

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 31, 2024

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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 10/31/2024

Assets	Operating	Reserve	Total
Assets			
1010 - Centennial OP 5267	\$15,807.49		\$15,807.49
1017 - Truist OP 0788	\$9,790.66		\$9,790.66
1019 - Due to/(from) Operating	\$13,864.50		\$13,864.50
1027 - Truist RES 0796		\$212,088.06	\$212,088.06
1028 - Centennial Reserve 6216		\$95,988.13	\$95,988.13
1031 - Centennial CD2296 6/22/26		\$27,084.39	\$27,084.39
1039 - Due To / From Reserves		(\$13,864.50)	(\$13,864.50)
1100 - Accounts Receivable	\$5,689.97		\$5,689.97
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$1,835.30		\$1,835.30
Total Assets	\$35,665.61	\$321,296.08	\$356,961.69
Total Assets	\$35,665.61	\$321,296.08	\$356,961.69
Liabilities / Equity			
	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$28,370.62		\$28,370.62
3030 - Deferred Maintenance Fees	\$18,743.00		\$18,743.00
3035 - Prepaid Maintenance Fees	\$774.75		\$774.75
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$5,005.57	\$5,005.57
3187 - Property Restoration Reserve		(\$12,850.00)	(\$12,850.00)
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		\$7,000.00	\$7,000.00
3192 - Park Pavillion Reserve		\$5,300.00	\$5,300.00
3193 - Capital Items Reserve		\$8,320.51	\$8,320.51
Total Liabilities	\$47,888.37	\$321,296.08	\$369,184.45
Equity			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	(\$22,413.49)		(\$22,413.49)
Total Equity	(\$12,222.76)		(\$12,222.76)
Total Liabilities / Equity	\$35,665.61	\$321,296.08	\$356,961.69

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	9,371.50	9,371.50	-	93,715.00	93,715.00	-	112,458.00
5015 - Reserve Fees	1,985.50	1,985.50	-	7,942.00	7,942.00	-	7,942.00
5020 - Late Charges	(32.90)	-	(32.90)	572.00	-	572.00	-
5025 - Bldg Review Bd Fees	-	-	-	1,050.00	-	1,050.00	-
5030 - Interest Income	3.71	-	3.71	55.09	-	55.09	-
5035 - Reserve Interest	5,758.51	-	5,758.51	14,184.17	-	14,184.17	-
Total Income	17,086.32	11,357.00	5,729.32	117,518.26	101,657.00	15,861.26	120,400.00
Total Income	17,086.32	11,357.00	5,729.32	117,518.26	101,657.00	15,861.26	120,400.00
Operating Expense							
Administrative							
7110 - Property Management Fees	950.00	950.00	-	9,500.00	9,500.00	-	11,400.00
7115 - Postage	8.28	8.33	.05	153.05	83.34	(69.71)	100.00
7120 - Copies/Printing/Supplies	279.90	208.33	(71.57)	3,192.30	2,083.34	(1,108.96)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	500.00	500.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	833.34	771.88	1,000.00
7135 - Legal Services	810.00	291.67	(518.33)	9,376.58	2,916.66	(6,459.92)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	6,046.12	6,041.66	(4.46)	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	250.00	(194.00)	300.00
7150 - Security	-	20.83	20.83	-	208.34	208.34	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	71.66	(75.84)	86.00
Total Administrative	2,709.94	2,248.83	(461.11)	29,421.01	22,488.34	(6,932.67)	26,986.00
Grounds							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	45,840.00	41,666.66	(4,173.34)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	1,666.66	1,666.66	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	416.66	416.66	500.00
7225 - Beautification	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	416.66	416.66	500.00
7235 - Walkover/Trail Maintenance	-	1,666.67	1,666.67	27,250.00	16,666.66	(10,583.34)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	250.00	(25.00)	300.00
Total Grounds	4,584.00	6,608.35	2,024.35	73,365.00	66,083.30	(7,281.70)	79,300.00
Repairs & Maintenance							
7310 - General Maintenance	6,975.00	272.50	(6,702.50)	12,840.16	2,725.00	(10,115.16)	3,270.00
Total Repairs & Maintenance	6,975.00	272.50	(6,702.50)	12,840.16	2,725.00	(10,115.16)	3,270.00
Utilities							
7910 - Electric	85.00	195.83	110.83	1,467.00	1,958.34	491.34	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	712.41	460.00	(252.41)	552.00
Total Utilities	151.62	241.83	90.21	2,179.41	2,418.34	238.93	2,902.00

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Other							
9005 - Reserve Allocation	1,985.50	1,985.50	-	7,942.00	7,942.00	-	7,942.00
9010 - Reserve Interest Allocation	5,758.51	-	(5,758.51)	14,184.17	-	(14,184.17)	-
Total Other	7,744.01	1,985.50	(5,758.51)	22,126.17	7,942.00	(14,184.17)	7,942.00
Total Expense	22,164.57	11,357.01	(10,807.56)	139,931.75	101,656.98	(38,274.77)	120,400.00
Operating Net Total	(5,078.25)	(.01)	(5,078.24)	(22,413.49)	.02	(22,413.51)	-
Net Total	(5,078.25)	(.01)	(5,078.24)	(22,413.49)	.02	(22,413.51)	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
October 31, 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	3,592.00	(15,200.00)	8,297.89	-	-
3187 · Property Restoration	2,000.00	1,000.00	(15,850.00)	-	-	(12,850.00)
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	1,000.00	-	-	-	7,000.00
3192 · Park Pavillion	2,950.00	2,350.00	-	-	-	5,300.00
3193 · Capital items	2,434.23	-	-	(8,297.89)	14,184.17	8,320.51
	\$ 340,614.91	\$ 7,942.00	\$ (41,445.00)	\$ -	\$ 14,184.17	\$ 321,296.08

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

3187 Property Restoration

10/01/24 GTC Solutions - Inv#1399 \$ 15,850.00

TOTAL \$ 15,850.00

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