

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 31, 2016

Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of October 31, 2016

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Stonegate - Operating	23,732.29	0.00	23,732.29
Stonegate - Reserve Account	0.00	55,987.13	55,987.13
Stonegate - Reserve CD	0.00	52,055.30	52,055.30
Total Checking/Savings	<u>23,732.29</u>	<u>108,042.43</u>	<u>131,774.72</u>
Other Current Assets			
Assessment Receivable	35,405.92	0.00	35,405.92
Allowance for doubtful account	-27,809.03	0.00	-27,809.03
Undeposited Funds	930.00	0.00	930.00
Prepaid insurance	965.91	0.00	965.91
Total Other Current Assets	<u>9,492.80</u>	<u>0.00</u>	<u>9,492.80</u>
TOTAL ASSETS	<u>33,225.09</u>	<u>108,042.43</u>	<u>141,267.52</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	3,702.00	0.00	3,702.00
Deferred Maintenance Fees	14,466.66	0.00	14,466.66
Prepaid Maintenance Fees	485.00	0.00	485.00
Total Current Liabilities	<u>18,653.66</u>	<u>0.00</u>	<u>18,653.66</u>
Total Liabilities	18,653.66	0.00	18,653.66
Equity			
Restricted equity			
Park / Common Area	0.00	21,213.32	21,213.32
Trail Repair	0.00	31,425.64	31,425.64
Property Restoration	0.00	26,162.34	26,162.34
Capital items	0.00	3,211.13	3,211.13
Allocated surplus	0.00	24,000.00	24,000.00
Total Restricted equity	<u>0.00</u>	<u>106,012.43</u>	<u>106,012.43</u>
Operating fund balance	15,820.24	0.00	15,820.24
Net Income	781.19	0.00	781.19
Total Equity	<u>16,601.43</u>	<u>106,012.43</u>	<u>122,613.86</u>
TOTAL LIABILITIES & EQUITY	<u>35,255.09</u>	<u>106,012.43</u>	<u>141,267.52</u>

Foxwood Homeowners Association Inc
Statements of Revenue & Expense - Budget vs. Actual
October 2016

	Oct 16	Budget	Jan - Oct 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,233.34	7,233.34	72,333.34	72,333.34	86,800.00
4060 · Late Charges	0.00		823.99		
4070 · Bldg Review Bd Fees	0.00		1,650.00		
4120 · Other Income	0.00		(990.00)		
4280 · Interest income	1.85		12.20		
4281 · Reserve Interest Income	24.62		283.10		
Total Income	7,259.81	7,233.34	74,112.63	72,333.34	86,800.00
Total Income	7,259.81	7,233.34	74,112.63	72,333.34	86,800.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	850.00	9,040.00	8,500.00	10,200.00
8040 · Postage and Delivery	33.84	22.50	352.39	225.00	270.00
8060 · Copies/Printing/Supplies	95.87	108.34	1,029.08	1,083.34	1,300.00
8080 · Accounting/Auditing	50.00	62.50	500.00	625.00	750.00
8090 · Social Committee	0.00	29.16	54.63	291.66	350.00
8100 · Legal Services	1,168.50	458.34	11,202.93	4,583.34	5,500.00
8120 · Insurance Property/Gen Lia	321.96	383.34	3,211.96	3,833.34	4,600.00
8241 · Taxes/Dues/Fees	0.00	0.00	150.00	150.00	150.00
8342 · Contingency-bad debt	206.66	206.66	2,736.69	2,066.66	2,480.00
8300 · Security	252.00	250.00	2,740.50	2,500.00	3,000.00
8345 · Miscellaneous	0.00	83.34	0.00	833.34	1,000.00
8465 · Annual Corporate Report	0.00	0.00	61.25	100.00	100.00
Total Administration Management	2,978.83	2,454.18	31,079.43	24,791.68	29,700.00
Maintenance					
5040 · General Maintenance	0.00	91.66	0.00	916.66	1,100.00
5510 · Building Cleaning	0.00	8.34	0.00	83.34	100.00
Total Maintenance	0.00	100.00	0.00	1,000.00	1,200.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,450.00	3,450.00	34,500.00	34,500.00	41,400.00
6045 · Landscape Restoration	0.00	291.66	3,035.00	2,916.66	3,500.00
6080 · Landscape Misc / Mulch	0.00	250.00	288.75	2,500.00	3,000.00
6085 · Berm / Entry Maintenance	0.00	41.66	578.00	416.66	500.00
6119 · Irrigation Repairs	0.00	83.34	600.50	833.34	1,000.00
6230 · Walkover/Trail Maintenance	0.00	333.34	1,200.00	3,333.34	4,000.00
6240 · Pest Control	0.00	25.00	225.00	250.00	300.00
Total Grounds Maintenance	3,450.00	4,475.00	40,427.25	44,750.00	53,700.00
Utilities					
7900 · Electric	198.38	175.00	1,541.66	1,750.00	2,100.00
7930 · Trash Removal	0.00	8.34	0.00	83.34	100.00
Total Utilities	198.38	183.34	1,541.66	1,833.34	2,200.00
Total Expense	6,627.21	7,212.52	73,048.34	72,375.02	86,800.00
Net Ordinary Income	632.60	20.82	1,064.29	(41.68)	0.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	24.62		283.10		
Total Other Expense	24.62		283.10		
Net Other Income	(24.62)	0.00	(283.10)	0.00	0.00
Net Income	607.98	20.82	781.19	(41.68)	0.00