

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**May 31, 2019**

**TABLE OF CONTENTS:**

STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF REVENUE AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

STATEMENTS OF REVENUE AND EXPENSE  
MONTHLY COMPARISON

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

**Foxwood Homeowners Association Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of May 31, 2019**

|                                       | <u>Operating</u>        | <u>Replacement</u>       | <u>TOTAL</u>             |
|---------------------------------------|-------------------------|--------------------------|--------------------------|
| <b>ASSETS</b>                         |                         |                          |                          |
| <b>Current Assets</b>                 |                         |                          |                          |
| Centennial - Operating                | 21,704.27               | 0.00                     | 21,704.27                |
| Centennial - Reserve Account          | 0.00                    | 53,439.86                | 53,439.86                |
| Centennial - Reserve CD               | 0.00                    | 52,898.62                | 52,898.62                |
| <b>Total Checking/Savings</b>         | <u>21,704.27</u>        | <u>106,338.48</u>        | <u>128,042.75</u>        |
| <b>Other Current Assets</b>           |                         |                          |                          |
| Assessment Receivable                 | 28,714.63               | 0.00                     | 28,714.63                |
| Allowance for doubtful account        | -9,996.34               | 0.00                     | -9,996.34                |
| Due (To) / From Reserves              | 1,500.00                | -1,500.00                | 0.00                     |
| Prepaid insurance                     | 3,411.95                | 0.00                     | 3,411.95                 |
| <b>Total Other Current Assets</b>     | <u>23,630.24</u>        | <u>-1,500.00</u>         | <u>22,130.24</u>         |
| <b>TOTAL ASSETS</b>                   | <u><b>45,334.51</b></u> | <u><b>104,838.48</b></u> | <u><b>150,172.99</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                         |                          |                          |
| <b>Liabilities</b>                    |                         |                          |                          |
| <b>Current Liabilities</b>            |                         |                          |                          |
| Deferred Maintenance Fees             | 7,494.33                | 0.00                     | 7,494.33                 |
| Prepaid Maintenance Fees              | 3,605.00                | 0.00                     | 3,605.00                 |
| <b>Total Current Liabilities</b>      | <u>11,099.33</u>        | <u>0.00</u>              | <u>11,099.33</u>         |
| <b>Total Liabilities</b>              | 11,099.33               | 0.00                     | 11,099.33                |
| <b>Equity</b>                         |                         |                          |                          |
| <b>Restricted equity</b>              |                         |                          |                          |
| Park / Common Area                    | 0.00                    | 20,970.32                | 20,970.32                |
| Trail Repair                          | 0.00                    | 16,006.92                | 16,006.92                |
| 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                    | 4,280.45                 | 4,280.45                 |
| Allocated surplus                     | 0.00                    | 21,890.50                | 21,890.50                |
| <b>Total Restricted equity</b>        | <u>0.00</u>             | <u>104,838.48</u>        | <u>104,838.48</u>        |
| Operating fund balance                | 30,916.93               | 0.00                     | 30,916.93                |
| Net Income                            | 3,318.25                | 0.00                     | 3,318.25                 |
| <b>Total Equity</b>                   | <u>34,235.18</u>        | <u>104,838.48</u>        | <u>139,073.66</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>45,334.51</b></u> | <u><b>104,838.48</b></u> | <u><b>150,172.99</b></u> |

