

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**April 30, 2021**

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

**Foxwood Homeowners Association Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of April 30, 2021**

|                                       | <u>Operating</u> | <u>Replacement</u> | <u>TOTAL</u>      |
|---------------------------------------|------------------|--------------------|-------------------|
| <b>ASSETS</b>                         |                  |                    |                   |
| <b>Current Assets</b>                 |                  |                    |                   |
| Centennial - Operating                | 11,136.17        | 0.00               | 11,136.17         |
| Centennial - Reserve Account          | 0.00             | 27,026.12          | 27,026.12         |
| Centennial - Reserve CDs              | 0.00             | 53,881.04          | 53,881.04         |
| <b>Total Checking/Savings</b>         | 11,136.17        | 80,907.16          | 92,043.33         |
| <b>Other Current Assets</b>           |                  |                    |                   |
| Assessment Receivable                 | 18,246.97        | 0.00               | 18,246.97         |
| Allowance for doubtful account        | -10,391.35       | 0.00               | -10,391.35        |
| Prepaid insurance                     | 3,943.61         | 0.00               | 3,943.61          |
| <b>Total Other Current Assets</b>     | 11,799.23        | 0.00               | 11,799.23         |
| <b>TOTAL ASSETS</b>                   | <b>22,935.40</b> | <b>80,907.16</b>   | <b>103,842.56</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                  |                    |                   |
| <b>Liabilities</b>                    |                  |                    |                   |
| <b>Current Liabilities</b>            |                  |                    |                   |
| Accounts Payable                      | 4,721.90         | 0.00               | 4,721.90          |
| Deferred Maintenance Fees             | 15,116.66        | 0.00               | 15,116.66         |
| Prepaid Maintenance Fees              | 5,819.75         | 0.00               | 5,819.75          |
| <b>Total Current Liabilities</b>      | 25,658.31        | 0.00               | 25,658.31         |
| <b>Total Liabilities</b>              | 25,658.31        | 0.00               | 25,658.31         |
| <b>Equity</b>                         |                  |                    |                   |
| <b>Restricted equity</b>              |                  |                    |                   |
| Park / Common Area                    | 0.00             | 20,970.32          | 20,970.32         |
| Trail Repair                          | 0.00             | 0.42               | 0.42              |
| Property Restoration                  | 0.00             | 673.29             | 673.29            |
| Playground Equipment                  | 0.00             | 12,500.00          | 12,500.00         |
| Irrigation Pump                       | 0.00             | 3,000.00           | 3,000.00          |
| Ent Walls/Lights/Island               | 0.00             | 11,500.00          | 11,500.00         |
| Park Parking Lot                      | 0.00             | 3,500.00           | 3,500.00          |
| Park Pavillion                        | 0.00             | 3,950.00           | 3,950.00          |
| Capital Items                         | 0.00             | 5,764.13           | 5,764.13          |
| Allocated surplus                     | 0.00             | 19,049.00          | 19,049.00         |
| <b>Total Restricted equity</b>        | 0.00             | 80,907.16          | 80,907.16         |
| <b>Operating fund balance</b>         | 1,475.51         | 0.00               | 1,475.51          |
| <b>Net Income</b>                     | -4,198.42        | 0.00               | -4,198.42         |
| <b>Total Equity</b>                   | -2,722.91        | 80,907.16          | 78,184.25         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>22,935.40</b> | <b>80,907.16</b>   | <b>103,842.56</b> |

