

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

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Centennial - Operating	34,829.05	0.00	34,829.05
Centennial - Reserve Account	0.00	56,205.12	56,205.12
Centennial - Reserve CD	0.00	53,246.17	53,246.17
<b>Total Checking/Savings</b>	<u>34,829.05</u>	<u>109,451.29</u>	<u>144,280.34</u>
<b>Other Current Assets</b>			
Assessment Receivable	14,099.97	0.00	14,099.97
Allowance for doubtful account	-8,581.68	0.00	-8,581.68
Due (To) / From Reserves	3,375.00	-3,375.00	0.00
Prepaid insurance	852.95	0.00	852.95
<b>Total Other Current Assets</b>	<u>9,746.24</u>	<u>-3,375.00</u>	<u>6,371.24</u>
<b>TOTAL ASSETS</b>	<u><b>44,575.29</b></u>	<u><b>106,076.29</b></u>	<u><b>150,651.58</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	1,155.00	0.00	1,155.00
<b>Total Current Liabilities</b>	<u>8,649.33</u>	<u>0.00</u>	<u>8,649.33</u>
<b>Total Liabilities</b>	8,649.33	0.00	8,649.33
<b>Equity</b>			
<b>Restricted equity</b>			
Park / Common Area	0.00	20,970.32	20,970.32
Trail Repair	0.00	15,125.42	15,125.42
Property Restoration	0.00	21,840.29	21,840.29
Playground Equipment	0.00	8,000.00	8,000.00
Irrigation Pump	0.00	1,800.00	1,800.00
Ent Walls/Lights/Island	0.00	9,400.00	9,400.00
Park Parking Lot	0.00	2,000.00	2,000.00
Park Pavillion	0.00	2,300.00	2,300.00
Capital Items	0.00	4,859.26	4,859.26
Allocated surplus	0.00	19,781.00	19,781.00
<b>Total Restricted equity</b>	<u>0.00</u>	<u>106,076.29</u>	<u>106,076.29</u>
Operating fund balance	30,916.93	0.00	30,916.93
Net Income	5,009.03	0.00	5,009.03
<b>Total Equity</b>	<u>35,925.96</u>	<u>106,076.29</u>	<u>142,002.25</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>44,575.29</b></u>	<u><b>106,076.29</b></u>	<u><b>150,651.58</b></u>

