# FOXWOOD AT PANTHER RIDGE HOA, INC.
## FINANCIAL REPORTS
## September 30, 2018

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

10/15/18

# Foxwood Homeowners Association Inc
## Statements of Assets, Liabilities and Fund Balance
## As of September 30, 2018

| | Operating | Replacement | TOTAL |
|---|---|---|---|
| ASSETS | | | |
| Current Assets | | | |
| Centennial - Operating | 22,713.92 | 0.00 | 22,713.92 |
| Centennial - Reserve Account | 0.00 | 47,871.10 | 47,871.10 |
| Centennial - Reserve CD | 0.00 | 52,501.82 | 52,501.82 |
| Total Checking/Savings | 22,713.92 | 100,372.92 | 123,086.84 |
| Other Current Assets | | | |
| Assessment Receivable | 20,873.62 | 0.00 | 20,873.62 |
| Allowance for doubtful account | -9,169.67 | 0.00 | -9,169.67 |
| Undeposited Funds | 2,004.65 | 0.00 | 2,004.65 |
| Prepaid insurance | 1,743.75 | 0.00 | 1,743.75 |
| Total Other Current Assets | 15,452.35 | 0.00 | 15,452.35 |
| TOTAL ASSETS | **38,166.27** | **100,372.92** | **138,539.19** |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | -3,962.92 | 0.00 | -3,962.92 |
| Prepaid Maintenance Fees | 11,590.00 | 0.00 | 11,590.00 |
| Total Current Liabilities | 7,627.08 | 0.00 | 7,627.08 |
| Total Liabilities | 7,627.08 | 0.00 | 7,627.08 |
| Equity | | | |
| Restricted equity | | | |
| Park / Common Area | 0.00 | 21,031.07 | 21,031.07 |
| Trail Repair | 0.00 | 17,707.42 | 17,707.42 |
| Property Restoration | 0.00 | 21,864.29 | 21,864.29 |
| Playground Equipment | 0.00 | 3,750.03 | 3,750.03 |
| Irrigation Pump | 0.00 | 749.97 | 749.97 |
| Ent Walls/Lights/Island | 0.00 | 6,000.03 | 6,000.03 |
| Park Parking Lot | 0.00 | 749.97 | 749.97 |
| Park Pavillion | 0.00 | 900.00 | 900.00 |
| Capital Items | 0.00 | 3,620.14 | 3,620.14 |
| Allocated surplus | 0.00 | 24,000.00 | 24,000.00 |
| Total Restricted equity | 0.00 | 100,372.92 | 100,372.92 |
| Operating fund balance | 28,552.54 | 0.00 | 28,552.54 |
| Prior Period Adjustment | -400.00 | 0.00 | -400.00 |
| Net Income | 2,386.65 | 0.00 | 2,386.65 |
| Total Equity | 30,539.19 | 100,372.92 | 130,912.11 |
| TOTAL LIABILITIES & EQUITY | **38,166.27** | **100,372.92** | **138,539.19** |