06/25/19

# Foxwood Homeowners Association Inc

## Statements of Revenue & Expense - Budget vs. Actual

### May 2019

|                                        | May 19          | Budget          | Jan - May 19      | YTD Budget        | Annual Budget     |
|----------------------------------------|-----------------|-----------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                 |                 |                   |                   |                   |
| Income                                 |                 |                 |                   |                   |                   |
| Income                                 |                 |                 |                   |                   |                   |
| 4020 · Assessments                     | 7,494.33        | 7,494.33        | 37,471.67         | 37,471.67         | 89,932.00         |
| 4021 · Reserve Assessments             | 0.00            | 0.00            | 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                 | 1.66            | 0.00            | 10.50             | 0.00              | 0.00              |
| 4281 · Reserve Interest Income         | 97.27           | 0.00            | 461.23            | 0.00              | 0.00              |
| <b>Total Income</b>                    | <b>7,593.26</b> | <b>7,494.33</b> | <b>42,200.51</b>  | <b>41,505.67</b>  | <b>98,000.00</b>  |
| <b>Total Income</b>                    | <b>7,593.26</b> | <b>7,494.33</b> | <b>42,200.51</b>  | <b>41,505.67</b>  | <b>98,000.00</b>  |
| <b>Gross Profit</b>                    | <b>7,593.26</b> | <b>7,494.33</b> | <b>42,200.51</b>  | <b>41,505.67</b>  | <b>98,000.00</b>  |
| <b>Expense</b>                         |                 |                 |                   |                   |                   |
| Administration Management              |                 |                 |                   |                   |                   |
| 8020 · Property Management Fees        | 850.00          | 916.67          | 4,250.00          | 4,583.33          | 11,000.00         |
| 8040 · Postage and Delivery            | 57.85           | 33.33           | 183.70            | 166.67            | 400.00            |
| 8060 · Copies/Printing/Supplies        | 241.00          | 150.00          | 959.08            | 750.00            | 1,800.00          |
| 8080 · Accounting/Auditing             | 50.00           | 50.00           | 250.00            | 250.00            | 600.00            |
| 8090 · Social Committee                | 0.00            | 16.67           | 0.00              | 83.33             | 200.00            |
| 8100 · Legal Services                  | 0.00            | 458.33          | 1,511.69          | 2,291.67          | 5,500.00          |
| 8120 · Insurance Property/Gen Lia      | 426.49          | 451.42          | 2,141.92          | 2,257.08          | 5,417.00          |
| 8241 · Taxes/Dues/Fees                 | 0.00            | 0.00            | 200.00            | 200.00            | 200.00            |
| 8342 · Contingency-bad debt            | 103.33          | 103.33          | 516.67            | 516.67            | 1,240.00          |
| 8300 · Security                        | 0.00            | 222.00          | 0.00              | 1,110.00          | 2,664.00          |
| 8465 · Annual Corporate Report         | 0.00            | 0.00            | 61.25             | 61.00             | 61.00             |
| <b>Total Administration Management</b> | <b>1,728.67</b> | <b>2,401.75</b> | <b>10,074.31</b>  | <b>12,269.75</b>  | <b>29,082.00</b>  |
| Maintenance                            |                 |                 |                   |                   |                   |
| 5040 · General Maintenance             | 0.00            | 250.00          | 1,945.00          | 1,250.00          | 3,000.00          |
| <b>Total Maintenance</b>               | <b>0.00</b>     | <b>250.00</b>   | <b>1,945.00</b>   | <b>1,250.00</b>   | <b>3,000.00</b>   |
| Grounds Maintenance                    |                 |                 |                   |                   |                   |
| 6040 · Contracted Lawn Service         | 3,962.92        | 4,000.00        | 19,814.60         | 20,000.00         | 48,000.00         |
| 6080 · Landscape Misc / Mulch          | 0.00            | 291.67          | 1,156.00          | 1,458.33          | 3,500.00          |
| 6085 · Berm / Entry Maintenance        | 0.00            | 166.67          | 500.00            | 833.33            | 2,000.00          |
| 6119 · Irrigation Repairs              | 0.00            | 41.67           | 157.36            | 208.33            | 500.00            |
| 6230 · Walkover/Trail Maintenance      | 0.00            | 166.67          | 0.00              | 833.33            | 2,000.00          |
| 6240 · Pest Control                    | 0.00            | 25.00           | 225.00            | 125.00            | 300.00            |
| <b>Total Grounds Maintenance</b>       | <b>3,962.92</b> | <b>4,691.68</b> | <b>21,852.96</b>  | <b>23,458.32</b>  | <b>56,300.00</b>  |
| Utilities                              |                 |                 |                   |                   |                   |
| 7900 · Electric                        | 63.00           | 87.50           | 314.00            | 437.50            | 1,050.00          |
| 7930 · Trash Removal                   | 40.38           | 41.67           | 200.76            | 208.33            | 500.00            |
| <b>Total Utilities</b>                 | <b>103.38</b>   | <b>129.17</b>   | <b>514.76</b>     | <b>645.83</b>     | <b>1,550.00</b>   |
| <b>Total Expense</b>                   | <b>5,794.97</b> | <b>7,472.60</b> | <b>34,387.03</b>  | <b>37,623.90</b>  | <b>89,932.00</b>  |
| <b>Net Ordinary Income</b>             | <b>1,798.29</b> | <b>21.73</b>    | <b>7,813.48</b>   | <b>3,881.77</b>   | <b>8,068.00</b>   |
| <b>Other Income/Expense</b>            |                 |                 |                   |                   |                   |
| Other Expense                          |                 |                 |                   |                   |                   |
| 9010 · Reserve interest allocation     | 97.27           | 0.00            | 461.23            | 0.00              | 0.00              |
| 9100 · Reserve allocation              | 0.00            | 0.00            | 4,034.00          | 4,034.00          | 8,068.00          |
| <b>Total Other Expense</b>             | <b>97.27</b>    | <b>0.00</b>     | <b>4,495.23</b>   | <b>4,034.00</b>   | <b>8,068.00</b>   |
| <b>Net Other Income</b>                | <b>(97.27)</b>  | <b>0.00</b>     | <b>(4,495.23)</b> | <b>(4,034.00)</b> | <b>(8,068.00)</b> |
| <b>Net Income</b>                      | <b>1,701.02</b> | <b>21.73</b>    | <b>3,318.25</b>   | <b>(152.23)</b>   | <b>0.00</b>       |

