

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**October 31, 2021**

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STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

STATEMENTS OF REVENUE AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

**Foxwood Homeowners Association Inc**  
**Statements of Assets, Liabilities and Fund Balance**  
**As of October 31, 2021**

	<u>Operating</u>	<u>Replacement</u>	<u>TOTAL</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Centennial - Operating	11,733.97	0.00	11,733.97
Centennial - Reserve Account	0.00	17,819.46	17,819.46
Centennial - Reserve CDs	0.00	26,402.94	26,402.94
Due (To) / From Reserves	-13,278.00	13,278.00	0.00
<b>Total Checking/Savings</b>	<u>-1,544.03</u>	<u>57,500.40</u>	<u>55,956.37</u>
<b>Other Current Assets</b>			
Assessment Receivable	22,605.62	0.00	22,605.62
S/A Receivable	9,100.00	0.00	9,100.00
Allowance for doubtful account	-11,089.57	0.00	-11,089.57
Prepaid insurance	1,314.53	0.00	1,314.53
<b>Total Other Current Assets</b>	<u>21,930.58</u>	<u>0.00</u>	<u>21,930.58</u>
<b>TOTAL ASSETS</b>	<u><b>20,386.55</b></u>	<u><b>57,500.40</b></u>	<u><b>77,886.95</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	4,645.50	0.00	4,645.50
Deferred Maintenance Fees	15,116.66	0.00	15,116.66
Prepaid Maintenance Fees	1,905.00	0.00	1,905.00
<b>Total Current Liabilities</b>	<u>21,667.16</u>	<u>0.00</u>	<u>21,667.16</u>
<b>Total Liabilities</b>	21,667.16	0.00	21,667.16
<b>Equity</b>			
<b>Restricted equity</b>			
Park / Common Area	0.00	20,970.32	20,970.32
Trail Repair	0.00	-1,800.39	-1,800.39
Property Restoration	0.00	0.00	0.00
Playground Equipment	0.00	14,000.00	14,000.00
Irrigation Pump	0.00	3,400.00	3,400.00
Ent Walls/Lights/Island	0.00	12,200.00	12,200.00
Park Parking Lot	0.00	4,000.00	4,000.00
Park Pavillion	0.00	4,500.00	4,500.00
Capital Items	0.00	230.47	230.47
Allocated surplus	0.00	0.00	0.00
<b>Total Restricted equity</b>	<u>0.00</u>	<u>57,500.40</u>	<u>57,500.40</u>
Operating fund balance	1,475.51	0.00	1,475.51
Net Income	-2,756.12	0.00	-2,756.12
<b>Total Equity</b>	<u>-1,280.61</u>	<u>57,500.40</u>	<u>56,219.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>20,386.55</b></u>	<u><b>57,500.40</b></u>	<u><b>77,886.95</b></u>

**Foxwood Homeowners Association Inc**  
**Statements of Revenue & Expense - Budget vs. Actual**  
**October 2021**

11/30/21

	Oct 21	Budget	Jan - Oct 21	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Income</b>					
4020 · Assessments	7,558.34	7,558.42	75,583.34	75,584.16	90,701.00
4021 · Reserve Assessments	1,825.00	1,825.00	7,300.00	7,300.00	7,300.00
4060 · Late Charges	26.20	0.00	421.63	0.00	0.00
4070 · Bldg Review Bd Fees	0.00	0.00	450.00	0.00	0.00
4120 · Other Income	0.00	0.00	500.00	0.00	0.00
4280 · Interest income	0.66	0.00	7.63	0.00	0.00
4281 · Reserve Interest Income	15.89	0.00	230.47	0.00	0.00
<b>Total Income</b>	9,426.09	9,383.42	84,493.07	82,884.16	98,001.00
<b>Total Income</b>	9,426.09	9,383.42	84,493.07	82,884.16	98,001.00
<b>Gross Profit</b>	9,426.09	9,383.42	84,493.07	82,884.16	98,001.00
<b>Expense</b>					
<b>Administration Management</b>					
8020 · Property Management Fees	850.00	850.00	8,500.00	8,500.00	10,200.00
8040 · Postage and Delivery	30.66	33.33	257.00	333.34	400.00
8060 · Copies/Printing/Supplies	185.73	183.33	1,316.19	1,833.34	2,200.00
8080 · Accounting/Auditing	50.00	50.00	500.00	500.00	600.00
8090 · Social Committee	0.00	16.67	327.77	166.66	200.00
8100 · Legal Services	(27,779.50)	833.33	15,257.73	8,333.34	10,000.00
8120 · Insurance Property/Gen Lia	438.18	460.00	4,371.69	4,600.00	5,520.00
8241 · Taxes/Dues/Fees	0.00	18.75	225.00	187.50	225.00
8342 · Contingency-bad debt	116.37	116.67	1,164.56	1,166.66	1,400.00
8300 · Security	0.00	20.83	0.00	208.34	250.00
8465 · Annual Corporate Report	0.00	5.08	86.25	50.84	61.00
<b>Total Administration Management</b>	(26,108.56)	2,587.99	32,006.19	25,880.02	31,056.00
<b>Maintenance</b>					
5040 · General Maintenance	1,225.00	295.42	3,105.88	2,954.16	3,545.00
<b>Total Maintenance</b>	1,225.00	295.42	3,105.88	2,954.16	3,545.00
<b>Grounds Maintenance</b>					
6040 · Contracted Lawn Service	4,175.00	4,175.00	41,750.00	41,750.00	50,100.00
6080 · Landscape Misc / Mulch	0.00	166.67	1,211.90	1,666.66	2,000.00
6085 · Berm / Entry Maintenance	0.00	41.67	0.00	416.66	500.00
6119 · Irrigation Repairs	0.00	50.00	0.00	500.00	600.00
6230 · Walkover/Trail Maintenance	0.00	41.67	0.00	416.66	500.00
6240 · Pest Control	0.00	25.00	0.00	250.00	300.00
<b>Total Grounds Maintenance</b>	4,175.00	4,500.01	42,961.90	44,999.98	54,000.00
<b>Utilities</b>					
7900 · Electric	112.00	133.33	1,241.00	1,333.34	1,600.00
7930 · Trash Removal	40.38	41.67	403.75	416.66	500.00
<b>Total Utilities</b>	152.38	175.00	1,644.75	1,750.00	2,100.00
<b>Total Expense</b>	(20,556.18)	7,558.42	79,718.72	75,584.16	90,701.00
<b>Net Ordinary Income</b>	29,982.27	1,825.00	4,774.35	7,300.00	7,300.00
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
9010 · Reserve interest allocation	15.89	0.00	230.47	0.00	0.00
9100 · Reserve allocation	1,825.00	608.33	7,300.00	6,083.34	7,300.00
<b>Total Other Expense</b>	1,840.89	608.33	7,530.47	6,083.34	7,300.00
<b>Net Other Income</b>	(1,840.89)	(608.33)	(7,530.47)	(6,083.34)	(7,300.00)
<b>Net Income</b>	<b>28,141.38</b>	<b>1,216.67</b>	<b>(2,756.12)</b>	<b>1,216.66</b>	<b>0.00</b>