# Foxwood Homeowners Association Inc
## Statements of Revenue & Expense - Budget vs. Actual
### September 2018

| | Sep 18 | Budget | Jan - Sep 18 | YTD Budget | Annual Budget |
|---|---|---|---|---|---|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Income | | | | | |
| 4020 · Assessments | 7,159.58 | 7,164.67 | 64,436.25 | 64,482.00 | 85,976.00 |
| 4021 · Reserve Assessments | 423.75 | 423.75 | 3,813.75 | 3,813.75 | 5,085.00 |
| 4060 · Late Charges | 0.00 | 0.00 | 1,122.54 | 0.00 | 0.00 |
| 4070 · Bldg Review Bd Fees | 150.00 | 0.00 | 900.00 | 0.00 | 0.00 |
| 4280 · Interest income | 2.00 | 0.00 | 20.96 | 0.00 | 0.00 |
| 4281 · Reserve Interest Income | 58.50 | 0.00 | 409.01 | 0.00 | 0.00 |
| Total Income | 7,793.83 | 7,588.42 | 70,702.51 | 68,295.75 | 91,061.00 |
| Total Income | 7,793.83 | 7,588.42 | 70,702.51 | 68,295.75 | 91,061.00 |
| Gross Profit | 7,793.83 | 7,588.42 | 70,702.51 | 68,295.75 | 91,061.00 |
| Expense | | | | | |
| Administration Management | | | | | |
| 8020 · Property Management Fees | 850.00 | 850.00 | 8,100.00 | 7,650.00 | 10,200.00 |
| 8040 · Postage and Delivery | 34.11 | 35.42 | 253.21 | 318.75 | 425.00 |
| 8060 · Copies/Printing/Supplies | 85.80 | 150.00 | 1,341.56 | 1,350.00 | 1,800.00 |
| 8080 · Accounting/Auditing | 50.00 | 50.00 | 450.00 | 450.00 | 600.00 |
| 8090 · Social Committee | 0.00 | 16.67 | 167.50 | 150.00 | 200.00 |
| 8100 · Legal Services | 1,142.00 | 416.67 | 5,228.45 | 3,750.00 | 5,000.00 |
| 8120 · Insurance Property/Gen Lia | 435.93 | 408.33 | 3,831.14 | 3,675.00 | 4,900.00 |
| 8241 · Taxes/Dues/Fees | 0.00 | 0.00 | 200.00 | 150.00 | 150.00 |
| 8342 · Contingency-bad debt | 103.33 | 103.33 | 930.00 | 930.00 | 1,240.00 |
| 8300 · Security | 0.00 | 41.67 | 0.00 | 375.00 | 500.00 |
| 8465 · Annual Corporate Report | 0.00 | 0.00 | 61.25 | 61.00 | 61.00 |
| Total Administration Management | 2,701.17 | 2,072.09 | 20,563.11 | 18,859.75 | 25,076.00 |
| Maintenance | | | | | |
| 5040 · General Maintenance | 0.00 | 83.33 | 3,020.11 | 750.00 | 1,000.00 |
| Total Maintenance | 0.00 | 83.33 | 3,020.11 | 750.00 | 1,000.00 |
| Grounds Maintenance | | | | | |
| 6040 · Contracted Lawn Service | 3,962.92 | 4,000.00 | 35,666.28 | 36,000.00 | 48,000.00 |
| 6080 · Landscape Misc / Mulch | 0.00 | 416.67 | 225.50 | 3,750.00 | 5,000.00 |
| 6085 · Berm / Entry Maintenance | 0.00 | 41.67 | 2,439.30 | 375.00 | 500.00 |
| 6119 · Irrigation Repairs | 0.00 | 41.67 | 282.96 | 375.00 | 500.00 |
| 6230 · Walkover/Trail Maintenance | 0.00 | 266.67 | 500.00 | 2,400.00 | 3,200.00 |
| 6240 · Pest Control | 0.00 | 25.00 | 225.00 | 225.00 | 300.00 |
| Total Grounds Maintenance | 3,962.92 | 4,791.68 | 39,339.04 | 43,125.00 | 57,500.00 |
| Utilities | | | | | |
| 7900 · Electric | 40.00 | 200.00 | 808.00 | 1,800.00 | 2,400.00 |
| 7930 · Trash Removal | 40.38 | 0.00 | 362.84 | 0.00 | 0.00 |
| Total Utilities | 80.38 | 200.00 | 1,170.84 | 1,800.00 | 2,400.00 |
| Total Expense | 6,744.47 | 7,147.10 | 64,093.10 | 64,534.75 | 85,976.00 |
| Net Ordinary Income | 1,049.36 | 441.32 | 6,609.41 | 3,761.00 | 5,085.00 |
| Other Income/Expense | | | | | |
| Other Expense | | | | | |
| 9010 · Reserve interest allocation | 58.50 | 0.00 | 409.01 | 0.00 | 0.00 |
| 9100 · Reserve allocation | 423.75 | 423.75 | 3,813.75 | 3,813.75 | 5,085.00 |
| Total Other Expense | 482.25 | 423.75 | 4,222.76 | 3,813.75 | 5,085.00 |
| Net Other Income | (482.25) | (423.75) | (4,222.76) | (3,813.75) | (5,085.00) |
| Net Income | 567.11 | 17.57 | 2,386.65 | (52.75) | 0.00 |