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

12/06/19

	Nov 19	Budget	Jan - Nov 19	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
4020 · Assessments	7,494.33	7,494.33	82,437.67	82,437.67	89,932.00
4021 · Reserve Assessments	0.00	0.00	8,068.00	8,068.00	8,068.00
4060 · Late Charges	0.00	0.00	273.11	0.00	0.00
4280 · Interest income	3.10	0.00	26.65	0.00	0.00
4281 · Reserve Interest Income	93.35	0.00	1,040.04	0.00	0.00
<b>Total Income</b>	<u>7,590.78</u>	<u>7,494.33</u>	<u>91,845.47</u>	<u>90,505.67</u>	<u>98,000.00</u>
<b>Total Income</b>	<u>7,590.78</u>	<u>7,494.33</u>	<u>91,845.47</u>	<u>90,505.67</u>	<u>98,000.00</u>
<b>Gross Profit</b>	7,590.78	7,494.33	91,845.47	90,505.67	98,000.00
<b>Expense</b>					
<b>Administration Management</b>					
8020 · Property Management Fees	850.00	916.67	9,350.00	10,083.33	11,000.00
8040 · Postage and Delivery	3.00	33.33	256.30	366.67	400.00
8060 · Copies/Printing/Supplies	82.15	150.00	1,899.09	1,650.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	550.00	550.00	600.00
8090 · Social Committee	0.00	16.67	0.00	183.33	200.00
8100 · Legal Services	555.95	458.33	4,166.04	5,041.67	5,500.00
8120 · Insurance Property/Gen Lia	426.50	451.42	4,700.92	4,965.58	5,417.00
8241 · Taxes/Dues/Fees	17.05	0.00	217.05	200.00	200.00
8342 · Contingency-bad debt	103.33	103.33	1,136.67	1,136.67	1,240.00
8300 · Security	0.00	222.00	0.00	2,442.00	2,664.00
8465 · Annual Corporate Report	0.00	0.00	122.50	61.00	61.00
<b>Total Administration Management</b>	<u>2,087.98</u>	<u>2,401.75</u>	<u>22,398.57</u>	<u>26,680.25</u>	<u>29,082.00</u>
<b>Maintenance</b>					
5040 · General Maintenance	0.00	250.00	3,483.43	2,750.00	3,000.00
<b>Total Maintenance</b>	<u>0.00</u>	<u>250.00</u>	<u>3,483.43</u>	<u>2,750.00</u>	<u>3,000.00</u>
<b>Grounds Maintenance</b>					
6040 · Contracted Lawn Service	3,962.92	4,000.00	43,592.12	44,000.00	48,000.00
6080 · Landscape Misc / Mulch	300.00	291.67	6,224.00	3,208.33	3,500.00
6085 · Berm / Entry Maintenance	0.00	166.67	500.00	1,833.33	2,000.00
6119 · Irrigation Repairs	53.88	41.67	211.24	458.33	500.00
6230 · Walkover/Trail Maintenance	0.00	166.67	0.00	1,833.33	2,000.00
6240 · Pest Control	0.00	25.00	225.00	275.00	300.00
<b>Total Grounds Maintenance</b>	<u>4,316.80</u>	<u>4,691.68</u>	<u>50,752.36</u>	<u>51,608.32</u>	<u>56,300.00</u>
<b>Utilities</b>					
7900 · Electric	76.00	87.50	651.00	962.50	1,050.00
7930 · Trash Removal	40.38	41.67	443.04	458.33	500.00
<b>Total Utilities</b>	<u>116.38</u>	<u>129.17</u>	<u>1,094.04</u>	<u>1,420.83</u>	<u>1,550.00</u>
<b>Total Expense</b>	<u>6,521.16</u>	<u>7,472.60</u>	<u>77,728.40</u>	<u>82,459.40</u>	<u>89,932.00</u>
<b>Net Ordinary Income</b>	1,069.62	21.73	14,117.07	8,046.27	8,068.00
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
9010 · Reserve interest allocation	93.35	0.00	1,040.04	0.00	0.00
9100 · Reserve allocation	0.00	0.00	8,068.00	8,068.00	8,068.00
<b>Total Other Expense</b>	<u>93.35</u>	<u>0.00</u>	<u>9,108.04</u>	<u>8,068.00</u>	<u>8,068.00</u>
<b>Net Other Income</b>	<u>(93.35)</u>	<u>0.00</u>	<u>(9,108.04)</u>	<u>(8,068.00)</u>	<u>(8,068.00)</u>
<b>Net Income</b>	<u><u>976.27</u></u>	<u><u>21.73</u></u>	<u><u>5,009.03</u></u>	<u><u>(21.73)</u></u>	<u><u>0.00</u></u>