06/25/19

**Foxwood Homeowners Association Inc**  
**Statement of Revenue & Expense - Monthly Comparison**  
**January through May 2019**

|                                        | Jan 19           | Feb 19           | Mar 19          | Apr 19           | May 19          | TOTAL            |
|----------------------------------------|------------------|------------------|-----------------|------------------|-----------------|------------------|
| <b>Ordinary Income/Expense</b>         |                  |                  |                 |                  |                 |                  |
| Income                                 |                  |                  |                 |                  |                 |                  |
| Income                                 |                  |                  |                 |                  |                 |                  |
| 4020 · Assessments                     | 7,494.34         | 7,494.33         | 7,494.33        | 7,494.34         | 7,494.33        | 37,471.67        |
| 4021 · Reserve Assessments             | 2,017.00         | 0.00             | 0.00            | 2,017.00         | 0.00            | 4,034.00         |
| 4060 · Late Charges                    | 198.11           | 0.00             | 25.00           | 0.00             | 0.00            | 223.11           |
| 4120 · Other Income                    | 0.00             | 0.00             | 0.00            | 0.00             | 0.00            | 0.00             |
| 4280 · Interest income                 | 2.50             | 2.56             | 2.00            | 1.78             | 1.66            | 10.50            |
| 4281 · Reserve Interest Income         | 87.34            | 87.79            | 91.79           | 97.04            | 97.27           | 461.23           |
| <b>Total Income</b>                    | <b>9,799.29</b>  | <b>7,584.68</b>  | <b>7,613.12</b> | <b>9,610.16</b>  | <b>7,593.26</b> | <b>42,200.51</b> |
| <b>Total Income</b>                    | <b>9,799.29</b>  | <b>7,584.68</b>  | <b>7,613.12</b> | <b>9,610.16</b>  | <b>7,593.26</b> | <b>42,200.51</b> |
| <b>Gross Profit</b>                    | <b>9,799.29</b>  | <b>7,584.68</b>  | <b>7,613.12</b> | <b>9,610.16</b>  | <b>7,593.26</b> | <b>42,200.51</b> |
| Expense                                |                  |                  |                 |                  |                 |                  |
| Administration Management              |                  |                  |                 |                  |                 |                  |
| 8020 · Property Management Fees        | 850.00           | 850.00           | 850.00          | 850.00           | 850.00          | 4,250.00         |
| 8040 · Postage and Delivery            | 2.30             | 5.85             | 11.15           | 106.55           | 57.85           | 183.70           |
| 8060 · Copies/Printing/Supplies        | 95.20            | 93.05            | 196.53          | 333.30           | 241.00          | 959.08           |
| 8080 · Accounting/Auditing             | 50.00            | 50.00            | 50.00           | 50.00            | 50.00           | 250.00           |
| 8100 · Legal Services                  | 108.69           | 762.50           | 0.00            | 640.50           | 0.00            | 1,511.69         |
| 8120 · Insurance Property/Gen Lia      | 435.96           | 426.49           | 426.49          | 426.49           | 426.49          | 2,141.92         |
| 8241 · Taxes/Dues/Fees                 | 0.00             | 200.00           | 0.00            | 0.00             | 0.00            | 200.00           |
| 8342 · Contingency-bad debt            | 103.34           | 103.33           | 103.33          | 103.34           | 103.33          | 516.67           |
