

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
September 30, 2017

Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of September 30, 2017

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Stonegate - Operating	27,822.87	0.00	27,822.87
Stonegate - Reserve Account	0.00	43,859.44	43,859.44
Stonegate - Reserve CD	0.00	52,207.75	52,207.75
Total Checking/Savings	<u>27,822.87</u>	<u>96,067.19</u>	<u>123,890.06</u>
Other Current Assets			
Assessment Receivable	16,612.71	0.00	16,612.71
Allowance for doubtful account	-7,929.67	0.00	-7,929.67
Undeposited Funds	1,240.00	0.00	1,240.00
Prepaid insurance	1,374.92	0.00	1,374.92
Total Other Current Assets	<u>11,297.96</u>	<u>0.00</u>	<u>11,297.96</u>
TOTAL ASSETS	<u>39,120.83</u>	<u>96,067.19</u>	<u>135,188.02</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Prepaid Maintenance Fees	9,562.88	0.00	9,562.88
Total Current Liabilities	<u>9,562.88</u>	<u>0.00</u>	<u>9,562.88</u>
Total Liabilities	9,562.88	0.00	9,562.88
Equity			
Restricted equity			
Park / Common Area	0.00	21,213.32	21,213.32
Trail Repair	0.00	25,706.45	25,706.45
Property Restoration	0.00	21,936.29	21,936.29
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>96,067.19</u>	<u>96,067.19</u>
Operating fund balance	20,391.55	0.00	20,391.55
Net Income	9,166.40	0.00	9,166.40
Total Equity	<u>29,557.95</u>	<u>96,067.19</u>	<u>125,625.14</u>
TOTAL LIABILITIES & EQUITY	<u>39,120.83</u>	<u>96,067.19</u>	<u>135,188.02</u>

Foxwood Homeowners Association Inc
Statements of Revenue & Expense - Budget vs. Actual
September 2017

	Sep 17	Budget	Jan - Sep 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,233.33	7,348.00	64,790.00	66,132.00	88,176.00
4060 · Late Charges	97.17		853.38		
4070 · Bldg Review Bd Fees	0.00		150.00		
4280 · Interest Income	2.08		17.28		
4281 · Reserve Interest Income	26.96		226.83		
Total Income	7,359.54	7,348.00	66,037.49	66,132.00	88,176.00
Total Income	7,359.54	7,348.00	66,037.49	66,132.00	88,176.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	850.00	7,650.00	7,650.00	10,200.00
8040 · Postage and Delivery	4.14	35.42	165.81	318.75	425.00
8060 · Copies/Printing/Supplies	95.70	108.33	1,804.32	975.00	1,300.00
8080 · Accounting/Auditing	50.00	50.00	450.00	450.00	600.00
8090 · Social Committee	0.00	16.67	75.15	150.00	200.00
8100 · Legal Services	1,199.75	500.00	1,713.94	4,500.00	6,000.00
8120 · Insurance Property/Gen Lia	343.74	400.00	3,844.91	3,600.00	4,800.00
8241 · Taxes/Dues/Fees	0.00	12.50	150.00	112.50	150.00
8342 · Contingency-bad debt	103.33	103.33	930.00	930.00	1,240.00
8300 · Security	0.00	275.00	273.00	2,475.00	3,300.00
8465 · Annual Corporate Report	0.00	0.00	61.25	61.00	61.00
Total Administration Management	2,646.66	2,351.25	17,118.38	21,222.25	28,276.00
Maintenance					
5040 · General Maintenance	0.00	83.33	500.00	750.00	1,000.00
Total Maintenance	0.00	83.33	500.00	750.00	1,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	3,950.00	35,666.28	35,550.00	47,400.00
6080 · Landscape Misc / Mulch	0.00	416.67	920.00	3,750.00	5,000.00
6085 · Berm / Entry Maintenance	0.00	41.67	0.00	375.00	500.00
6119 · Irrigation Repairs	0.00	41.67	647.46	375.00	500.00
6230 · Walkover/Trail Maintenance	0.00	266.67	0.00	2,400.00	3,200.00
6240 · Pest Control	0.00	25.00	0.00	225.00	300.00
Total Grounds Maintenance	3,962.92	4,741.68	37,233.74	42,675.00	56,900.00
Utilities					
7900 · Electric	190.38	166.67	1,792.14	1,500.00	2,000.00
Total Utilities	190.38	166.67	1,792.14	1,500.00	2,000.00
Total Expense	6,799.96	7,342.93	56,644.26	66,147.25	88,176.00
Net Ordinary Income	559.58	5.07	9,393.23	(15.25)	0.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	26.96		226.83		
Total Other Expense	26.96		226.83		
Net Other Income	(26.96)	0.00	(226.83)	0.00	0.00
Net Income	532.62	5.07	9,166.40	(15.25)	0.00