

FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

Owner Financial

Period Ending: 12/31/2024

FOR MANAGEMENT PURPOSES ONLY

COASTAL PROPERTY MANAGEMENT



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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 12/31/2024

Operating Cash

SouthState Operating Lockbox	\$107,738.77
First Horizon Operating MM - 1086	\$100,182.38
First Horizon Operating Checking - 0750	\$1,000.00

Total Operating Cash \$208,921.15

Reserve Cash

SouthState Reserve Account	\$596,857.27
Synovus 13 Mo. CD 4.75% Mat 4/18/2025	\$244,390.14
Synovus Reserve Checking - 7886	\$1,000.00

Total Reserve Cash \$842,247.41

Current Assets

Accounts Receivable	\$3,271.00
Prepaid Insurance	\$4,038.46
Prepaid Expenses	\$1,249.05

Total Current Assets \$8,558.51

Total Assets \$1,059,727.07

Liabilities

Accrued Expenses	\$4,108.30
Prepaid Owner Assessments	\$38,435.56

Total Liabilities \$42,543.86

Reserves

Reserves - Roads	\$805,533.93
Reserve Interest	\$36,713.48

Total Reserves \$842,247.41

Equity

Capital contribution	\$200.00
Prior Period Adjustment	(\$2,833.33)
Fund Balance	\$193,398.61
Net Income	(\$15,829.48)

Total Equity \$174,935.80

Total Liabilities / Equity \$1,059,727.07

FOX TRAIL PROPERTY OWNERS' ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
05010 - Maintenance Assessment	17,583.37	17,581.16	2.21	211,000.00	210,973.70	26.30	210,973.70
05030 - Interest Income	29.69	-	29.69	182.38	-	182.38	-
05045 - Owner Interest Income	24.80	-	24.80	1,529.40	-	1,529.40	-
05060 - Application Fee	-	-	-	1,000.00	-	1,000.00	-
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	-	17,091.00	17,091.00	-	17,091.00
Total Income	19,062.11	19,005.41	56.70	238,257.78	228,064.70	10,193.08	228,064.70
Total Income	19,062.11	19,005.41	56.70	238,257.78	228,064.70	10,193.08	228,064.70

Operating Expense

Administrative							
06015 - Website	25.00	29.13	4.13	218.04	350.00	131.96	350.00
06020 - Accounting Fees	703.04	703.04	-	8,436.48	8,436.48	-	8,436.48
06025 - Audit/Tax Prep Fees	-	31.25	31.25	375.00	375.00	-	375.00
06030 - Legal Fees	(1,267.50)	1,319.92	2,587.42	22,742.65	15,839.26	(6,903.39)	15,839.26
06050 - Office Supplies	252.65	208.37	(44.28)	2,103.20	2,500.00	396.80	2,500.00
06051 - Postage	3.45	75.00	71.55	967.91	900.00	(67.91)	900.00
06052 - Copies	7.20	39.35	32.15	910.27	471.87	(438.40)	471.87
06053 - Storage Facility (Records & P	88.58	260.13	171.55	1,843.11	3,121.23	1,278.12	3,121.23
06070 - Permits & Licenses	-	5.15	5.15	61.25	61.25	-	61.25
06080 - Insurance	1,009.63	1,083.93	74.30	11,602.66	13,007.05	1,404.39	13,007.05
06085 - Income Taxes	-	-	-	2,268.00	-	(2,268.00)	-
06098 - Room Rental	-	83.37	83.37	315.00	1,000.00	685.00	1,000.00
Total Administrative	822.05	3,838.64	3,016.59	51,843.57	46,062.14	(5,781.43)	46,062.14
Operational							
06201 - Repairs & Maintenance	-	125.00	125.00	59.56	1,500.00	1,440.44	1,500.00
06204 - Signs	-	33.37	33.37	-	400.00	400.00	400.00
06205 - Road Maintenance	-	192.87	192.87	5,400.00	2,314.00	(3,086.00)	2,314.00
Total Operational	-	351.24	351.24	5,459.56	4,214.00	(1,245.56)	4,214.00
Landscape							
06361 - Landscape Maintenance/Beautifi	-	965.76	965.76	9,000.00	11,588.57	2,588.57	11,588.57
06361-116 - Landscape Maintenance - Jensen	1,462.50	-	(1,462.50)	-	-	-	-
06362 - Road Easement Mowing	2,400.00	3,750.00	1,350.00	43,600.00	45,000.00	1,400.00	45,000.00
06365 - Bridle Path Mowing/Clean	-	3,083.37	3,083.37	12,400.00	37,000.00	24,600.00	37,000.00
06366 - Mow along LCS Road	1,300.00	1,100.00	(200.00)	22,100.00	13,200.00	(8,900.00)	13,200.00
06367 - Canal Inspections & Maintenance	6,850.00	2,833.37	(4,016.63)	72,684.17	34,000.00	(38,684.17)	34,000.00
Total Landscape	12,012.50	11,732.50	(280.00)	159,784.17	140,788.57	(18,995.60)	140,788.57

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Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserves							
07002 - Reserve Trans. - Roads	3,083.33	3,083.37	.04	36,999.96	37,000.00	.04	37,000.00
Total Reserves	3,083.33	3,083.37	.04	36,999.96	37,000.00	.04	37,000.00
Total Expense	15,917.88	19,005.75	3,087.87	254,087.26	228,064.71	(26,022.55)	228,064.71
Operating Net Total	3,144.23	(.34)	3,144.57	(15,829.48)	(.01)	(15,829.47)	(.01)
Net Total	3,144.23	(.34)	3,144.57	(15,829.48)	(.01)	(15,829.47)	(.01)