

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
February 28, 2019

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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 February 28, 2019

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Centennial - Operating	27,450.86	0.00	27,450.86
Centennial - Reserve Account	0.00	51,304.04	51,304.04
Centennial - Reserve CD	0.00	52,731.34	52,731.34
Total Checking/Savings	27,450.86	104,035.38	131,486.24
Other Current Assets			
Assessment Receivable	23,014.63	0.00	23,014.63
Allowance for doubtful account	-9,686.34	0.00	-9,686.34
Prepaid insurance	4,691.42	0.00	4,691.42
Total Other Current Assets	18,019.71	0.00	18,019.71
TOTAL ASSETS	<u><u>45,470.57</u></u>	<u><u>104,035.38</u></u>	<u><u>149,505.95</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	1,495.00	0.00	1,495.00
Deferred Maintenance Fees	7,494.33	0.00	7,494.33
Prepaid Maintenance Fees	5,740.00	0.00	5,740.00
Total Current Liabilities	14,729.33	0.00	14,729.33
Total Liabilities	14,729.33	0.00	14,729.33
Equity			
Restricted equity			
Park / Common Area	0.00	20,970.32	20,970.32
Trail Repair	0.00	16,260.17	16,260.17
Property Restoration	0.00	21,840.29	21,840.29
Playground Equipment	0.00	5,750.00	5,750.00
Irrigation Pump	0.00	1,200.00	1,200.00
Ent Walls/Lights/Island	0.00	8,350.00	8,350.00
Park Parking Lot	0.00	1,250.00	1,250.00
Park Pavillion	0.00	1,475.00	1,475.00
Capital Items	0.00	3,994.35	3,994.35
Allocated surplus	0.00	22,945.25	22,945.25
Total Restricted equity	0.00	104,035.38	104,035.38
Operating fund balance	30,916.93	0.00	30,916.93
Net Income	-175.69	0.00	-175.69
Total Equity	30,741.24	104,035.38	134,776.62
TOTAL LIABILITIES & EQUITY	<u><u>45,470.57</u></u>	<u><u>104,035.38</u></u>	<u><u>149,505.95</u></u>

03/05/19

Foxwood Homeowners Association Inc
Statements of Revenue & Expense - Budget vs. Actual
February 2019

	Feb 19	Budget	Jan - Feb 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,494.33	7,494.33	14,988.67	14,988.67	89,932.00
4021 · Reserve Assessments	0.00	0.00	2,017.00	2,017.00	8,068.00
4060 · Late Charges	0.00	0.00	198.11	0.00	0.00
4280 · Interest income	2.56	0.00	5.06	0.00	0.00
4281 · Reserve Interest Income	87.79	0.00	175.13	0.00	0.00
Total Income	7,584.68	7,494.33	17,383.97	17,005.67	98,000.00
Total Income	7,584.68	7,494.33	17,383.97	17,005.67	98,000.00
Gross Profit	7,584.68	7,494.33	17,383.97	17,005.67	98,000.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	916.67	1,700.00	1,833.33	11,000.00
8040 · Postage and Delivery	5.85	33.33	8.15	66.67	400.00
8060 · Copies/Printing/Supplies	93.05	150.00	188.25	300.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	100.00	100.00	600.00
8090 · Social Committee	0.00	16.67	0.00	33.33	200.00
8100 · Legal Services	762.50	458.33	871.19	916.67	5,500.00
8120 · Insurance Property/Gen Lia	426.49	451.42	862.45	902.83	5,417.00
8241 · Taxes/Dues/Fees	200.00	0.00	200.00	0.00	200.00
8342 · Contingency-bad debt	103.33	103.33	206.67	206.67	1,240.00
8300 · Security	0.00	222.00	0.00	444.00	2,664.00
8465 · Annual Corporate Report	0.00	0.00	0.00	0.00	61.00
Total Administration Management	2,491.22	2,401.75	4,136.71	4,803.50	29,082.00
Maintenance					
5040 · General Maintenance	1,945.00	250.00	1,945.00	500.00	3,000.00
Total Maintenance	1,945.00	250.00	1,945.00	500.00	3,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	4,000.00	7,925.84	8,000.00	48,000.00
6080 · Landscape Misc / Mulch	0.00	291.67	495.00	583.33	3,500.00
6085 · Berm / Entry Maintenance	0.00	166.67	500.00	333.33	2,000.00
6119 · Irrigation Repairs	0.00	41.67	157.36	83.33	500.00
6230 · Walkover/Trail Maintenance	0.00	166.67	0.00	333.33	2,000.00
6240 · Pest Control	0.00	25.00	0.00	50.00	300.00
Total Grounds Maintenance	3,962.92	4,691.68	9,078.20	9,383.32	56,300.00
Utilities					
7900 · Electric	65.00	87.50	128.00	175.00	1,050.00
7930 · Trash Removal	39.24	41.67	79.62	83.33	500.00
Total Utilities	104.24	129.17	207.62	258.33	1,550.00
Total Expense	8,503.38	7,472.60	15,367.53	14,945.15	89,932.00
Net Ordinary Income	(918.70)	21.73	2,016.44	2,060.52	8,068.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	87.79	0.00	175.13	0.00	0.00
9100 · Reserve allocation	0.00	0.00	2,017.00	2,017.00	8,068.00
Total Other Expense	87.79	0.00	2,192.13	2,017.00	8,068.00
Net Other Income	(87.79)	0.00	(2,192.13)	(2,017.00)	(8,068.00)
Net Income	(1,006.49)	21.73	(175.69)	43.52	0.00