

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**September 30, 2024**

**TABLE OF CONTENTS:**

BALANCE SHEET

STATEMENTS OF REVENUE AND EXPENSE  
COMPARISON OF ACTUAL TO BUDGET

RESERVE SCHEDULE

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

# Foxwood at Panther Ridge Homeowners' Association, Inc.

Balance Sheet as of 9/30/2024

Assets	Operating	Reserve	Total
<b>Assets</b>			
1010 - Centennial OP 5267	\$12,358.19		\$12,358.19
1017 - Truist OP 0788	\$2,761.45		\$2,761.45
1028 - Centennial Reserve 6216		\$95,825.80	\$95,825.80
1031 - Centennial CD2296 6/22/26		\$27,012.43	\$27,012.43
1033 - Cadence CD2853 10/22/24 3.99%		\$206,563.84	\$206,563.84
1100 - Accounts Receivable	\$3,099.13		\$3,099.13
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$2,447.06		\$2,447.06
<b>Total Assets</b>	<b>\$9,343.52</b>	<b>\$329,402.07</b>	<b>\$338,745.59</b>
<b>Total Assets</b>	<b>\$9,343.52</b>	<b>\$329,402.07</b>	<b>\$338,745.59</b>
<b>Liabilities / Equity</b>			
	Operating	Reserve	Total
<b>Liabilities</b>			
3010 - Accounts Payable	\$4,737.62		\$4,737.62
3035 - Prepaid Maintenance Fees	\$11,750.41		\$11,750.41
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$5,005.57	\$5,005.57
3181 - Trail / Bridge Repair Reserve		(\$898.00)	(\$898.00)
3187 - Property Restoration Reserve		\$2,750.00	\$2,750.00
3188 - Playground Equipment Reserve		\$9,605.00	\$9,605.00
3189 - Irrigation Pump Reserve		\$5,000.00	\$5,000.00
3190 - Ent Walls/Lights/Islands Reserve		\$12,000.00	\$12,000.00
3191 - Park Parking Lot Reserve		\$6,750.00	\$6,750.00
3192 - Park Pavillion Reserve		\$4,712.50	\$4,712.50
3193 - Capital Items Reserve		\$2,562.00	\$2,562.00
<b>Total Liabilities</b>	<b>\$16,488.03</b>	<b>\$329,402.07</b>	<b>\$345,890.10</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	(\$17,335.24)		(\$17,335.24)
<b>Total Equity</b>	<b>(\$7,144.51)</b>		<b>(\$7,144.51)</b>
<b>Total Liabilities / Equity</b>	<b>\$9,343.52</b>	<b>\$329,402.07</b>	<b>\$338,745.59</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	9,371.50	9,371.50	-	84,343.50	84,343.50	-	112,458.00
5015 - Reserve Fees	-	-	-	5,956.50	5,956.50	-	7,942.00
5020 - Late Charges	43.34	-	43.34	604.90	-	604.90	-
5025 - Bldg Review Bd Fees	-	-	-	1,050.00	-	1,050.00	-
5030 - Interest Income	3.53	-	3.53	51.38	-	51.38	-
5035 - Reserve Interest	230.98	-	230.98	8,425.66	-	8,425.66	-
<b>Total Income</b>	<b>9,649.35</b>	<b>9,371.50</b>	<b>277.85</b>	<b>100,431.94</b>	<b>90,300.00</b>	<b>10,131.94</b>	<b>120,400.00</b>
<b>Total Income</b>	<b>9,649.35</b>	<b>9,371.50</b>	<b>277.85</b>	<b>100,431.94</b>	<b>90,300.00</b>	<b>10,131.94</b>	<b>120,400.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7110 - Property Management Fees	950.00	950.00	-	8,550.00	8,550.00	-	11,400.00
7115 - Postage	12.42	8.33	(4.09)	144.77	75.01	(69.76)	100.00
7120 - Copies/Printing/Supplies	278.15	208.33	(69.82)	2,912.40	1,875.01	(1,037.39)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	450.00	450.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	750.01	688.55	1,000.00
7135 - Legal Services	360.00	291.67	(68.33)	8,566.58	2,624.99	(5,941.59)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	5,434.36	5,437.49	3.13	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	225.00	(219.00)	300.00
7150 - Security	-	20.83	20.83	-	187.51	187.51	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	64.49	(83.01)	86.00
<b>Total Administrative</b>	<b>2,262.33</b>	<b>2,248.83</b>	<b>(13.50)</b>	<b>26,711.07</b>	<b>20,239.51</b>	<b>(6,471.56)</b>	<b>26,986.00</b>
<b>Grounds</b>							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	41,256.00	37,499.99	(3,756.01)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	1,499.99	1,499.99	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	374.99	374.99	500.00
7225 - Beautification	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	374.99	374.99	500.00
7235 - Walkover/Trail Maintenance	-	1,666.67	1,666.67	27,250.00	14,999.99	(12,250.01)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	225.00	(50.00)	300.00
<b>Total Grounds</b>	<b>4,584.00</b>	<b>6,608.35</b>	<b>2,024.35</b>	<b>68,781.00</b>	<b>59,474.95</b>	<b>(9,306.05)</b>	<b>79,300.00</b>
<b>Repairs &amp; Maintenance</b>							
7310 - General Maintenance	4,670.04	272.50	(4,397.54)	5,865.16	2,452.50	(3,412.66)	3,270.00
<b>Total Repairs &amp; Maintenance</b>	<b>4,670.04</b>	<b>272.50</b>	<b>(4,397.54)</b>	<b>5,865.16</b>	<b>2,452.50</b>	<b>(3,412.66)</b>	<b>3,270.00</b>
<b>Utilities</b>							
7910 - Electric	87.00	195.83	108.83	1,382.00	1,762.51	380.51	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	645.79	414.00	(231.79)	552.00
<b>Total Utilities</b>	<b>153.62</b>	<b>241.83</b>	<b>88.21</b>	<b>2,027.79</b>	<b>2,176.51</b>	<b>148.72</b>	<b>2,902.00</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Other</b>							
9005 - Reserve Allocation	-	-	-	5,956.50	5,956.50	-	7,942.00
9010 - Reserve Interest Allocation	230.98	-	(230.98)	8,425.66	-	(8,425.66)	-
<b>Total Other</b>	<b>230.98</b>	<b>-</b>	<b>(230.98)</b>	<b>14,382.16</b>	<b>5,956.50</b>	<b>(8,425.66)</b>	<b>7,942.00</b>
<b>Total Expense</b>	<b>11,900.97</b>	<b>9,371.51</b>	<b>(2,529.46)</b>	<b>117,767.18</b>	<b>90,299.97</b>	<b>(27,467.21)</b>	<b>120,400.00</b>
<b>Operating Net Total</b>	<b>(2,251.62)</b>	<b>(.01)</b>	<b>(2,251.61)</b>	<b>(17,335.24)</b>	<b>.03</b>	<b>(17,335.27)</b>	<b>-</b>
<b>Net Total</b>	<b>(2,251.62)</b>	<b>(.01)</b>	<b>(2,251.61)</b>	<b>(17,335.24)</b>	<b>.03</b>	<b>(17,335.27)</b>	<b>-</b>

