

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 31, 2018

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STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF REVENUE AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of October 31, 2018

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Centennial - Operating	27,142.55	0.00	27,142.55
Centennial - Reserve Account	0.00	48,323.49	48,323.49
Centennial - Reserve CD	0.00	52,539.15	52,539.15
Total Checking/Savings	<u>27,142.55</u>	<u>100,862.64</u>	<u>128,005.19</u>
Other Current Assets			
Assessment Receivable	24,773.62	0.00	24,773.62
Allowance for doubtful account	-9,273.01	0.00	-9,273.01
Undeposited Funds	325.00	0.00	325.00
Prepaid insurance	1,307.82	0.00	1,307.82
Total Other Current Assets	<u>17,133.43</u>	<u>0.00</u>	<u>17,133.43</u>
TOTAL ASSETS	<u>44,275.98</u>	<u>100,862.64</u>	<u>145,138.62</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Deferred Maintenance Fees	15,166.66	0.00	15,166.66
Prepaid Maintenance Fees	325.00	0.00	325.00
Total Current Liabilities	<u>15,491.66</u>	<u>0.00</u>	<u>15,491.66</u>
Total Liabilities	15,491.66	0.00	15,491.66
Equity			
Restricted equity			
Park / Common Area	0.00	21,010.82	21,010.82
Trail Repair	0.00	16,809.42	16,809.42
Property Restoration	0.00	21,856.29	21,856.29
Playground Equipment	0.00	4,166.70	4,166.70
Irrigation Pump	0.00	833.30	833.30
Ent Walls/Lights/Island	0.00	6,666.70	6,666.70
Park Parking Lot	0.00	833.30	833.30
Park Pavillion	0.00	1,000.00	1,000.00
Capital Items	0.00	3,686.11	3,686.11
Allocated surplus	0.00	24,000.00	24,000.00
Total Restricted equity	<u>0.00</u>	<u>100,862.64</u>	<u>100,862.64</u>
Operating fund balance	28,552.54	0.00	28,552.54
Prior Period Adjustment	-400.00	0.00	-400.00
Net Income	631.78	0.00	631.78
Total Equity	<u>28,784.32</u>	<u>100,862.64</u>	<u>129,646.96</u>
TOTAL LIABILITIES & EQUITY	<u>44,275.98</u>	<u>100,862.64</u>	<u>145,138.62</u>

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

	Oct 18	Budget	Jan - Oct 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,159.59	7,164.66	71,595.84	71,646.66	85,976.00
4021 · Reserve Assessments	423.75	423.75	4,237.50	4,237.50	5,085.00
4060 · Late Charges	0.00	0.00	1,122.54	0.00	0.00
4070 · Bldg Review Bd Fees	0.00	0.00	900.00	0.00	0.00
4280 · Interest income	2.27	0.00	23.23	0.00	0.00
4281 · Reserve Interest Income	65.97	0.00	474.98	0.00	0.00
Total Income	7,651.58	7,588.41	78,354.09	75,884.16	91,061.00
Total Income	7,651.58	7,588.41	78,354.09	75,884.16	91,061.00
Gross Profit	7,651.58	7,588.41	78,354.09	75,884.16	91,061.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	850.00	8,950.00	8,500.00	10,200.00
8040 · Postage and Delivery	35.93	35.41	289.14	354.16	425.00
8060 · Copies/Printing/Supplies	89.70	150.00	1,431.26	1,500.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	500.00	500.00	600.00
8090 · Social Committee	0.00	16.66	167.50	166.66	200.00
8100 · Legal Services	0.00	416.66	5,228.45	4,166.66	5,000.00
8120 · Insurance Property/Gen Lia	435.93	408.34	4,267.07	4,083.34	4,900.00
8241 · Taxes/Dues/Fees	0.00	0.00	200.00	150.00	150.00
8342 · Contingency-bad debt	103.34	103.34	1,033.34	1,033.34	1,240.00
8300 · Security	0.00	41.66	0.00	416.66	500.00
8465 · Annual Corporate Report	0.00	0.00	61.25	61.00	61.00
Total Administration Management	1,564.90	2,072.07	22,128.01	20,931.82	25,076.00
Maintenance					
5040 · General Maintenance	933.53	83.34	3,953.64	833.34	1,000.00
Total Maintenance	933.53	83.34	3,953.64	833.34	1,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	4,000.00	39,629.20	40,000.00	48,000.00
6080 · Landscape Misc / Mulch	2,000.00	416.66	2,225.50	4,166.66	5,000.00
6085 · Berm / Entry Maintenance	375.00	41.66	2,814.30	416.66	500.00
6119 · Irrigation Repairs	0.00	41.66	282.96	416.66	500.00
6230 · Walkover/Trail Maintenance	0.00	266.66	500.00	2,666.66	3,200.00
6240 · Pest Control	0.00	25.00	225.00	250.00	300.00
Total Grounds Maintenance	6,337.92	4,791.64	45,676.96	47,916.64	57,500.00
Utilities					
7900 · Electric	40.00	200.00	848.00	2,000.00	2,400.00
7930 · Trash Removal	40.38	0.00	403.22	0.00	0.00
Total Utilities	80.38	200.00	1,251.22	2,000.00	2,400.00
Total Expense	8,916.73	7,147.05	73,009.83	71,681.80	85,976.00
Net Ordinary Income	(1,265.15)	441.36	5,344.26	4,202.36	5,085.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	65.97	0.00	474.98	0.00	0.00
9100 · Reserve allocation	423.75	423.75	4,237.50	4,237.50	5,085.00
Total Other Expense	489.72	423.75	4,712.48	4,237.50	5,085.00
Net Other Income	(489.72)	(423.75)	(4,712.48)	(4,237.50)	(5,085.00)
Net Income	(1,754.87)	17.61	631.78	(35.14)	0.00