

FOXWOOD AT PANTHER RIDGE HOA, INC.

FINANCIAL REPORTS

February 28, 2013

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PREPARED BY:
SUNSTATE MANAGEMENT GROUP

Foxwood Homeowners Association Inc

Statements of Assets, Liabilities and Fund Balance

As of February 28, 2013

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
ASSETS			
Current Assets			
Florida Shores - Operating	\$ 37,671	-	37,671
Florida Shores - Reserve account	-	50,936	50,936
Florida Shores - Reserve CDs	-	51,241	51,241
Total Checking/Savings	37,671	102,177	139,848
Other Current Assets			
Assessment receivable	18,791	-	18,791
Allowance for doubtful account	(14,209)		(14,209)
Due To / (From) Funds	(17,279)	17,279	-
Prepaid insurance	2,860	-	2,860
Total Other Current Assets	(9,836)	17,279	7,443
TOTAL ASSETS	<u>\$ 27,835</u>	<u>119,456</u>	<u>147,291</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts payable	\$ 7,648		7,648
Deferred maintenance fees	7,233		7,233
Prepaid maintenance fees	2,781	-	2,781
Total Current Liabilities	17,662	-	17,662
Total Liabilities	17,662	-	17,662
Equity			
Restricted equity			
Park / Common Area	-	28,513	28,513
Trail Repair	-	35,570	35,570
Property Restoration	-	26,162	26,162
Capital items	-	5,211	5,211
Allocated surplus	-	24,000	24,000
Total Restricted equity	-	119,456	119,456
Operating fund balance	10,173	-	10,173
Total Equity	10,173	119,456	129,629
TOTAL LIABILITIES & EQUITY	<u>\$ 27,835</u>	<u>119,456</u>	<u>147,291</u>

Foxwood Homeowners Association Inc

Statements of Revenue and Expense

Comparison of Actual to Budget

For the Month Ended February 28, 2013

	February 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
Revenue					
4020 · Net Assessments	\$ 7,233	14,467	14,467	0	86,800
4060 · Late Charges	18	107	-	107	
4070 · Bldg Review Bd Fees	-	-	-	-	
4200 · Surplus	167	333	333	-	2,000
4280 · Interest income	<u>4</u>	<u>9</u>	<u>-</u>	<u>9</u>	<u>-</u>
Total Revenue	7,423	14,917	14,800	117	88,800
Expense					
Administration Management					
8020 · Property Mgmt Fees	827	1,717	1,700	17	10,200
8040 · Postage and Delivery	34	66	167	(101)	1,000
8060 · Copies/Printing/Supplies	51	93	167	(74)	1,000
8080 · Accounting/Auditing	50	100	133	(33)	800
8100 · Legal Services	-	203	1,333	(1,131)	8,000
8120 · Insurance - PC / Liability	286	572	750	(178)	4,500
8241 · Taxes/Dues/Fees	-	-	-	-	240
8345 · Miscellaneous	-	709	183	526	1,100
8342 · Contingency-bad debt	-	-	1,667	(1,667)	10,000
8465 · Annual Corporate Report	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61</u>
Total Administration Management	1,247	3,460	6,100	(2,640)	36,901
Building Maintenance					
5040 · General Maintenance	-	-	250	(250)	1,500
5240 · Pest Control	-	-	50	(50)	300
5510 · Building Cleaning	<u>-</u>	<u>-</u>	<u>42</u>	<u>(42)</u>	<u>250</u>
Total Building Maintenance	-	-	342	(342)	2,050
Grounds Maintenance					
6040 · Contracted Lawn Service	2,733	6,333	6,333	(0)	38,000
6045 · Landscape Restoration	500	500	500	-	3,000
6080 · Lawn Misc / Mulch	367	(83)	333	(417)	2,000
6119 · Irrigation Repairs	-	1,300	167	1,133	1,000
6230 · Walkover/Trail Maint.	<u>-</u>	<u>-</u>	<u>167</u>	<u>(167)</u>	<u>1,000</u>
Total Grounds Maintenance	3,600	8,050	7,500	550	45,000
Utilities					
7900 · Electric	167	327	333	(7)	2,000
7930 · Trash Removal	<u>-</u>	<u>-</u>	<u>17</u>	<u>(17)</u>	<u>103</u>
Total Utilities	167	327	351	(24)	2,103
Total Expense	5,014	11,837	14,292	(2,456)	86,054
Excess Revenues over Expenses	<u>2,408</u>	<u>3,080</u>	<u>508</u>	<u>2,572</u>	<u>2,746</u>