

***Fox Point Homeowners Association
Financial Statement***

As of December 31, 2025

At a Glance Reports

**Balance Sheet
Statement of Revenue & Expenses**

No assurance is provided on these financial statements

FOX POINT HOMEOWNERS ASSOCIATION

Balance Sheet - At A Glance

As of 12/31/25

<u>Operating Fund</u>			
<u>ASSETS</u>		<u>LIABILITIES & EQUITY</u>	
Checking Accounts	38,028	Accounts Payable	0
Accounts Receivable	23,671	Prepaid Assessments	90
Allowance for Doubtful Accounts	0	Operating Fund Equity-Beg.of Year	(35,773)
Interfund (Payable)	(116,743)	Current Year Net Income to Date	(19,361)
TOTAL ASSETS	<u>(55,044)</u>	TOTAL LIABILITIES & FUND EQUITY	<u>(55,044)</u>

<u>Reserve Fund</u>			
<u>ASSETS</u>		<u>LIABILITIES & EQUITY</u>	
Reserve Bank/CD Accounts	1,344,486	Reserve Fund Equity-Beg.of Year	1,270,293
Interfund Receivable from Operating	116,747	Current Year Net Income to Date	190,939
TOTAL ASSETS	<u>1,461,232</u>	TOTAL LIABILITIES & FUND EQUITY	<u>1,461,232</u>

<u>Other Funds</u>			
<u>ASSETS</u>		<u>LIABILITIES & EQUITY</u>	
<u>Dolphin/Swim Team</u>			
Bank Account	\$ 15,235	Total Other Fund Equity-Beg.of Year	\$ 19,200
Interfund Receivable(Payable)	(1,204)	Current Year Net Income to Date	
Total Assets-Dolphin/Swim Team	\$ 14,031	Dolphin/Swim Team	\$ (3,844)
		Social Committee	679
<u>Social Committee</u>			
Bank Account	\$ 2,904	Total Current Year Net Income to Date	\$ (3,164)
Accounts Payable	\$ (899)	TOTAL LIABILITIES & FUND EQUITY	\$ 16,036
Total Assets - Social Committee	\$ 2,005		
TOTAL ASSETS - OTHER	<u>\$ 16,036</u>		

FOX POINT HOMEOWNERS ASSOCIATION

Balance Sheet - Detail

As of 12/31/25

Description	Operating	Reserves	Other	Totals
ASSETS				
CHECKING ACCOUNTS				
Chase Operating Account	38,028			38,028
Chase Social Account			2,904	2,904
Chase Swim Account			15,235	15,235
TOTAL CHECKING ACCOUNTS	38,028	-	18,138	56,167
Reserve-MaxSafe		423,543		423,543
Wintrust Investments - 1940		920,942		920,942
TOTAL CD ACCOUNTS	0	1,344,486	-	1,344,486
TOTAL CASH ASSETS	38,028	1,344,486	18,138	1,400,652
Accrual Accounting:				
<u>OTHER CURRENT ASSETS</u>				
A/R Assessments	20,155			20,155
A/R Assessment Interest	2,687			2,687
A/R Social Committee	829			829
Interfund Receivable (Payable)	(116,743)	116,747	(1,204)	(1,200)
TOTAL OTHER CURRENT ASSETS	(93,072)	116,747	(1,204)	22,471
TOTAL ASSETS	(55,044)	1,461,232	16,934	1,423,123
LIABILITIES & FUND BALANCES				
<u>CURRENT LIABILITIES</u>				
Accounts Payable	0	-	899	899
Prepaid Assessments	90			90
Total Current Liability	90	-	899	989
<u>Fund Balances:</u>				
Operating Fund	(55,134)			(55,134)
Reserve Fund		1,461,232		1,461,232
Other Fund			16,036	16,036
Total Fund Balances	(55,134)	1,461,232	16,036	1,422,134
TOTAL LIABILITIES & FUND BALANCES	(55,044)	1,461,232	16,934	1,423,123
	(0)	0	0	0

