

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

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Prepared By: Sunstate Association Management Group, Inc.

Foxwood Homeowners Association Inc
Statements of Assets, Liabilities and Fund Balance
As of June 30, 2019

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
ASSETS			
Current Assets			
Centennial - Operating	33,165.44	0.00	33,165.44
Centennial - Reserve Account	0.00	53,479.39	53,479.39
Centennial - Reserve CD	0.00	52,957.01	52,957.01
Total Checking/Savings	<u>33,165.44</u>	<u>106,436.40</u>	<u>139,601.84</u>
Other Current Assets			
Assessment Receivable	21,614.63	0.00	21,614.63
Allowance for doubtful account	-10,099.67	0.00	-10,099.67
Due (To) / From Reserves	1,500.00	-1,500.00	0.00
Prepaid insurance	2,985.45	0.00	2,985.45
Total Other Current Assets	<u>16,000.41</u>	<u>-1,500.00</u>	<u>14,500.41</u>
TOTAL ASSETS	<u>49,165.85</u>	<u>104,936.40</u>	<u>154,102.25</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Prepaid Maintenance Fees	13,245.00	0.00	13,245.00
Total Current Liabilities	<u>13,245.00</u>	<u>0.00</u>	<u>13,245.00</u>
Total Liabilities	13,245.00	0.00	13,245.00
Equity			
Restricted equity			
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	4,378.37	4,378.37
Allocated surplus	0.00	21,890.50	21,890.50
Total Restricted equity	<u>0.00</u>	<u>104,936.40</u>	<u>104,936.40</u>
Operating fund balance	30,916.93	0.00	30,916.93
Net Income	<u>5,003.92</u>	<u>0.00</u>	<u>5,003.92</u>
Total Equity	35,920.85	104,936.40	140,857.25
TOTAL LIABILITIES & EQUITY	<u>49,165.85</u>	<u>104,936.40</u>	<u>154,102.25</u>

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

07/23/19

	Jun 19	Budget	Jan - Jun 19	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Income					
4020 · Assessments	7,494.33	7,494.33	44,966.00	44,966.00	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	1.74	0.00	12.24	0.00	0.00
4281 · Reserve Interest Income	97.92	0.00	559.15	0.00	0.00
Total Income	7,593.99	7,494.33	49,794.50	49,000.00	98,000.00
Total Income	7,593.99	7,494.33	49,794.50	49,000.00	98,000.00
Gross Profit	7,593.99	7,494.33	49,794.50	49,000.00	98,000.00
Expense					
Administration Management					
8020 · Property Management Fees	850.00	916.67	5,100.00	5,500.00	11,000.00
8040 · Postage and Delivery	65.60	33.33	249.30	200.00	400.00
8060 · Copies/Printing/Supplies	188.42	150.00	1,147.50	900.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	300.00	300.00	600.00
8090 · Social Committee	0.00	16.67	0.00	100.00	200.00
8100 · Legal Services	0.00	458.33	1,511.69	2,750.00	5,500.00
8120 · Insurance Property/Gen Lia	426.50	451.42	2,568.42	2,708.50	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	620.00	620.00	1,240.00
8300 · Security	0.00	222.00	0.00	1,332.00	2,664.00
8465 · Annual Corporate Report	61.25	0.00	122.50	61.00	61.00
Total Administration Management	1,745.10	2,401.75	11,819.41	14,671.50	29,082.00
Maintenance					
5040 · General Maintenance	0.00	250.00	1,945.00	1,500.00	3,000.00
Total Maintenance	0.00	250.00	1,945.00	1,500.00	3,000.00
Grounds Maintenance					
6040 · Contracted Lawn Service	3,962.92	4,000.00	23,777.52	24,000.00	48,000.00
6080 · Landscape Misc / Mulch	0.00	291.67	1,156.00	1,750.00	3,500.00
6085 · Berm / Entry Maintenance	0.00	166.67	500.00	1,000.00	2,000.00
6119 · Irrigation Repairs	0.00	41.67	157.36	250.00	500.00
6230 · Walkover/Trail Maintenance	0.00	166.67	0.00	1,000.00	2,000.00
6240 · Pest Control	0.00	25.00	225.00	150.00	300.00
Total Grounds Maintenance	3,962.92	4,691.68	25,815.88	28,150.00	56,300.00
Utilities					
7900 · Electric	62.00	87.50	376.00	525.00	1,050.00
7930 · Trash Removal	40.38	41.67	241.14	250.00	500.00
Total Utilities	102.38	129.17	617.14	775.00	1,550.00
Total Expense	5,810.40	7,472.60	40,197.43	45,096.50	89,932.00
Net Ordinary Income	1,783.59	21.73	9,597.07	3,903.50	8,068.00
Other Income/Expense					
Other Expense					
9010 · Reserve interest allocation	97.92	0.00	559.15	0.00	0.00
9100 · Reserve allocation	0.00	0.00	4,034.00	4,034.00	8,068.00
Total Other Expense	97.92	0.00	4,593.15	4,034.00	8,068.00
Net Other Income	(97.92)	0.00	(4,593.15)	(4,034.00)	(8,068.00)
Net Income	1,685.67	21.73	5,003.92	(130.50)	0.00