| 8465 · Annual Corporate Report         | 0.00             | 0.00             | 0.00            | 61.25            | 0.00            | 61.25            |
| <b>Total Administration Management</b> | <b>1,645.49</b>  | <b>2,491.22</b>  | <b>1,637.50</b> | <b>2,571.43</b>  | <b>1,728.67</b> | <b>10,074.31</b> |
| Maintenance                            |                  |                  |                 |                  |                 |                  |
| 5040 · General Maintenance             | 0.00             | 1,945.00         | 0.00            | 0.00             | 0.00            | 1,945.00         |
| <b>Total Maintenance</b>               | <b>0.00</b>      | <b>1,945.00</b>  | <b>0.00</b>     | <b>0.00</b>      | <b>0.00</b>     | <b>1,945.00</b>  |
| Grounds Maintenance                    |                  |                  |                 |                  |                 |                  |
| 6040 · Contracted Lawn Service         | 3,962.92         | 3,962.92         | 3,962.92        | 3,962.92         | 3,962.92        | 19,814.60        |
| 6080 · Landscape Misc / Mulch          | 495.00           | 0.00             | 661.00          | 0.00             | 0.00            | 1,156.00         |
| 6085 · Berm / Entry Maintenance        | 500.00           | 0.00             | 0.00            | 0.00             | 0.00            | 500.00           |
| 6119 · Irrigation Repairs              | 157.36           | 0.00             | 0.00            | 0.00             | 0.00            | 157.36           |
| 6240 · Pest Control                    | 0.00             | 0.00             | 0.00            | 225.00           | 0.00            | 225.00           |
| <b>Total Grounds Maintenance</b>       | <b>5,115.28</b>  | <b>3,962.92</b>  | <b>4,623.92</b> | <b>4,187.92</b>  | <b>3,962.92</b> | <b>21,852.96</b> |
| Utilities                              |                  |                  |                 |                  |                 |                  |
| 7900 · Electric                        | 63.00            | 65.00            | 62.00           | 61.00            | 63.00           | 314.00           |
| 7930 · Trash Removal                   | 40.38            | 39.24            | 40.38           | 40.38            | 40.38           | 200.76           |
| <b>Total Utilities</b>                 | <b>103.38</b>    | <b>104.24</b>    | <b>102.38</b>   | <b>101.38</b>    | <b>103.38</b>   | <b>514.76</b>    |
| <b>Total Expense</b>                   | <b>6,864.15</b>  | <b>8,503.38</b>  | <b>6,363.80</b> | <b>6,860.73</b>  | <b>5,794.97</b> | <b>34,387.03</b> |
| <b>Net Ordinary Income</b>             | <b>2,935.14</b>  | <b>-918.70</b>   | <b>1,249.32</b> | <b>2,749.43</b>  | <b>1,798.29</b> | <b>7,813.48</b>  |
| Other Income/Expense                   |                  |                  |                 |                  |                 |                  |
| Other Expense                          |                  |                  |                 |                  |                 |                  |
| 9010 · Reserve interest allocation     | 87.34            | 87.79            | 91.79           | 97.04            | 97.27           | 461.23           |
| 9100 · Reserve allocation              | 2,017.00         | 0.00             | 0.00            | 2,017.00         | 0.00            | 4,034.00         |
| <b>Total Other Expense</b>             | <b>2,104.34</b>  | <b>87.79</b>     | <b>91.79</b>    | <b>2,114.04</b>  | <b>97.27</b>    | <b>4,495.23</b>  |
| <b>Net Other Income</b>                | <b>-2,104.34</b> | <b>-87.79</b>    | <b>-91.79</b>   | <b>-2,114.04</b> | <b>-97.27</b>   | <b>-4,495.23</b> |
| <b>Net Income</b>                      | <b>830.80</b>    | <b>-1,006.49</b> | <b>1,157.53</b> | <b>635.39</b>    | <b>1,701.02</b> | <b>3,318.25</b>  |