FOX POINT HOMEOWNERS ASSOCIATION

Balance Sheet - Detail

As of 12/31/25

Account Description	Operating	Reserves	Other	Totals
<u>Operating Fund</u>				
Fund Balance at beginning of Period	(35,773)			(35,773)
Dues - Operating Fund	659,655			659,655
Interest - Late Fees	1,939			1,939
Legal Fees Receivable	-			-
Interest Income - Operating	-			-
Guest/Awning Fees - Operating	5,716			5,716
Pool Rental	1,485			1,485
Other Income	-			-
Swim Lesson Income	-			-
Subtotal Operating Fund	633,023	-	-	633,023
Expenses & Reserve Funding	(688,157)	-	-	(688,157)
Fund Balance at End of Period	(55,133.90)	-	-	(55,133.90)
 <u>Reserve Fund</u>				
Fund Balance at beginning of Period	-	1,270,293	-	1,270,293
Dues - Reserve Fund		384,455		384,455
Reserve Dividend/Interest Income		48,042		48,042
Subtotal Reserve Fund	-	432,497	-	432,497
Expenses	-	(241,559)	-	(241,559)
Fund Balance at End of Period	-	1,461,232	-	1,461,232

FOX POINT HOMEOWNERS ASSOCIATION

Balance Sheet-Detail

As of 12/31/25

Aggregate - Other Funds

Fund Balance at beginning of Period		19,200	19,200
<u>Dolphin/Swim Lessons</u>			
Income		32,895	32,895
Subtotal Dolphin/Swim Lessons	-	32,895	32,895
Expenses	-	(36,738)	(36,738)
Period Increase/(Decrease) in Fund Balance	-	(3,844)	(3,844)
<u>Social Committee</u>			
Income	-	19,234	19,234
Subtotal Social Committee	-	19,234	19,234
Expenses	-	(18,555)	(18,555)
Period Increase/(Decrease) in Fund Balance	-	679	679
<hr style="border-top: 3px double #000;"/>			
Aggregate-Other Fund's Balance- End of Period	-	16,036	16,036
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Aggregate Fund Balances - End of Period	(55,134)	1,461,232	1,422,134
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FOX POINT HOMEOWNERS ASSOCIATION

Statement of Revenue & Expenses By Separate Funds - At A Glance

For the Current Year to Date and

Period: 12/01/2025 to 12/31/2025

OPERATING FUND ACTIVITY

<u>Description</u>	Current Period Actual	Year-To-Date Actual	Annual	
			Budget	Over (Under) Budget
INCOME				
OPERATING ASSESSMENTS	-	275,200	275,200	-
OTHER INCOME	151	9,141	6,750	2,391
TOTAL OPERATING INCOME	151	284,341	281,950	2,391
EXPENSES				
ADMINISTRATIVE EXPENSE	706	62,771	66,400	(3,629)
POOL EXPENSES	(23,592)	158,022	153,500	4,522
TENNIS EXPENSES	-	1,670	7,500	(7,500)
COMMON GROUND EXPENSE	4,324	43,307	42,800	507
LAKE EXPENSE	3,382	37,932	37,500	432
TOTAL OPERATING EXPENSE	(15,179)	303,702	307,700	(5,668)
OPERATING NET	15,331	(19,361)	(25,750)	8,059

RESERVE FUND ACTIVITY

<u>Description</u>	Current Period Actual	Year-To-Date Actual	Annual	
			Budget	Over (Under) Budget
06000 Dues - Reserve Fund	-	384,455	384,455	-
06010 Dividend/Interest Income	3,743	48,042	30,000	18,042
06015 Unrealized Gain/(Loss)	-	-	-	-
06020 Reserve Income - Lake Grant	-	-	-	-
TOTAL RESERVE INCOME	3,743	432,497	414,455	18,042
RESERVE EXPENSES	-	241,559	335,000	(93,441)
*TOTAL RESERVE EXPENSE	-	241,559	335,000	(93,441)
RESERVE NET	3,743	190,939	79,455	111,484

