

FOXWOOD AT PANTHER RIDGE HOA, INC.
YEAR-END FINANCIAL REPORTS
FISCAL YEAR 2018

TABLE OF CONTENTS:

STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF INCOME AND EXPENSE
COMPARISON OF ACTUAL TO BUDGET

RESERVE SCHEDULE

Prepared By: Sunstate Association Management Group, Inc.

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

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Centennial - Operating	21,166.75	0.00	21,166.75
Centennial - Reserve Account	0.00	49,228.12	49,228.12
Centennial - Reserve CD	0.00	52,615.13	52,615.13
Total Checking/Savings	<u>21,166.75</u>	<u>101,843.25</u>	<u>123,010.00</u>
Other Current Assets			
Assessment Receivable	23,552.15	0.00	23,552.15
Allowance for doubtful account	-9,479.67	0.00	-9,479.67
Undeposited Funds	7,300.00	0.00	7,300.00
Prepaid insurance	1,079.96	0.00	1,079.96
Total Other Current Assets	<u>22,452.44</u>	<u>0.00</u>	<u>22,452.44</u>
TOTAL ASSETS	<u><u>43,619.19</u></u>	<u><u>101,843.25</u></u>	<u><u>145,462.44</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	1,337.26	0.00	1,337.26
Prepaid Maintenance Fees	11,365.00	0.00	11,365.00
Total Current Liabilities	<u>12,702.26</u>	<u>0.00</u>	<u>12,702.26</u>
Total Liabilities	12,702.26	0.00	12,702.26
Equity			
Restricted equity			
Park / Common Area	0.00	20,970.32	20,970.32
Trail Repair	0.00	15,013.42	15,013.42
Property Restoration	0.00	21,840.29	21,840.29
Playground Equipment	0.00	5,000.00	5,000.00
Irrigation Pump	0.00	1,000.00	1,000.00
Ent Walls/Lights/Island	0.00	8,000.00	8,000.00
Park Parking Lot	0.00	1,000.00	1,000.00
Park Pavillion	0.00	1,200.00	1,200.00
Capital Items	0.00	3,819.22	3,819.22
Allocated surplus	0.00	24,000.00	24,000.00
Total Restricted equity	<u>0.00</u>	<u>101,843.25</u>	<u>101,843.25</u>
Operating fund balance	28,552.54	0.00	28,552.54
Prior Period Adjustment	-400.00	0.00	-400.00
Net Income	2,764.39	0.00	2,764.39
Total Equity	<u>30,916.93</u>	<u>101,843.25</u>	<u>132,760.18</u>
TOTAL LIABILITIES & EQUITY	<u><u>43,619.19</u></u>	<u><u>101,843.25</u></u>	<u><u>145,462.44</u></u>

01/17/19

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

	Dec 18	Budget	Jan - Dec 18	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,159.58	7,164.67	85,915.00	85,976.00	85,976.00
4021 · Reserve Assessments	423.75	423.75	5,085.00	5,085.00	5,085.00
4060 · Late Charges	0.00	0.00	1,169.87	0.00	0.00
4070 · Bldg Review Bd Fees	0.00	0.00	900.00	0.00	0.00
4280 · Interest income	1.67	0.00	26.76	0.00	0.00
4281 · Reserve Interest Income	66.56	0.00	608.09	0.00	0.00
Total Income	7,651.56	7,588.42	93,704.72	91,061.00	91,061.00
Total Income	7,651.56	7,588.42	93,704.72	91,061.00	91,061.00
Gross Profit	7,651.56	7,588.42	93,704.72	91,061.00	91,061.00
Expense					
Administration Management					
8020 · Property Management Fees	895.00	850.00	10,695.00	10,200.00	10,200.00
8040 · Postage and Delivery	6.11	35.42	296.19	425.00	425.00
8060 · Copies/Printing/Supplies	246.49	150.00	1,778.15	1,800.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	600.00	600.00	600.00
8090 · Social Committee	0.00	16.67	167.50	200.00	200.00
8100 · Legal Services	0.00	416.67	5,267.75	5,000.00	5,000.00
8120 · Insurance Property/Gen Lia	435.93	408.33	5,138.93	4,900.00	4,900.00
8241 · Taxes/Dues/Fees	17.05	0.00	217.05	150.00	150.00
8342 · Contingency-bad debt	103.33	103.33	1,240.00	1,240.00	1,240.00
8300 · Security	0.00	41.67	0.00	500.00	500.00
8465 · Annual Corporate Report	0.00	0.00	61.25	61.00	61.00
Total Administration Management	1,753.91	2,072.09	25,461.82	25,076.00	25,076.00
Maintenance					
5040 · General Maintenance	0.00	83.33	3,953.64	1,000.00	1,000.00
Total Maintenance	0.00	83.33	3,953.64	1,000.00	1,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	4,000.00	47,555.04	48,000.00	48,000.00
6080 · Landscape Misc / Mulch	566.00	416.67	2,791.50	5,000.00	5,000.00
6085 · Berm / Entry Maintenance	0.00	41.67	2,814.30	500.00	500.00
6119 · Irrigation Repairs	0.00	41.67	282.96	500.00	500.00
6230 · Walkover/Trail Maintenance	0.00	266.67	500.00	3,200.00	3,200.00
6240 · Pest Control	0.00	25.00	450.00	300.00	300.00
Total Grounds Maintenance	4,528.92	4,791.68	54,393.80	57,500.00	57,500.00
Utilities					
7900 · Electric	52.00	200.00	954.00	2,400.00	2,400.00
7930 · Trash Removal	40.38	0.00	483.98	0.00	0.00
Total Utilities	92.38	200.00	1,437.98	2,400.00	2,400.00
Total Expense	6,375.21	7,147.10	85,247.24	85,976.00	85,976.00
Net Ordinary Income	1,276.35	441.32	8,457.48	5,085.00	5,085.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	66.56	0.00	608.09	0.00	0.00
9100 · Reserve allocation	423.75	423.75	5,085.00	5,085.00	5,085.00
Total Other Expense	490.31	423.75	5,693.09	5,085.00	5,085.00
Net Other Income	(490.31)	(423.75)	(5,693.09)	(5,085.00)	(5,085.00)
Net Income	786.04	17.57	2,764.39	0.00	0.00

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
As of December 31, 2018

	Balance 1/1/18	YTD Contributions	YTD Expense	YTD Interest	Current Balance
3178 · Park / Common Area	\$ 21,213.32	(243.00)	-	-	20,970.32
3181 · Trail Repair	25,789.42	(10,776.00)	-	-	15,013.42
3187 · Property Restoration	21,936.29	(96.00)	-	-	21,840.29
3188 · Playground Equipment	-	5,000.00	-	-	5,000.00
3189 · Irrigation Pump	-	1,000.00	-	-	1,000.00
3190 · Ent Walls/Lights/Island	-	8,000.00	-	-	8,000.00
3191 · Park Parking Lot	-	1,000.00	-	-	1,000.00
3192 · Park Pavillion	-	1,200.00	-	-	1,200.00
3193 · Capital items	3,211.13	-	-	608.09	3,819.22
3194 · Allocated surplus	24,000.00	-	-	-	24,000.00
	<u>\$ 96,150.16</u>	<u>5,085.00</u>	<u>-</u>	<u>608.09</u>	<u>101,843.25</u>

Expenses