# Foxwood Homeowners Association Inc

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

### April 2021

05/20/21

|                                        | Apr 21            | Budget          | Jan - Apr 21      | YTD Budget        | Annual Budget     |
|----------------------------------------|-------------------|-----------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                   |                 |                   |                   |                   |
| Income                                 |                   |                 |                   |                   |                   |
| Income                                 |                   |                 |                   |                   |                   |
| 4020 · Assessments                     | 7,558.34          | 7,558.42        | 30,233.34         | 30,233.64         | 90,701.00         |
| 4021 · Reserve Assessments             | 1,825.00          | 1,825.00        | 3,650.00          | 3,650.00          | 7,300.00          |
| 4060 · Late Charges                    | 0.00              | 0.00            | 167.00            | 0.00              | 0.00              |
| 4070 · Bldg Review Bd Fees             | 0.00              | 0.00            | 450.00            | 0.00              | 0.00              |
| 4280 · Interest income                 | 1.46              | 0.00            | 5.03              | 0.00              | 0.00              |
| 4281 · Reserve Interest Income         | 24.74             | 0.00            | 113.23            | 0.00              | 0.00              |
| <b>Total Income</b>                    | <b>9,409.54</b>   | <b>9,383.42</b> | <b>34,618.60</b>  | <b>33,883.64</b>  | <b>98,001.00</b>  |
| <b>Total Income</b>                    | <b>9,409.54</b>   | <b>9,383.42</b> | <b>34,618.60</b>  | <b>33,883.64</b>  | <b>98,001.00</b>  |
| <b>Gross Profit</b>                    | <b>9,409.54</b>   | <b>9,383.42</b> | <b>34,618.60</b>  | <b>33,883.64</b>  | <b>98,001.00</b>  |
| Expense                                |                   |                 |                   |                   |                   |
| Administration Management              |                   |                 |                   |                   |                   |
| 8020 · Property Management Fees        | 850.00            | 850.00          | 3,400.00          | 3,400.00          | 10,200.00         |
| 8040 · Postage and Delivery            | 42.93             | 33.33           | 162.39            | 133.36            | 400.00            |
| 8060 · Copies/Printing/Supplies        | 111.10            | 183.33          | 615.22            | 733.36            | 2,200.00          |
| 8080 · Accounting/Auditing             | 50.00             | 50.00           | 200.00            | 200.00            | 600.00            |
| 8090 · Social Committee                | 0.00              | 16.67           | 0.00              | 66.64             | 200.00            |
| 8100 · Legal Services                  | 2,205.00          | 833.33          | 9,601.16          | 3,333.36          | 10,000.00         |
| 8120 · Insurance Property/Gen Lia      | 438.18            | 460.00          | 1,742.61          | 1,840.00          | 5,520.00          |
| 8241 · Taxes/Dues/Fees                 | 0.00              | 18.75           | 225.00            | 75.00             | 225.00            |
| 8342 · Contingency-bad debt            | 116.37            | 116.67          | 466.34            | 466.64            | 1,400.00          |
| 8300 · Security                        | 0.00              | 20.83           | 0.00              | 83.36             | 250.00            |
| 8465 · Annual Corporate Report         | 61.25             | 5.08            | 61.25             | 20.36             | 61.00             |
| <b>Total Administration Management</b> | <b>3,874.83</b>   | <b>2,587.99</b> | <b>16,473.97</b>  | <b>10,352.08</b>  | <b>31,056.00</b>  |
| Maintenance                            |                   |                 |                   |                   |                   |
| 5040 · General Maintenance             | 0.00              | 295.42          | 694.45            | 1,181.64          | 3,545.00          |
| <b>Total Maintenance</b>               | <b>0.00</b>       | <b>295.42</b>   | <b>694.45</b>     | <b>1,181.64</b>   | <b>3,545.00</b>   |
| Grounds Maintenance                    |                   |                 |                   |                   |                   |
| 6040 · Contracted Lawn Service         | 4,175.00          | 4,175.00        | 16,700.00         | 16,700.00         | 50,100.00         |
| 6080 · Landscape Misc / Mulch          | 546.90            | 166.67          | 546.90            | 666.64            | 2,000.00          |
| 6085 · Berm / Entry Maintenance        | 0.00              | 41.67           | 0.00              | 166.64            | 500.00            |
| 6119 · Irrigation Repairs              | 0.00              | 50.00           | 0.00              | 200.00            | 600.00            |
| 6230 · Walkover/Trail Maintenance      | 0.00              | 41.67           | 0.00              | 166.64            | 500.00            |
| 6240 · Pest Control                    | 0.00              | 25.00           | 0.00              | 100.00            | 300.00            |
| <b>Total Grounds Maintenance</b>       | <b>4,721.90</b>   | <b>4,500.01</b> | <b>17,246.90</b>  | <b>17,999.92</b>  | <b>54,000.00</b>  |
| Utilities                              |                   |                 |                   |                   |                   |
| 7900 · Electric                        | 115.00            | 133.33          | 477.00            | 533.36            | 1,600.00          |
| 7930 · Trash Removal                   | 40.38             | 41.67           | 161.47            | 166.64            | 500.00            |
| <b>Total Utilities</b>                 | <b>155.38</b>     | <b>175.00</b>   | <b>638.47</b>     | <b>700.00</b>     | <b>2,100.00</b>   |
| <b>Total Expense</b>                   | <b>8,752.11</b>   | <b>7,558.42</b> | <b>35,053.79</b>  | <b>30,233.64</b>  | <b>90,701.00</b>  |
| <b>Net Ordinary Income</b>             | <b>657.43</b>     | <b>1,825.00</b> | <b>(435.19)</b>   | <b>3,650.00</b>   | <b>7,300.00</b>   |
| Other Income/Expense                   |                   |                 |                   |                   |                   |
| Other Expense                          |                   |                 |                   |                   |                   |
| 9010 · Reserve interest allocation     | 24.74             | 0.00            | 113.23            | 0.00              | 0.00              |
| 9100 · Reserve allocation              | 1,825.00          | 608.33          | 3,650.00          | 2,433.36          | 7,300.00          |
| <b>Total Other Expense</b>             | <b>1,849.74</b>   | <b>608.33</b>   | <b>3,763.23</b>   | <b>2,433.36</b>   | <b>7,300.00</b>   |
| <b>Net Other Income</b>                | <b>(1,849.74)</b> | <b>(608.33)</b> | <b>(3,763.23)</b> | <b>(2,433.36)</b> | <b>(7,300.00)</b> |
| <b>Net Income</b>                      | <b>(1,192.31)</b> | <b>1,216.67</b> | <b>(4,198.42)</b> | <b>1,216.64</b>   | <b>0.00</b>       |

For Association Members Only