

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
April 30, 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 April 30, 2019

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Centennial - Operating	21,642.11	0.00	21,642.11
Centennial - Reserve Account	0.00	53,399.04	53,399.04
Centennial - Reserve CD	0.00	52,842.17	52,842.17
Total Checking/Savings	<u>21,642.11</u>	<u>106,241.21</u>	<u>127,883.32</u>
Other Current Assets			
Assessment Receivable	34,064.63	0.00	34,064.63
Allowance for doubtful account	-9,893.01	0.00	-9,893.01
Undeposited Funds	1,490.00	0.00	1,490.00
Prepaid insurance	3,838.44	0.00	3,838.44
Total Other Current Assets	<u>29,500.06</u>	<u>0.00</u>	<u>29,500.06</u>
TOTAL ASSETS	<u><u>51,142.17</u></u>	<u><u>106,241.21</u></u>	<u><u>157,383.38</u></u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	714.35	0.00	714.35
Deferred Maintenance Fees	14,988.66	0.00	14,988.66
Prepaid Maintenance Fees	2,905.00	0.00	2,905.00
Total Current Liabilities	<u>18,608.01</u>	<u>0.00</u>	<u>18,608.01</u>
Total Liabilities	18,608.01	0.00	18,608.01
Equity			
Restricted equity			
Park / Common Area	0.00	20,970.32	20,970.32
Trail Repair	0.00	17,506.92	17,506.92
Property Restoration	0.00	21,840.29	21,840.29
Playground Equipment	0.00	6,500.00	6,500.00
Irrigation Pump	0.00	1,400.00	1,400.00
Ent Walls/Lights/Island	0.00	8,700.00	8,700.00
Park Parking Lot	0.00	1,500.00	1,500.00
Park Pavillion	0.00	1,750.00	1,750.00
Capital Items	0.00	4,183.18	4,183.18
Allocated surplus	0.00	21,890.50	21,890.50
Total Restricted equity	<u>0.00</u>	<u>106,241.21</u>	<u>106,241.21</u>
Operating fund balance	30,916.93	0.00	30,916.93
Net Income	<u>1,617.23</u>	<u>0.00</u>	<u>1,617.23</u>
Total Equity	32,534.16	106,241.21	138,775.37
TOTAL LIABILITIES & EQUITY	<u><u>51,142.17</u></u>	<u><u>106,241.21</u></u>	<u><u>157,383.38</u></u>

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

05/21/19

	Apr 19	Budget	Jan - Apr 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,494.34	7,494.34	29,977.34	29,977.34	89,932.00
4021 · Reserve Assessments	2,017.00	2,017.00	4,034.00	4,034.00	8,068.00
4060 · Late Charges	0.00	0.00	223.11	0.00	0.00
4280 · Interest income	1.78	0.00	8.84	0.00	0.00
4281 · Reserve Interest Income	97.04	0.00	363.96	0.00	0.00
Total Income	<u>9,610.16</u>	<u>9,511.34</u>	<u>34,607.25</u>	<u>34,011.34</u>	<u>98,000.00</u>
Total Income	<u>9,610.16</u>	<u>9,511.34</u>	<u>34,607.25</u>	<u>34,011.34</u>	<u>98,000.00</u>
Gross Profit	9,610.16	9,511.34	34,607.25	34,011.34	98,000.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	916.66	3,400.00	3,666.66	11,000.00
8040 · Postage and Delivery	106.55	33.34	125.85	133.34	400.00
8060 · Copies/Printing/Supplies	333.30	150.00	718.08	600.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	200.00	200.00	600.00
8090 · Social Committee	0.00	16.66	0.00	66.66	200.00
8100 · Legal Services	640.50	458.34	1,511.69	1,833.34	5,500.00
8120 · Insurance Property/Gen Lia	426.49	451.41	1,715.43	1,805.66	5,417.00
8241 · Taxes/Dues/Fees	0.00	200.00	200.00	200.00	200.00
8342 · Contingency-bad debt	103.34	103.34	413.34	413.34	1,240.00
8300 · Security	0.00	222.00	0.00	888.00	2,664.00
8465 · Annual Corporate Report	61.25	61.00	61.25	61.00	61.00
Total Administration Management	<u>2,571.43</u>	<u>2,662.75</u>	<u>8,345.64</u>	<u>9,868.00</u>	<u>29,082.00</u>
Maintenance					
5040 · General Maintenance	0.00	250.00	1,945.00	1,000.00	3,000.00
Total Maintenance	<u>0.00</u>	<u>250.00</u>	<u>1,945.00</u>	<u>1,000.00</u>	<u>3,000.00</u>
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	4,000.00	15,851.68	16,000.00	48,000.00
6080 · Landscape Misc / Mulch	0.00	291.66	1,156.00	1,166.66	3,500.00
6085 · Berm / Entry Maintenance	0.00	166.66	500.00	666.66	2,000.00
6119 · Irrigation Repairs	0.00	41.66	157.36	166.66	500.00
6230 · Walkover/Trail Maintenance	0.00	166.66	0.00	666.66	2,000.00
6240 · Pest Control	225.00	25.00	225.00	100.00	300.00
Total Grounds Maintenance	<u>4,187.92</u>	<u>4,691.64</u>	<u>17,890.04</u>	<u>18,766.64</u>	<u>56,300.00</u>
Utilities					
7900 · Electric	61.00	87.50	251.00	350.00	1,050.00
7930 · Trash Removal	40.38	41.66	160.38	166.66	500.00
Total Utilities	<u>101.38</u>	<u>129.16</u>	<u>411.38</u>	<u>516.66</u>	<u>1,550.00</u>
Total Expense	<u>6,860.73</u>	<u>7,733.55</u>	<u>28,592.06</u>	<u>30,151.30</u>	<u>89,932.00</u>
Net Ordinary Income	2,749.43	1,777.79	6,015.19	3,860.04	8,068.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	97.04	0.00	363.96	0.00	0.00
9100 · Reserve allocation	2,017.00	2,017.00	4,034.00	4,034.00	8,068.00
Total Other Expense	<u>2,114.04</u>	<u>2,017.00</u>	<u>4,397.96</u>	<u>4,034.00</u>	<u>8,068.00</u>
Net Other Income	<u>(2,114.04)</u>	<u>(2,017.00)</u>	<u>(4,397.96)</u>	<u>(4,034.00)</u>	<u>(8,068.00)</u>
Net Income	<u>635.39</u>	<u>(239.21)</u>	<u>1,617.23</u>	<u>(173.96)</u>	<u>0.00</u>