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
<b>Income</b>												
4020 - Assessments	7,494.34	7,494.33	7,494.33	7,494.34	7,494.33	7,494.33	7,494.34	7,494.33	7,494.33	7,494.34	7,494.33	82,437.67
4021 - Reserve Assessments	2,017.00	0.00	0.00	2,017.00	0.00	0.00	0.00	2,017.00	0.00	2,017.00	0.00	8,068.00
4060 - Late Charges	198.11	0.00	25.00	0.00	0.00	0.00	50.00	-50.00	0.00	50.00	0.00	273.11
4280 - Interest income	2.50	2.56	2.00	1.78	1.66	1.74	2.88	2.97	2.65	2.81	3.10	26.65
4281 - Reserve Interest Income	87.34	87.79	91.79	97.04	97.27	97.92	98.29	100.49	96.82	91.94	93.35	1,040.04
<b>Total Income</b>	9,799.29	7,584.68	7,613.12	9,610.16	7,593.26	7,593.99	7,645.51	9,564.79	7,593.80	9,656.09	7,590.78	91,845.47
<b>Total Income</b>	9,799.29	7,584.68	7,613.12	9,610.16	7,593.26	7,593.99	7,645.51	9,564.79	7,593.80	9,656.09	7,590.78	91,845.47
<b>Gross Profit</b>	9,799.29	7,584.68	7,613.12	9,610.16	7,593.26	7,593.99	7,645.51	9,564.79	7,593.80	9,656.09	7,590.78	91,845.47
<b>Expense</b>												
<b>Administration Management</b>												
8020 - Property Management Fees	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	9,350.00
8040 - Postage and Delivery	2.30	5.85	11.15	106.55	57.85	65.60	0.50	1.00	1.00	1.50	3.00	256.30
8060 - Copies/Printing/Supplies	95.20	93.05	196.53	333.30	241.00	188.42	119.05	85.15	85.00	380.24	82.15	1,899.09
8080 - Accounting/Auditing	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	550.00
8100 - Legal Services	108.69	762.50	0.00	640.50	0.00	0.00	0.00	396.50	1,220.00	481.90	555.95	4,166.04
8120 - Insurance Property/Gen Lia	435.96	426.49	426.49	426.49	426.49	426.50	426.50	426.50	426.50	426.50	426.50	4,700.92
8241 - Taxes/Dues/Fees	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.05	217.05
8342 - Contingency-bad debt	103.34	103.33	103.33	103.34	103.33	103.33	103.34	103.33	103.33	103.34	103.33	1,136.67
8465 - Annual Corporate Report	0.00	0.00	0.00	61.25	0.00	61.25	0.00	0.00	0.00	0.00	0.00	122.50
<b>Total Administration Management</b>	1,645.49	2,491.22	1,637.50	2,571.43	1,728.67	1,745.10	1,549.39	1,912.48	2,735.83	2,293.48	2,087.98	22,398.57
<b>Maintenance</b>												
5040 - General Maintenance	0.00	1,945.00	0.00	0.00	0.00	0.00	200.76	1,098.32	239.35	0.00	0.00	3,483.43
<b>Total Maintenance</b>	0.00	1,945.00	0.00	0.00	0.00	0.00	200.76	1,098.32	239.35	0.00	0.00	3,483.43
<b>Grounds Maintenance</b>												
6040 - Contracted Lawn Service	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	3,962.92	43,592.12
6080 - Landscape Misc / Mulch	495.00	0.00	661.00	0.00	0.00	0.00	691.00	0.00	0.00	4,077.00	300.00	6,224.00
6085 - Berm / Entry Maintenance	500.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	53.88	211.24
6240 - Pest Control	0.00	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
<b>Total Grounds Maintenance</b>	5,115.28	3,962.92	4,623.92	4,187.92	3,962.92	3,962.92	4,653.92	3,962.92	3,962.92	8,039.92	4,316.80	50,752.36
<b>Utilities</b>												
7900 - Electric	63.00	65.00	62.00	61.00	63.00	62.00	62.00	58.00	41.00	38.00	76.00	651.00
7930 - Trash Removal	40.38	39.24	40.38	40.38	40.38	40.38	40.38	40.38	40.38	40.38	40.38	443.04
<b>Total Utilities</b>	103.38	104.24	102.38	101.38	103.38	102.38	102.38	98.38	81.38	78.38	116.38	1,094.04
<b>Total Expense</b>	6,864.15	8,503.38	6,363.80	6,860.73	5,794.97	5,810.40	6,506.45	7,072.10	7,019.48	10,411.78	6,521.16	77,728.40
<b>Net Ordinary Income</b>	2,935.14	-918.70	1,249.32	2,749.43	1,798.29	1,783.59	1,139.06	2,492.69	574.32	-755.69	1,069.62	14,117.07
<b>Other Income/Expense</b>												
<b>Other Expense</b>												
9010 - Reserve interest allocation	87.34	87.79	91.79	97.04	97.27	97.92	98.29	100.49	96.82	91.94	93.35	1,040.04
9100 - Reserve allocation	2,017.00	0.00	0.00	2,017.00	0.00	0.00	2,017.00	0.00	0.00	2,017.00	0.00	8,068.00
<b>Total Other Expense</b>	2,104.34	87.79	91.79	2,114.04	97.27	97.92	2,115.29	100.49	96.82	2,108.94	93.35	9,108.04
<b>Net Other Income</b>	-2,104.34	-87.79	-91.79	-2,114.04	-97.27	-97.92	-2,115.29	-100.49	-96.82	-2,108.94	-93.35	-9,108.04
<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>1,685.67</b>	<b>-976.23</b>	<b>2,392.20</b>	<b>477.50</b>	<b>-2,864.63</b>	<b>976.27</b>	<b>5,009.03</b>