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	TOTAL
Ordinary Income/Expense							
Income							
Income							
4020 · Assessments	7,494.34	7,494.33	7,494.33	7,494.34	7,494.33	7,494.33	44,966.00
4021 · Reserve Assessments	2,017.00	0.00	0.00	2,017.00	0.00	0.00	4,034.00
4060 · Late Charges	198.11	0.00	25.00	0.00	0.00	0.00	223.11
4120 · Other Income	0.00	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	1.74	12.24
4281 · Reserve Interest Income	87.34	87.79	91.79	97.04	97.27	97.92	559.15
Total Income	<u>9,799.29</u>	<u>7,584.68</u>	<u>7,613.12</u>	<u>9,610.16</u>	<u>7,593.26</u>	<u>7,593.99</u>	<u>49,794.50</u>
Total Income	<u>9,799.29</u>	<u>7,584.68</u>	<u>7,613.12</u>	<u>9,610.16</u>	<u>7,593.26</u>	<u>7,593.99</u>	<u>49,794.50</u>
Gross Profit	<u>9,799.29</u>	<u>7,584.68</u>	<u>7,613.12</u>	<u>9,610.16</u>	<u>7,593.26</u>	<u>7,593.99</u>	<u>49,794.50</u>
Expense							
Administration Management							
8020 · Property Management Fees	850.00	850.00	850.00	850.00	850.00	850.00	5,100.00
8040 · Postage and Delivery	2.30	5.85	11.15	106.55	57.85	65.60	249.30
8060 · Copies/Printing/Supplies	95.20	93.05	196.53	333.30	241.00	188.42	1,147.50
8080 · Accounting/Auditing	50.00	50.00	50.00	50.00	50.00	50.00	300.00
8100 · Legal Services	108.69	762.50	0.00	640.50	0.00	0.00	1,511.69
8120 · Insurance Property/Gen Lia	435.96	426.49	426.49	426.49	426.49	426.50	2,568.42
8241 · Taxes/Dues/Fees	0.00	200.00	0.00	0.00	0.00	0.00	200.00
8342 · Contingency-bad debt	103.34	103.33	103.33	103.34	103.33	103.33	620.00
8465 · Annual Corporate Report	0.00	0.00	0.00	61.25	0.00	61.25	122.50
Total Administration Management	<u>1,645.49</u>	<u>2,491.22</u>	<u>1,637.50</u>	<u>2,571.43</u>	<u>1,728.67</u>	<u>1,745.10</u>	<u>11,819.41</u>
Maintenance							
5040 · General Maintenance	0.00	1,945.00	0.00	0.00	0.00	0.00	1,945.00
Total Maintenance	<u>0.00</u>	<u>1,945.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,945.00</u>
Grounds Maintenance							
6040 · Contracted Lawn Service	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	23,777.52
6080 · Landscape Misc / Mulch	495.00	0.00	661.00	0.00	0.00	0.00	1,156.00
6085 · Berm / Entry Maintenance	500.00	0.00	0.00	0.00	0.00	0.00	500.00
6119 · Irrigation Repairs	157.36	0.00	0.00	0.00	0.00	0.00	157.36
6240 · Pest Control	0.00	0.00	0.00	225.00	0.00	0.00	225.00
Total Grounds Maintenance	<u>5,115.28</u>	<u>3,962.92</u>	<u>4,623.92</u>	<u>4,187.92</u>	<u>3,962.92</u>	<u>3,962.92</u>	<u>25,815.88</u>
Utilities							
7900 · Electric	63.00	65.00	62.00	61.00	63.00	62.00	376.00
7930 · Trash Removal	40.38	39.24	40.38	40.38	40.38	40.38	241.14
Total Utilities	<u>103.38</u>	<u>104.24</u>	<u>102.38</u>	<u>101.38</u>	<u>103.38</u>	<u>102.38</u>	<u>617.14</u>
Total Expense	<u>6,864.15</u>	<u>8,503.38</u>	<u>6,363.80</u>	<u>6,860.73</u>	<u>5,794.97</u>	<u>5,810.40</u>	<u>40,197.43</u>
Net Ordinary Income	<u>2,935.14</u>	<u>-918.70</u>	<u>1,249.32</u>	<u>2,749.43</u>	<u>1,798.29</u>	<u>1,783.59</u>	<u>9,597.07</u>
Other Income/Expense							
Other Expense							
9010 · Reserve interest allocation	87.34	87.79	91.79	97.04	97.27	97.92	559.15
9100 · Reserve allocation	2,017.00	0.00	0.00	2,017.00	0.00	0.00	4,034.00
Total Other Expense	<u>2,104.34</u>	<u>87.79</u>	<u>91.79</u>	<u>2,114.04</u>	<u>97.27</u>	<u>97.92</u>	<u>4,593.15</u>
Net Other Income	<u>-2,104.34</u>	<u>-87.79</u>	<u>-91.79</u>	<u>-2,114.04</u>	<u>-97.27</u>	<u>-97.92</u>	<u>-4,593.15</u>
Net Income	<u>830.80</u>	<u>-1,006.49</u>	<u>1,157.53</u>	<u>635.39</u>	<u>1,701.02</u>	<u>1,685.67</u>	<u>5,003.92</u>