

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**December 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

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

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

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Centennial - Operating	43,555.42	0.00	43,555.42
Centennial - Reserve Account	0.00	52,864.12	52,864.12
Centennial - Reserve CD	0.00	53,303.06	53,303.06
<b>Total Checking/Savings</b>	<u>43,555.42</u>	<u>106,167.18</u>	<u>149,722.60</u>
<b>Other Current Assets</b>			
Assessment Receivable	12,979.97	0.00	12,979.97
Allowance for doubtful account	-8,685.01	0.00	-8,685.01
Undeposited Funds	820.00	0.00	820.00
Prepaid insurance	1,056.45	0.00	1,056.45
<b>Total Other Current Assets</b>	<u>6,171.41</u>	<u>0.00</u>	<u>6,171.41</u>
<b>TOTAL ASSETS</b>	<u><b>49,726.83</b></u>	<u><b>106,167.18</b></u>	<u><b>155,894.01</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	2,527.14	0.00	2,527.14
Prepaid Maintenance Fees	12,285.00	0.00	12,285.00
<b>Total Current Liabilities</b>	<u>14,812.14</u>	<u>0.00</u>	<u>14,812.14</u>
<b>Total Liabilities</b>	14,812.14	0.00	14,812.14
<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	4,950.15	4,950.15
Allocated surplus	0.00	19,781.00	19,781.00
<b>Total Restricted equity</b>	<u>0.00</u>	<u>106,167.18</u>	<u>106,167.18</u>
Operating fund balance	30,916.93	0.00	30,916.93
Net Income	3,997.76	0.00	3,997.76
<b>Total Equity</b>	<u>34,914.69</u>	<u>106,167.18</u>	<u>141,081.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>49,726.83</b></u>	<u><b>106,167.18</b></u>	<u><b>155,894.01</b></u>

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

01/25/20

	Dec 19	Budget	Jan - Dec 19	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
4020 · Assessments	7,494.33	7,494.33	89,932.00	89,932.00	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	3.32	0.00	29.97	0.00	0.00
4281 · Reserve Interest Income	90.89	0.00	1,130.93	0.00	0.00
<b>Total Income</b>	<u>7,588.54</u>	<u>7,494.33</u>	<u>99,434.01</u>	<u>98,000.00</u>	<u>98,000.00</u>
<b>Total Income</b>	<u>7,588.54</u>	<u>7,494.33</u>	<u>99,434.01</u>	<u>98,000.00</u>	<u>98,000.00</u>
<b>Gross Profit</b>	<u>7,588.54</u>	<u>7,494.33</u>	<u>99,434.01</u>	<u>98,000.00</u>	<u>98,000.00</u>
<b>Expense</b>					
<b>Administration Management</b>					
8020 · Property Management F...	850.00	916.67	10,200.00	11,000.00	11,000.00
8040 · Postage and Delivery	6.30	33.33	262.60	400.00	400.00
8060 · Copies/Printing/Supplies	286.02	150.00	2,185.11	1,800.00	1,800.00
8080 · Accounting/Auditing	50.00	50.00	600.00	600.00	600.00
8090 · Social Committee	0.00	16.67	0.00	200.00	200.00
8100 · Legal Services	0.00	458.33	4,166.04	5,500.00	5,500.00
8120 · Insurance Property/Gen...	426.50	451.42	5,127.42	5,417.00	5,417.00
8241 · Taxes/Dues/Fees	0.00	0.00	217.05	200.00	200.00
8342 · Contingency-bad debt	103.33	103.33	1,240.00	1,240.00	1,240.00
8300 · Security	0.00	222.00	0.00	2,664.00	2,664.00
8465 · Annual Corporate Report	0.00	0.00	122.50	61.00	61.00
<b>Total Administration Management</b>	<u>1,722.15</u>	<u>2,401.75</u>	<u>24,120.72</u>	<u>29,082.00</u>	<u>29,082.00</u>
<b>Maintenance</b>					
5040 · General Maintenance	2,662.47	250.00	6,145.90	3,000.00	3,000.00
<b>Total Maintenance</b>	<u>2,662.47</u>	<u>250.00</u>	<u>6,145.90</u>	<u>3,000.00</u>	<u>3,000.00</u>
<b>Grounds Maintenance</b>					
6040 · Contracted Lawn Service	3,962.92	4,000.00	47,555.04	48,000.00	48,000.00
6080 · Landscape Misc / Mulch	0.00	291.67	6,224.00	3,500.00	3,500.00
6085 · Berm / Entry Maintenance	0.00	166.67	500.00	2,000.00	2,000.00
6119 · Irrigation Repairs	0.00	41.67	211.24	500.00	500.00
6230 · Walkover/Trail Mainten...	0.00	166.67	0.00	2,000.00	2,000.00
6240 · Pest Control	0.00	25.00	225.00	300.00	300.00
<b>Total Grounds Maintenance</b>	<u>3,962.92</u>	<u>4,691.68</u>	<u>54,715.28</u>	<u>56,300.00</u>	<u>56,300.00</u>
<b>Utilities</b>					
7900 · Electric	121.00	87.50	772.00	1,050.00	1,050.00
7930 · Trash Removal	40.38	41.67	483.42	500.00	500.00
<b>Total Utilities</b>	<u>161.38</u>	<u>129.17</u>	<u>1,255.42</u>	<u>1,550.00</u>	<u>1,550.00</u>
<b>Total Expense</b>	<u>8,508.92</u>	<u>7,472.60</u>	<u>86,237.32</u>	<u>89,932.00</u>	<u>89,932.00</u>
<b>Net Ordinary Income</b>	<u>(920.38)</u>	<u>21.73</u>	<u>13,196.69</u>	<u>8,068.00</u>	<u>8,068.00</u>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
9010 · Reserve interest allocation	90.89	0.00	1,130.93	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>90.89</u>	<u>0.00</u>	<u>9,198.93</u>	<u>8,068.00</u>	<u>8,068.00</u>
<b>Net Other Income</b>	<u>(90.89)</u>	<u>0.00</u>	<u>(9,198.93)</u>	<u>(8,068.00)</u>	<u>(8,068.00)</u>
<b>Net Income</b>	<u><u>(1,011.27)</u></u>	<u><u>21.73</u></u>	<u><u>3,997.76</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>

