

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
January 31, 2025

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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 1/31/2025

Assets	Operating	Reserve	Total
Assets			
1010 - Centennial OP 5267	\$2,939.78		\$2,939.78
1017 - Truist OP 0788	\$55,774.70		\$55,774.70
1027 - Truist RES 0796		\$189,610.98	\$189,610.98
1028 - Centennial Reserve 6216		\$76,513.01	\$76,513.01
1031 - Centennial CD2296 6/22/26		\$27,306.40	\$27,306.40
1100 - Accounts Receivable	\$6,926.13		\$6,926.13
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$7,633.80		\$7,633.80
Total Assets	\$61,952.10	\$293,430.39	\$355,382.49
Total Assets	\$61,952.10	\$293,430.39	\$355,382.49
Liabilities / Equity			
Liabilities			
3010 - Accounts Payable	\$9,116.62		\$9,116.62
3030 - Deferred Maintenance Fees	\$18,872.34		\$18,872.34
3035 - Prepaid Maintenance Fees	\$11,004.90		\$11,004.90
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$5,422.07	\$5,422.07
3181 - Trail / Bridge Repair Reserve		(\$21,579.00)	(\$21,579.00)
3187 - Property Restoration Reserve		(\$12,600.00)	(\$12,600.00)
3188 - Playground Equipment Reserve		\$9,735.00	\$9,735.00
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		\$7,250.00	\$7,250.00
3192 - Park Pavillion Reserve		\$5,461.75	\$5,461.75
3193 - Capital Items Reserve		\$825.57	\$825.57
Total Liabilities	\$38,993.86	\$293,430.39	\$332,424.25
Equity			
3990 - Operating Fund Balance	\$20,269.87		\$20,269.87
3999 - Net Income	\$2,688.37		\$2,688.37
Total Equity	\$22,958.24		\$22,958.24
Total Liabilities / Equity	\$61,952.10	\$293,430.39	\$355,382.49

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	9,436.16	9,436.16	-	9,436.16	9,436.16	-	113,234.00
5015 - Reserve Fees	1,791.50	1,791.50	-	1,791.50	1,791.50	-	7,166.00
5025 - Bldg Review Bd Fees	150.00	-	150.00	150.00	-	150.00	-
5030 - Interest Income	1.30	-	1.30	1.30	-	1.30	-
5035 - Reserve Interest	825.57	-	825.57	825.57	-	825.57	-
Total Income	12,204.53	11,227.66	976.87	12,204.53	11,227.66	976.87	120,400.00
Total Income	12,204.53	11,227.66	976.87	12,204.53	11,227.66	976.87	120,400.00

Operating Expense

Administrative							
7110 - Property Management Fees	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
7115 - Postage	54.51	16.67	(37.84)	54.51	16.67	(37.84)	200.00
7120 - Copies/Printing/Supplies	389.94	333.33	(56.61)	389.94	333.33	(56.61)	4,000.00
7125 - Accounting/Auditing	50.00	-	(50.00)	50.00	-	(50.00)	-
7130 - Social Committee	-	41.67	41.67	-	41.67	41.67	500.00
7135 - Legal Services	-	375.00	375.00	-	375.00	375.00	4,500.00
7140 - Insurance Property/Gen Lia	611.78	625.00	13.22	611.78	625.00	13.22	7,500.00
7145 - Taxes/Dues/Fees	-	36.25	36.25	-	36.25	36.25	435.00
7155 - Annual Corporate Report	-	10.42	10.42	-	10.42	10.42	125.00
Total Administrative	2,106.23	2,438.34	332.11	2,106.23	2,438.34	332.11	29,260.00

Grounds							
7210 - Contracted Lawn Service	4,584.00	4,166.63	(417.37)	4,584.00	4,166.63	(417.37)	50,000.00
7215 - Landscape Misc / Mulch	-	150.00	150.00	-	150.00	150.00	1,800.00
7220 - Berm / Entry Maintenance	-	41.63	41.63	-	41.63	41.63	500.00
7225 - Beautification	-	416.67	416.67	-	416.67	416.67	5,000.00
7230 - Irrigation Repairs	-	41.63	41.63	-	41.63	41.63	500.00
7235 - Walkover/Trail Maintenance	-	1,666.63	1,666.63	-	1,666.63	1,666.63	20,000.00
7240 - Pest Control	-	25.00	25.00	-	25.00	25.00	300.00
Total Grounds	4,584.00	6,508.19	1,924.19	4,584.00	6,508.19	1,924.19	78,100.00

Repairs & Maintenance							
7310 - General Maintenance	104.24	250.00	145.76	104.24	250.00	145.76	3,000.00
Total Repairs & Maintenance	104.24	250.00	145.76	104.24	250.00	145.76	3,000.00

Utilities							
7910 - Electric	38.00	165.33	127.33	38.00	165.33	127.33	1,984.00
7930 - Trash Removal	66.62	74.17	7.55	66.62	74.17	7.55	890.00
Total Utilities	104.62	239.50	134.88	104.62	239.50	134.88	2,874.00

Other							
9005 - Reserve Allocation	1,791.50	1,791.50	-	1,791.50	1,791.50	-	7,166.00

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 1/1/2025 - 1/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9010 - Reserve Interest Allocation	825.57	-	(825.57)	825.57	-	(825.57)	-
Total Other	2,617.07	1,791.50	(825.57)	2,617.07	1,791.50	(825.57)	7,166.00
Total Expense	9,516.16	11,227.53	1,711.37	9,516.16	11,227.53	1,711.37	120,400.00
Operating Net Total	2,688.37	.13	2,688.24	2,688.37	.13	2,688.24	-
Net Total	2,688.37	.13	2,688.24	2,688.37	.13	2,688.24	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
January 31, 2025

	Balance 1/1/25	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	416.50	-	-	-	5,422.07
3181 · Trail Repair	(32,250.00)	583.25	-	10,087.75	-	(21,579.00)
3187 · Property Restoration	(12,850.00)	250.00	-	-	-	(12,600.00)
3188 · Playground Equipment	9,605.00	130.00	-	-	-	9,735.00
3189 · Irrigation Pump	5,000.00	-	-	-	-	5,000.00
3190 · Ent Walls/Lights/Island	12,000.00	-	-	-	-	12,000.00
3191 · Park Parking Lot	7,000.00	250.00	-	-	-	7,250.00
3192 · Park Pavillion	5,300.00	161.75	-	-	-	5,461.75
3193 · Capital items	10,087.75	-	-	(10,087.75)	825.57	825.57
	\$ 290,813.32	\$ 1,791.50	\$ -	\$ -	\$ 1,971.50	\$ 293,430.39

Expenses	Allocations
3175 Eminent Domain	1/01/25-Per 2025 budget, move interest to #3181 \$ 10,087.75
TOTAL	TOTAL \$ 10,087.75
3178 Park / Common Area	
TOTAL	
3181 Trail Repair	
TOTAL \$ -	
3187 Property Restoration	
TOTAL \$ -	
3188 Playground Equipment	
TOTAL \$ -	