

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2015**

**Prepared By: Sunstate Association Management Group, Inc.**

**Foxwood Homeowners Association Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of October 31, 2015**

|                                       | <u>Operating</u> | <u>Replacement</u> | <u>TOTAL</u>      |
|---------------------------------------|------------------|--------------------|-------------------|
| <b>ASSETS</b>                         |                  |                    |                   |
| Current Assets                        |                  |                    |                   |
| Stonegate - Operating                 | 21,400.26        | 0.00               | 21,400.26         |
| Stonegate - Reserve Account           | 0.00             | 62,901.48          | 62,901.48         |
| Stonegate - Reserve CD                | 0.00             | 51,857.88          | 51,857.88         |
| Total Checking/Savings                | 21,400.26        | 114,759.36         | 136,159.62        |
| Other Current Assets                  |                  |                    |                   |
| Assessment Receivable                 | 30,076.03        | 0.00               | 30,076.03         |
| Allowance for doubtful account        | -17,868.45       | 0.00               | -17,868.45        |
| Due (To) / From Reserves              | 142.27           | -142.27            | 0.00              |
| Prepaid insurance                     | 2,973.65         | 0.00               | 2,973.65          |
| Total Other Current Assets            | 15,323.50        | -142.27            | 15,181.23         |
| <b>TOTAL ASSETS</b>                   | <b>36,723.76</b> | <b>114,617.09</b>  | <b>151,340.85</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |                    |                   |
| Liabilities                           |                  |                    |                   |
| Current Liabilities                   |                  |                    |                   |
| Accounts Payable                      | 0.00             | 0.00               | 0.00              |
| Deferred Maintenance Fees             | 14,466.66        | 0.00               | 14,466.66         |
| Prepaid Maintenance Fees              | 335.00           | 0.00               | 335.00            |
| Total Current Liabilities             | 14,801.66        | 0.00               | 14,801.66         |
| Total Liabilities                     | 14,801.66        | 0.00               | 14,801.66         |
| Equity                                |                  |                    |                   |
| Restricted equity                     |                  |                    |                   |
| Park / Common Area                    | 0.00             | 28,133.74          | 28,133.74         |
| Trail Repair                          | 0.00             | 31,079.88          | 31,079.88         |
| 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             | 114,587.09         | 114,587.09        |
| Operating fund balance                | 26,139.03        | 0.00               | 26,139.03         |
| Net Income                            | -4,186.93        | 0.00               | -4,186.93         |
| Total Equity                          | 21,952.10        | 114,587.09         | 136,539.19        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>36,753.76</b> | <b>114,587.09</b>  | <b>151,340.85</b> |