**Foxwood at Panther Ridge HOA, Inc.**  
**Reserve Schedule**  
**September 30, 2024**

	Balance 1/1/24	YTD Contributions	YTD Expense	YTD Allocation	YTD Interest	Current Balance
3175 · Eminent Domain	\$ 281,915.00	\$ -	\$ -	\$ -	\$ -	\$ 281,915.00
3178 · Park / Common Area	5,005.57	-	-	-	-	5,005.57
3181 · Trail Repair	3,310.11	2,694.00	(15,200.00)	8,297.89	-	(898.00)
3187 · Property Restoration	2,000.00	750.00	-	-	-	2,750.00
3188 · Playground Equipment	20,000.00	-	(10,395.00)	-	-	9,605.00
3189 · Irrigation Pump	5,000.00	-	-	-	-	5,000.00
3190 · Ent Walls/Lights/Island	12,000.00	-	-	-	-	12,000.00
3191 · Park Parking Lot	6,000.00	750.00	-	-	-	6,750.00
3192 · Park Pavillion	2,950.00	1,762.50	-	-	-	4,712.50
3193 · Capital items	2,434.23	-	-	(8,297.89)	8,425.66	2,562.00
	<b>\$ 340,614.91</b>	<b>\$ 5,956.50</b>	<b>\$ (25,595.00)</b>	<b>\$ -</b>	<b>\$ 8,425.66</b>	<b>\$ 329,402.07</b>

**Expenses**

3175 Eminent Domain

**TOTAL**

3178 Park / Common Area

**TOTAL**

3181 Trail Repair

2/7/24 GTC Solutions - Inv#1168 \$ 15,200.00

**TOTAL \$ 15,200.00**

3188 Playground Equipment

2/27/24 GTC Soutlions - Inv#1169 \$ 10,395.00

**TOTAL \$ 10,395.00**

**Allocations**

3193 / 3181 - Interest Reallocation

To cover overspend in a/c 3181. Will zero out with 4th Qtr allocation in October 2024

**TOTAL \$ 8,297.89**