FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 31, 2014

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Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of October 31, 2014

	Operating	Replacement	TOTAL
ASSETS			
Current Assets			
Florida Shores - Operating	19,486.67	0.00	19,486.67
Florida Shores - Reserve Account	0.00	68,446.48	68,446.48
Florida Shores - Reserve CD	0.00	51,629.95	51,629.95
Total Checking/Savings	19,486.67	120,076.43	139,563.10
Other Current Assets			
Assessment Receivable	25,191.89	0.00	25,191.89
Allowance for doubtful account	-11,900.82		-11,900.82
Due (To) / From Reserves	142.27	-142.27	0.00
Prepaid insurance	2,344.98		2,344.98
Total Other Current Assets	15,778.32	-142.27	15,636.05
TOTAL ASSETS	**35,264.99**	**119,934.16**	**155,199.15**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	112.00	0.00	112.00
Deferred Maintenance Fees	14,466.66	0.00	14,466.66
Prepaid Maintenance Fees	1,550.00	0.00	1,550.00
Total Current Liabilities	16,128.66	0.00	16,128.66
Total Liabilities	16,128.66	0.00	16,128.66
Equity			
Restricted equity			
Park / Common Area	0.00	28,133.74	28,133.74
Trail Repair	0.00	36,396.95	36,396.95
Property Restoration	0.00	26,162.34	26,162.34
Capital items	0.00	5,211.13	5,211.13
Allocated surplus	0.00	24,000.00	24,000.00
Total Restricted equity	0.00	119,904.16	119,904.16
Operating fund balance	12,430.56		12,430.56
Net Income	6,735.77		6,735.77
Total Equity	19,166.33	119,904.16	139,070.49
TOTAL LIABILITIES & EQUITY	**35,294.99**	**119,904.16**	**155,199.15**

Foxwood Homeowners Association Inc
Statements of Revenue & Expense - Budget vs. Actual
For Month Ended October 31, 2014

	Oct 14	Budget	Jan - Oct 14	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4291 · Returned Check Charges	10.00		10.00		
Income					
4020 · Assessments	7,233.34	7,233.34	72,333.34	72,333.34	86,800.00
4060 · Late Charges	245.35		1,569.50		
4070 · Bldg Review Bd Fees	0.00		900.00		
4120 · Other Income	0.00		1,500.00		
4255 · Prior Years Surplus	266.33	266.34	2,663.31	2,663.34	3,196.00
4280 · Interest income	1.53		20.20		
4281 · Reserve Interest Income	37.39		406.23		
Total Income	7,783.94	7,499.68	79,392.58	74,996.68	89,996.00
Total Income	7,793.94	7,499.68	79,402.58	74,996.68	89,996.00
Expense					
66010 · Bank Service Charges	10.00		10.00		
Administration Management					
8020 · Property Management Fees	800.00	850.00	8,000.00	8,500.00	10,200.00
8040 · Postage and Delivery	37.44	62.50	193.63	625.00	750.00
8060 · Copies/Printing/Supplies	129.28	66.66	1,109.49	666.66	800.00
8080 · Accounting/Auditing	0.00	75.00	0.00	750.00	900.00
8090 · Social Committee	0.00	29.17	147.99	291.67	350.00
8100 · Legal Services	0.00	458.33	1,721.09	4,583.33	5,500.00
8120 · Insurance Property/Gen Lia	0.00	458.34	2,138.61	4,583.34	5,500.00
8241 · Taxes/Dues/Fees	0.00		150.00	150.00	150.00
8342 · Contingency-bad debt	670.00	437.50	1,423.51	4,375.00	5,250.00
8300 · Security	112.00		6,975.75		
8345 · Miscellaneous	0.00	208.34	360.00	2,083.34	2,500.00
8465 · Annual Corporate Report	0.00		61.25	346.00	346.00
Total Administration Management	1,748.72	2,645.84	22,281.32	26,954.34	32,246.00
Building Maintenance					
5040 · General Maintenance	0.00	100.00	665.00	1,000.00	1,200.00
5240 · Pest Control	0.00	50.00	0.00	500.00	600.00
5510 · Building Cleaning	0.00	20.83	0.00	208.33	250.00
Total Building Maintenance	0.00	170.83	665.00	1,708.33	2,050.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,050.00	3,333.34	26,480.00	33,333.34	40,000.00
6045 · Landscape Restoration	0.00	250.00	18,754.41	2,500.00	3,000.00
6080 · Lawn Misc / Mulch	0.00	250.00	0.00	2,500.00	3,000.00
6119 · Irrigation Repairs	132.50	208.33	132.50	2,083.33	2,500.00
6230 · Walkover/Trail Maint.	0.00	416.66	2,470.79	4,166.66	5,000.00
Total Grounds Maintenance	3,182.50	4,458.33	47,837.70	44,583.33	53,500.00
Utilities					
7900 · Electric	89.36	175.00	1,466.56	1,750.00	2,100.00
7930 · Trash Removal	0.00	8.34	0.00	83.34	100.00
Total Utilities	89.36	183.34	1,466.56	1,833.34	2,200.00
Total Expense	5,030.58	7,458.34	72,260.58	75,079.34	89,996.00
Net Ordinary Income	2,763.36	41.34	7,142.00	(82.66)	0.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	37.39		406.23		
Total Other Expense	37.39		406.23		
Net Other Income	(37.39)	0.00	(406.23)	0.00	0.00
Net Income	**2,725.97**	**41.34**	**6,735.77**	**(82.66)**	**0.00**