**Foxwood Homeowners Association Inc**  
**Statements of Revenue & Expense - Budget vs. Actual**  
**October 2015**

|                                        | Oct 15          | Budget          | Jan - Oct 15      | YTD Budget       | Annual Budget    |
|----------------------------------------|-----------------|-----------------|-------------------|------------------|------------------|
| <b>Ordinary Income/Expense</b>         |                 |                 |                   |                  |                  |
| <b>Income</b>                          |                 |                 |                   |                  |                  |
| 4291 - Returned Check Charges          | 0.00            | 10.00           | 0.00              | 10.00            | 10.00            |
| <b>Income</b>                          |                 |                 |                   |                  |                  |
| 4020 - Assessments                     | 7,233.34        | 7,233.33        | 72,333.34         | 72,333.33        | 86,800.00        |
| 4060 - Late Charges                    | 0.00            | 0.00            | 3,614.74          | 0.00             | 0.00             |
| 4070 - Bldg Review Bd Fees             | 0.00            | 0.00            | 750.00            | 0.00             | 0.00             |
| 4120 - Other Income                    | 0.00            | 0.00            | 500.00            | 0.00             | 0.00             |
| 4280 - Interest income                 | 1.75            | 0.00            | 14.78             | 0.00             | 0.00             |
| 4281 - Reserve Interest Income         | 31.23           | 0.00            | 332.56            | 0.00             | 0.00             |
| <b>Total Income</b>                    | <b>7,266.32</b> | <b>7,233.33</b> | <b>77,545.42</b>  | <b>72,333.33</b> | <b>86,800.00</b> |
| <b>Total Income</b>                    | <b>7,266.32</b> | <b>7,243.33</b> | <b>77,545.42</b>  | <b>72,343.33</b> | <b>86,810.00</b> |
| <b>Expense</b>                         |                 |                 |                   |                  |                  |
| <b>Administration Management</b>       |                 |                 |                   |                  |                  |
| 8020 - Property Management Fees        | 1,060.00        | 850.00          | 8,930.00          | 8,500.00         | 10,200.00        |
| 8040 - Postage and Delivery            | 0.00            | 22.50           | 192.74            | 225.00           | 270.00           |
| 8060 - Copies/Printing/Supplies        | 105.99          | 66.67           | 1,170.32          | 666.66           | 800.00           |
| 8080 - Accounting/Auditing             | 50.00           | 0.00            | 300.00            | 750.00           | 750.00           |
| 8090 - Social Committee                | 0.00            | 29.16           | 128.43            | 291.68           | 350.00           |
| 8100 - Legal Services                  | 882.75          | 250.00          | 8,395.88          | 2,500.00         | 3,000.00         |
| 8120 - Insurance Property/Gen Lia      | 314.32          | 250.00          | 3,849.20          | 2,500.00         | 3,000.00         |
| 8241 - Taxes/Dues/Fees                 | 0.00            | 0.00            | 150.00            | 150.00           | 150.00           |
| 8342 - Contingency-bad debt            | 620.00          | 206.67          | 5,463.65          | 2,066.67         | 2,480.00         |
| 8300 - Security                        | 336.00          | 583.33          | 5,823.00          | 5,833.34         | 7,000.00         |
| 8345 - Miscellaneous                   | 0.00            | 83.33           | 237.56            | 833.34           | 1,000.00         |
| 8465 - Annual Corporate Report         | 0.00            | 0.00            | 61.25             | 100.00           | 100.00           |
| <b>Total Administration Management</b> | <b>3,369.06</b> | <b>2,341.66</b> | <b>34,702.03</b>  | <b>24,416.69</b> | <b>29,100.00</b> |
| <b>Building Maintenance</b>            |                 |                 |                   |                  |                  |
| 5040 - General Maintenance             | 0.00            | 100.00          | 53.23             | 900.00           | 1,100.00         |
| 5240 - Pest Control                    | 0.00            | 25.00           | 0.00              | 250.00           | 300.00           |
| 5510 - Building Cleaning               | 0.00            | 10.00           | 0.00              | 80.00            | 100.00           |
| <b>Total Building Maintenance</b>      | <b>0.00</b>     | <b>135.00</b>   | <b>53.23</b>      | <b>1,230.00</b>  | <b>1,500.00</b>  |
| <b>Grounds Maintenance</b>             |                 |                 |                   |                  |                  |
| 6040 - Contracted Lawn Service         | 3,450.00        | 3,333.33        | 37,550.00         | 33,333.34        | 40,000.00        |
| 6045 - Landscape Restoration           | 0.00            | 416.66          | 1,482.00          | 4,166.68         | 5,000.00         |
| 6080 - Lawn Misc / Mulch               | 0.00            | 250.00          | 2,128.02          | 2,500.00         | 3,000.00         |
| 6085 - Berm / Entry Maintenance        | 0.00            | 0.00            | 275.00            | 0.00             | 0.00             |
| 6119 - Irrigation Repairs              | 393.95          | 100.00          | 859.95            | 800.00           | 1,000.00         |
| 6230 - Walkover/Trail Maint.           | 0.00            | 416.67          | 2,870.00          | 4,166.66         | 5,000.00         |
| <b>Total Grounds Maintenance</b>       | <b>3,843.95</b> | <b>4,516.66</b> | <b>45,164.97</b>  | <b>44,966.68</b> | <b>54,000.00</b> |
| <b>Utilities</b>                       |                 |                 |                   |                  |                  |
| 7900 - Electric                        | 129.36          | 175.00          | 1,479.56          | 1,750.00         | 2,100.00         |
| 7930 - Trash Removal                   | 0.00            | 0.00            | 0.00              | 100.00           | 100.00           |
| <b>Total Utilities</b>                 | <b>129.36</b>   | <b>175.00</b>   | <b>1,479.56</b>   | <b>1,850.00</b>  | <b>2,200.00</b>  |
| <b>Total Expense</b>                   | <b>7,342.37</b> | <b>7,168.32</b> | <b>81,399.79</b>  | <b>72,463.37</b> | <b>86,800.00</b> |
| <b>Net Ordinary Income</b>             | <b>(76.05)</b>  | <b>75.01</b>    | <b>(3,854.37)</b> | <b>(120.04)</b>  | <b>10.00</b>     |
| <b>Other Income/Expense</b>            |                 |                 |                   |                  |                  |
| <b>Other Expense</b>                   |                 |                 |                   |                  |                  |
| 9010 - Reserve interest allocation     | 31.23           | 0.00            | 332.56            | 0.00             | 0.00             |
| <b>Total Other Expense</b>             | <b>31.23</b>    | <b>0.00</b>     | <b>332.56</b>     | <b>0.00</b>      | <b>0.00</b>      |
| <b>Net Other Income</b>                | <b>(31.23)</b>  | <b>0.00</b>     | <b>(332.56)</b>   | <b>0.00</b>      | <b>0.00</b>      |
| <b>Net Income</b>                      | <b>(107.28)</b> | <b>75.01</b>    | <b>(4,186.93)</b> | <b>(120.04)</b>  | <b>10.00</b>     |