

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 31, 2017

Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of October 31, 2017

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Stonegate - Operating	34,930.17	0.00	34,930.17
Stonegate - Reserve Account	0.00	43,872.48	43,872.48
Stonegate - Reserve CD	0.00	52,221.62	52,221.62
Total Checking/Savings	<u>34,930.17</u>	<u>96,094.10</u>	<u>131,024.27</u>
Other Current Assets			
Assessment Receivable	16,833.99	0.00	16,833.99
Allowance for doubtful account	-8,033.01	0.00	-8,033.01
Undeposited Funds	410.00	0.00	410.00
Prepaid insurance	1,031.18	0.00	1,031.18
Total Other Current Assets	<u>10,242.16</u>	<u>0.00</u>	<u>10,242.16</u>
TOTAL ASSETS	<u><u>45,172.33</u></u>	<u><u>96,094.10</u></u>	<u><u>141,266.43</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	8,320.00	0.00	8,320.00
Deferred Maintenance Fees	14,466.66	0.00	14,466.66
Prepaid Maintenance Fees	464.65	0.00	464.65
Total Current Liabilities	<u>23,251.31</u>	<u>0.00</u>	<u>23,251.31</u>
Total Liabilities	23,251.31	0.00	23,251.31
Equity			
Restricted equity			
Park / Common Area	0.00	21,213.32	21,213.32
Trail Repair	0.00	25,733.36	25,733.36
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>96,094.10</u>	<u>96,094.10</u>
Operating fund balance	20,391.55	0.00	20,391.55
Net Income	1,529.47	0.00	1,529.47
Total Equity	<u>21,921.02</u>	<u>96,094.10</u>	<u>118,015.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>45,172.33</u></u>	<u><u>96,094.10</u></u>	<u><u>141,266.43</u></u>

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

	Oct 17	Budget	Jan - Oct 17	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,233.34	7,348.00	72,023.34	73,480.00	88,176.00
4060 · Late Charges	(25.00)	*	828.38		
4070 · Bldg Review Bd Fees	0.00		150.00		
4280 · Interest income	2.78		20.06		
4281 · Reserve Interest Income	26.91		253.74		
Total Income	7,238.03	7,348.00	73,275.52	73,480.00	88,176.00
Total Income	7,238.03	7,348.00	73,275.52	73,480.00	88,176.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	850.00	8,500.00	8,500.00	10,200.00
8040 · Postage and Delivery	32.87	35.41	198.68	354.16	425.00
8060 · Copies/Printing/Supplies	101.30	108.34	1,905.62	1,083.34	1,300.00
8080 · Accounting/Auditing	50.00	50.00	500.00	500.00	600.00
8090 · Social Committee	0.00	16.66	75.15	166.66	200.00
8100 · Legal Services	883.50	500.00	2,597.44	5,000.00	6,000.00
8120 · Insurance Property/Gen Lia	343.74	400.00	4,188.65	4,000.00	4,800.00
8241 · Taxes/Dues/Fees	0.00	12.50	150.00	125.00	150.00
8342 · Contingency-bad debt	103.34	103.34	1,033.34	1,033.34	1,240.00
8300 · Security	0.00	275.00	273.00	2,750.00	3,300.00
8465 · Annual Corporate Report	0.00	0.00	61.25	61.00	61.00
Total Administration Management	2,364.75	2,351.25	19,483.13	23,573.50	28,276.00
Maintenance					
5040 · General Maintenance	0.00	83.34	500.00	833.34	1,000.00
Total Maintenance	0.00	83.34	500.00	833.34	1,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	3,950.00	39,629.20	39,500.00	47,400.00
6080 · Landscape Misc / Mulch	8,320.00	416.66	9,240.00	4,166.66	5,000.00
6085 · Berm / Entry Maintenance	0.00	41.66	0.00	416.66	500.00
6119 · Irrigation Repairs	0.00	41.66	647.46	416.66	500.00
6230 · Walkover/Trail Maintenance	0.00	266.66	0.00	2,666.66	3,200.00
6240 · Pest Control	0.00	25.00	0.00	250.00	300.00
Total Grounds Maintenance	12,282.92	4,741.64	49,516.66	47,416.64	56,900.00
Utilities					
7900 · Electric	200.38	166.66	1,992.52	1,666.66	2,000.00
Total Utilities	200.38	166.66	1,992.52	1,666.66	2,000.00
Total Expense	14,848.05	7,342.89	71,492.31	73,490.14	88,176.00
Net Ordinary Income	(7,610.02)	5.11	1,783.21	(10.14)	0.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	26.91		253.74		
Total Other Expense	26.91		253.74		
Net Other Income	(26.91)	0.00	(253.74)	0.00	0.00
Net Income	(7,636.93)	5.11	1,529.47	(10.14)	0.00