

# **FOXWOOD AT PANTHER RIDGE HOA, INC.**

## **FINANCIAL REPORTS**

**September 30, 2013**

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PREPARED BY:  
**SUNSTATE MANAGEMENT GROUP**

**Foxwood Homeowners Association Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of September 30, 2013**

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Florida Shores - Operating	\$ 28,266	-	28,266
Florida Shores - Reserve account	-	68,167	68,167
Florida Shores - Reserve CDs	-	51,377	51,377
<b>Total Checking/Savings</b>	28,266	119,544	147,810
<b>Other Current Assets</b>			
Assessment receivable	22,522	-	22,522
Allowance for doubtful account	(16,010)		(16,010)
Prepaid insurance	1,258	-	1,258
<b>Total Other Current Assets</b>	7,770	-	7,770
<b>TOTAL ASSETS</b>	<u><u>\$ 36,036</u></u>	<u><u>119,544</u></u>	<u><u>155,580</u></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts payable	\$ 3,900		3,900
Prepaid maintenance fees	11,310	-	11,310
<b>Total Current Liabilities</b>	15,210	-	15,210
<b>Total Liabilities</b>	15,210	-	15,210
<b>Equity</b>			
<b>Restricted equity</b>			
Park / Common Area	-	28,306	28,306
Trail Repair	-	35,865	35,865
Property Restoration	-	26,162	26,162
Capital items	-	5,211	5,211
Allocated surplus	-	24,000	24,000
<b>Total Restricted equity</b>	-	119,544	119,544
Operating fund balance	20,826	-	20,826
<b>Total Equity</b>	20,826	119,544	140,370
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 36,036</u></u>	<u><u>119,544</u></u>	<u><u>155,580</u></u>

# Foxwood Homeowners Association Inc

## Statements of Revenue and Expense

### Comparison of Actual to Budget

#### For the Month Ended September 30, 2013

	September 2013	YTD 2013	Budget YTD	\$ Over/(Under) Budget YTD	Annual Budget
<b>Revenue</b>					
4020 · Net Assessments	\$ 7,233	65,100	65,100	0	86,800
4060 · Late Charges	61	773	-	773	
4070 · Bldg Review Bd Fees	-	-	-	-	
4200 · Surplus	167	1,500	1,500	-	2,000
4280 · Interest income	<u>3</u>	<u>30</u>	<u>-</u>	<u>30</u>	<u>-</u>
<b>Total Revenue</b>	<b>7,464</b>	<b>67,403</b>	<b>66,600</b>	<b>803</b>	<b>88,800</b>
<b>Expense</b>					
<b>Administration Management</b>					
8020 · Property Mgmt Fees	800	7,362	7,650	(288)	10,200
8040 · Postage and Delivery	6	243	750	(507)	1,000
8060 · Copies/Printing/Supplies	26	576	750	(174)	1,000
8080 · Accounting/Auditing	-	370	600	(230)	800
8090 · Social Committee	-	218	-	218	-
8100 · Legal Services	443	971	6,000	(5,029)	8,000
8120 · Insurance - PC / Liability	286	2,574	3,375	(801)	4,500
8241 · Taxes/Dues/Fees	-	150	240	(90)	240
8345 · Miscellaneous	999	3,484	825	2,659	1,100
8342 · Contingency-bad debt	852	1,801	7,500	(5,699)	10,000
8465 · Annual Corporate Report	<u>-</u>	<u>61</u>	<u>61</u>	<u>-</u>	<u>61</u>
<b>Total Administration Management</b>	<b>3,412</b>	<b>17,810</b>	<b>27,751</b>	<b>(9,941)</b>	<b>36,901</b>
<b>Building Maintenance</b>					
5040 · General Maintenance	-	-	1,125	(1,125)	1,500
5240 · Pest Control	-	-	225	(225)	300
5510 · Building Cleaning	<u>-</u>	<u>-</u>	<u>188</u>	<u>(188)</u>	<u>250</u>
<b>Total Building Maintenance</b>	<b>-</b>	<b>-</b>	<b>1,538</b>	<b>(1,538)</b>	<b>2,050</b>
<b>Grounds Maintenance</b>					
6040 · Contracted Lawn Service	3,167	28,500	28,500	(0)	38,000
6045 · Landscape Restoration	250	2,250	2,250	-	3,000
6080 · Lawn Misc / Mulch	183	1,200	1,500	(300)	2,000
6119 · Irrigation Repairs	-	1,300	750	550	1,000
6230 · Walkover/Trail Maint.	<u>-</u>	<u>-</u>	<u>750</u>	<u>(750)</u>	<u>1,000</u>
<b>Total Grounds Maintenance</b>	<b>3,600</b>	<b>33,250</b>	<b>33,750</b>	<b>(500)</b>	<b>45,000</b>
<b>Utilities</b>					
7900 · Electric	182	1,442	1,500	(58)	2,000
7930 · Trash Removal	<u>-</u>	<u>-</u>	<u>77</u>	<u>(77)</u>	<u>103</u>
<b>Total Utilities</b>	<b>182</b>	<b>1,442</b>	<b>1,577</b>	<b>(135)</b>	<b>2,103</b>
<b>Total Expense</b>	<b>7,194</b>	<b>52,502</b>	<b>64,616</b>	<b>(12,114)</b>	<b>86,054</b>
<b>Excess Revenues over Expenses</b>	<b><u>270</u></b>	<b><u>14,900</u></b>	<b><u>1,984</u></b>	<b><u>12,916</u></b>	<b><u>2,746</u></b>