OTHER FUNDS ACTIVITY

<u>Description</u>	Current Period Actual	Year-To-Date Actual
DOLPHIN/SWIM ACTIVITY		
DOLPHIN/SWIM INCOME	-	32,895
DOLPHIN/SWIM EXPENSE	38	36,738
DOLPHIN/SWIM NET INCOME (LOSS)	(38)	(3,844)
SOCIAL COMMITTEE ACTIVITY		
INCOME- SOCIAL COMMITTEE	60	19,234
SOCIAL COMMITTEE EXPENSES	723	18,555
SOCIAL COMMITTEE NET INCOME (LOSS)	(663)	679

FOX POINT HOMEOWNERS ASSOCIATION

Statement of Revenue & Expenses - Supplemental

Period: 12/01/2025 to 12/31/2025

OPERATING FUND ACTIVITY - DETAIL

Account	Description	Current Period Actual	Year-To-Date Actual	Budget	Annual Over (Under) Budget
INCOME:					
03110	Annual Assessments	-	659,655	659,655	-
04500	Reserve Funding	-	(384,455)	(384,455)	-
	Total Operating Assessments	-	275,200	275,200	-
03111	Late Fees	151	1,939	1,250	689
03120	Guest/Awning Fees	-	5,716	-	5,716
03122	Other Income - Pool Rental	-	1,485	5,500	(4,015)
	Total Other Income	151	9,141	6,750	2,391
	Total Operating Income	<u>151</u>	<u>284,341</u>	<u>281,950</u>	<u>2,391</u>

EXPENSES

ADMINISTRATIVE EXPENSE					
04015	Accounting Expense	-	10,336	10,400	(64)
04017	Meeting Room Rental	-	400	1,700	(1,300)
04018	Legal Expense - Collections	-	90	-	90
04020	Insurance Expense	-	43,964	47,500	(3,536)
04025	Internet/Website Expense	706	5,663	4,800	863
04030	General Admin Expenses	-	1,353	2,000	(647)
04035	Professional Fees-Legal	-	91	-	91
04060	Misc. Expenses	-	299	-	299
04061	Bank Fees	-	575	-	575
	Total Admin. Expense	706	62,771	66,400	(3,629)

POOL EXPENSES					
04200	Pool - Electric Expense	291	5,470	6,000	(530)
04210	Pool - Gas Expense	167	4,806	4,500	306
04215	Pool - Refuse Removal	217	1,676	1,300	376
04220	Communications	-	-	300	(300)
04225	Pool - Water & Sewer Expense	354	11,564	6,000	5,564
04226	Pool - Mgt Contract Fees	(27,734)	107,559	115,000	(7,441)
04250	Repairs/Maintenance	1,348	16,732	10,000	6,732
04260	Pool - Supplies	1,765	9,326	10,000	(674)
04263	Pool License Renewal	-	321	400	(79)
04265	Pool - Misc. Expense	-	567	-	567
	Total Pool Expenses	(23,592)	158,022	153,500	4,522

TENNIS EXPENSES					
04290	Tennis Court Maintenance	-	1,670	3,000	(1,330)
04295	Tennis Court Cleaning/Tree Trim	-	-	7,500	(7,500)
	Total Tennis Expenses	-	1,670	10,500	(8,830)

