000.00	-
05099 - Prior Year Surplus	1,424.25	1,424.25	-	11,394.00	11,394.00	-	17,091.00
<b>Total Income</b>	<b>19,034.06</b>	<b>19,005.39</b>	<b>28.67</b>	<b>161,628.48</b>	<b>152,043.12</b>	<b>9,585.36</b>	<b>228,064.70</b>
<b>Total Income</b>	<b>19,034.06</b>	<b>19,005.39</b>	<b>28.67</b>	<b>161,628.48</b>	<b>152,043.12</b>	<b>9,585.36</b>	<b>228,064.70</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
06015 - Website	-	29.17	29.17	193.04	233.36	40.32	350.00
06020 - Accounting Fees	703.04	703.04	-	5,624.32	5,624.32	-	8,436.48
06025 - Audit/Tax Prep Fees	-	31.25	31.25	375.00	250.00	(125.00)	375.00
06030 - Legal Fees	195.00	1,319.94	1,124.94	23,360.15	10,559.52	(12,800.63)	15,839.26
06050 - Office Supplies	218.64	208.33	(10.31)	2,015.30	1,666.64	(348.66)	2,500.00
06051 - Postage	(100.31)	75.00	175.31	952.82	600.00	(352.82)	900.00
06052 - Copies	(401.52)	39.32	440.84	872.99	314.56	(558.43)	471.87
06053 - Storage Facility (Records & P	88.58	260.10	171.52	1,488.79	2,080.80	592.01	3,121.23
06070 - Permits & Licenses	-	5.10	5.10	61.25	40.80	(20.45)	61.25
06080 - Insurance	1,009.63	1,083.92	74.29	7,564.14	8,671.36	1,107.22	13,007.05
06085 - Income Taxes	-	-	-	2,268.00	-	(2,268.00)	-
06098 - Room Rental	-	83.33	83.33	315.00	666.64	351.64	1,000.00
<b>Total Administrative</b>	<b>1,713.06</b>	<b>3,838.50</b>	<b>2,125.44</b>	<b>45,090.80</b>	<b>30,708.00</b>	<b>(14,382.80)</b>	<b>46,062.14</b>
<b>Operational</b>							
06201 - Repairs & Maintenance	-	125.00	125.00	8,284.56	1,000.00	(7,284.56)	1,500.00
06204 - Signs	-	33.33	33.33	-	266.64	266.64	400.00
06205 - Road Maintenance	-	192.83	192.83	3,350.00	1,542.64	(1,807.36)	2,314.00
<b>Total Operational</b>	<b>-</b>	<b>351.16</b>	<b>351.16</b>	<b>11,634.56</b>	<b>2,809.28</b>	<b>(8,825.28)</b>	<b>4,214.00</b>
<b>Landscape</b>							
06361 - Landscape Maintenance/Beautifi	-	965.71	965.71	6,500.00	7,725.68	1,225.68	11,588.57
06362 - Road Easement Mowing	4,800.00	3,750.00	(1,050.00)	30,500.00	30,000.00	(500.00)	45,000.00
06365 - Bridle Path Mowing/Clean	-	3,083.33	3,083.33	7,400.00	24,666.64	17,266.64	37,000.00
06366 - Mow along LCS Road	2,600.00	1,100.00	(1,500.00)	13,000.00	8,800.00	(4,200.00)	13,200.00
06367 - Canal Maintenance & Carp	6,442.50	2,833.33	(3,609.17)	23,609.17	22,666.64	(942.53)	34,000.00
<b>Total Landscape</b>	<b>13,842.50</b>	<b>11,732.37</b>	<b>(2,110.13)</b>	<b>81,009.17</b>	<b>93,858.96</b>	<b>12,849.79</b>	<b>140,788.57</b>
<b>Reserves</b>							
07002 - Reserve Trans. - Roads	3,083.33	3,083.33	-	24,666.64	24,666.64	-	37,000.00
<b>Total Reserves</b>	<b>3,083.33</b>	<b>3,083.33</b>	<b>-</b>	<b>24,666.64</b>	<b>24,666.64</b>	<b>-</b>	<b>37,000.00</b>

# FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

## Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Expense</b>	18,638.89	19,005.36	366.47	162,401.17	152,042.88	(10,358.29)	228,064.71
<b>Operating Net Total</b>	395.17	.03	395.14	(772.69)	.24	(772.93)	(.01)
<b>Net Total</b>	395.17	.03	395.14	(772.69)	.24	(772.93)	(.01)