For Association Members Only

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

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 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	7,494.33	89,932.00
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	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	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	3.32	29.97
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	90.89	1,130.93
<b>Total Income</b>	<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>7,645.51</u>	<u>9,564.79</u>	<u>7,593.80</u>	<u>9,656.09</u>	<u>7,590.78</u>	<u>7,588.54</u>	<u>99,434.01</u>
<b>Total Income</b>	<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>7,645.51</u>	<u>9,564.79</u>	<u>7,593.80</u>	<u>9,656.09</u>	<u>7,590.78</u>	<u>7,588.54</u>	<u>99,434.01</u>
<b>Gross Profit</b>	<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>7,645.51</u>	<u>9,564.79</u>	<u>7,593.80</u>	<u>9,656.09</u>	<u>7,590.78</u>	<u>7,588.54</u>	<u>99,434.01</u>
<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	850.00	10,200.00
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	6.30	262.60
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	286.02	2,185.11
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	50.00	600.00
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	0.00	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	426.50	5,127.42
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	0.00	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	103.33	1,240.00
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	0.00	122.50
<b>Total Administration Management</b>	<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>1,549.39</u>	<u>1,912.48</u>	<u>2,735.83</u>	<u>2,293.48</u>	<u>2,087.98</u>	<u>1,722.15</u>	<u>24,120.72</u>
<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	2,662.47	6,145.90
<b>Total Maintenance</b>	<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>200.76</u>	<u>1,098.32</u>	<u>239.35</u>	<u>0.00</u>	<u>0.00</u>	<u>2,662.47</u>	<u>6,145.90</u>
<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	3,962.92	47,555.04
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	0.00	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	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	0.00	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	0.00	225.00
<b>Total Grounds Maintenance</b>	<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>4,653.92</u>	<u>3,962.92</u>	<u>3,962.92</u>	<u>8,039.92</u>	<u>4,316.80</u>	<u>3,962.92</u>	<u>54,715.28</u>
<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	121.00	772.00
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	40.38	483.42
<b>Total Utilities</b>	<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>102.38</u>	<u>98.38</u>	<u>81.38</u>	<u>78.38</u>	<u>116.38</u>	<u>161.38</u>	<u>1,255.42</u>
<b>Total Expense</b>	<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>6,506.45</u>	<u>7,072.10</u>	<u>7,019.48</u>	<u>10,411.78</u>	<u>6,521.16</u>	<u>8,508.92</u>	<u>86,237.32</u>
<b>Net Ordinary Income</b>	<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>1,139.06</u>	<u>2,492.69</u>	<u>574.32</u>	<u>-755.69</u>	<u>1,069.62</u>	<u>-920.38</u>	<u>13,196.69</u>
<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	90.89	1,130.93
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	0.00	8,068.00
<b>Total Other Expense</b>	<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>2,115.29</u>	<u>100.49</u>	<u>96.82</u>	<u>2,108.94</u>	<u>93.35</u>	<u>90.89</u>	<u>9,198.93</u>
<b>Net Other Income</b>	<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>-2,115.29</u>	<u>-100.49</u>	<u>-96.82</u>	<u>-2,108.94</u>	<u>-93.35</u>	<u>-90.89</u>	<u>-9,198.93</u>
<b>Net Income</b>	<u><b>830.80</b></u>	<u><b>-1,006.49</b></u>	<u><b>1,157.53</b></u>	<u><b>635.39</b></u>	<u><b>1,701.02</b></u>	<u><b>1,685.67</b></u>	<u><b>-976.23</b></u>	<u><b>2,392.20</b></u>	<u><b>477.50</b></u>	<u><b>-2,864.63</b></u>	<u><b>976.27</b></u>	<u><b>-1,011.27</b></u>	<u><b>3,997.76</b></u>