FOX POINT HOMEOWNERS ASSOCIATION

Statement of Revenue & Expenses - Supplemental

Period: 12/01/2025 to 12/31/2025

OPERATING FUND ACTIVITY - DETAIL

Account	Description	Current Period Actual	Year-To-Date Actual	Budget	Annual Over (Under) Budget
COMMON GROUND EXPENSE					
04300	Common Grounds - Electric Exp	120	1,499	2,000	(501)
04311	Common Grounds-Water/Sewer	24	265	500	(235)
04312	Repairs & Maintenance	-	-	800	(800)
04313	Annual Inspections	-	-	1,500	(1,500)
04315	Lighting: Repair & Maintenanc	-	1,670	1,000	670
04320	Landscaping/Renovation	4,180	27,819	30,000	(2,181)
04325	Tree Removal/Shrub Trimming	-	1,690	-	1,690
04330	Snow Removal	-	5,570	4,000	1,570
04335	Mosquito Spraying	-	-	2,000	(2,000)
04340	Decorations	-	4,795	1,000	3,795
	Total Common Ground Exp.	4,324	43,307	42,800	507
LAKE EXPENSE					
04400	Lake Maintenance	-	16,501	-	16,501
04401	Algae Treatment	-	8,400	10,000	(1,600)
04402	Bacteria Treatment	-	-	10,000	(10,000)
04403	Carp Removal	1,082	2,138	-	2,138
04405	Watershed Membership	1,500	3,000	1,500	1,500
04406	Aerator Maintenance	800	1,213	3,500	(2,287)
04407	Creek Maintenance	-	4,680	10,000	(5,320)
04408	Animal Control	-	2,000	2,500	(500)
	TOTAL LAKE EXPENSE	3,382	37,932	37,500	432
TOTAL OPERATING EXPENSE		(15,179)	303,702	310,700	(6,998)
SUB-TOTAL OPERATING NET		15,331	(19,361)	(28,750)	9,389
OPERATING NET		15,331	(19,361)	(28,750)	9,389

FOX POINT HOMEOWNERS ASSOCIATION

Statement of Revenue & Expenses - Supplemental

Period: 12/01/2025 to 12/31/2025

RESERVE FUND ACTIVITY - DETAIL

Account	Description	Current Period Actual	Year-To-Date Actual	Budget	Annual Over (Under) Budget
RESERVE INCOME					
06000	Dues - Reserve Fund	-	384,455	384,455	-
06010	Dividend/Interest Income	3,743	48,042	30,000	18,042
	Total Reserve Income	3,743	432,497	414,455	18,042
FIXED ASSET/RESERVE EXPENSE					
06306	Cap Exp. - Landscape Restoration	-	18,012	15,000	3,012
06307	Common Grounds - Asphalt/Sealcoating	-	-	7,500	(7,500)
06308	Cap Exp. - Boat Yard Seawall	-	-	30,000	(30,000)
06309	Lake - Fish Stocking	-	3,553	7,500	(3,947)
06311	Lake - Carp Barrier	-	-	40,000	(40,000)
06315	Lake - Phoslock Treatment	-	-	15,000	(15,000)
06335	Pool Repairs	-	55,292	25,000	30,292
06515	Cap.Exp. - Fence Repairs	-	130,853	115,000	15,853
07310	Cap.Exp. - Playground Repairs	-	33,849	80,000	(46,151)
	Total Reserve Expenses	-	241,559	335,000	(93,441)
RESERVE NET		3,743	190,939	79,455	111,484

FOX POINT HOMEOWNERS ASSOCIATION

Statement of Revenue & Expenses - Supplemental

Period: 12/01/2025 to 12/31/2025

OTHER FUNDS ACTIVITY - DETAIL

Account	Description	Current Period Actual	Year-To-Date Actual
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OTHER ACTIVITY

DOLPHIN/SWIM ACTIVITY

INCOME-DOLPHIN SPRTS/SWIM LSSNS			
09015	Income: Other-Swim Team	-	32,895
	TOTAL DOLPHIN/SWIM INCOME	-	32,895

EXPENSES-DOLPHIN SPRTS/SWIM LSSNS			
09110	Payroll	-	12,672
09120	Taxes - Payroll	-	3,764
09130	Misc. Expense - Dolphin	38	20,302
	TOTAL DOLPHIN/SWIM EXPENSE	38	36,738

DOLPHIN/SWIM NET INCOME (LOSS)	<u>(38)</u>	<u>(3,844)</u>
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SOCIAL COMMITTEE

INCOME - SOCIAL COMMITTEE			
09700	Income-Social Committee	60	19,234
	TOTAL INCOME- SOCIAL COMMIT	60	19,234

EXPENSES - SOCIAL COMMITTEE			
09800	Social Expenses	723	18,555
	TOTAL EXPENSES-SOCIAL COMM	723	18,555

SOCIAL COMMITTEE NET INCOME (LOSS)	<u>(663)</u>	<u>679</u>
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