

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
October 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 10/31/2025

Assets	Operating	Reserve	Total
Assets			
1017 - Truist OP 0788	\$54,446.58		\$54,446.58
1027 - Truist RES 0796		\$278,304.13	\$278,304.13
1031 - Centennial CD2296 6/22/26 3.25%		\$27,977.40	\$27,977.40
1100 - Accounts Receivable	\$2,141.95		\$2,141.95
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$1,908.45		\$1,908.45
Total Assets	\$47,174.67	\$306,281.53	\$353,456.20
Total Assets	\$47,174.67	\$306,281.53	\$353,456.20
Liabilities / Equity			
	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$4,244.62		\$4,244.62
3030 - Deferred Maintenance Fees	\$18,872.34		\$18,872.34
3035 - Prepaid Maintenance Fees	\$1,649.25		\$1,649.25
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$6,671.57	\$6,671.57
3181 - Trail / Bridge Repair Reserve		(\$19,829.25)	(\$19,829.25)
3187 - Property Restoration Reserve		(\$11,850.00)	(\$11,850.00)
3188 - Playground Equipment Reserve		\$10,125.00	\$10,125.00
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		\$8,000.00	\$8,000.00
3192 - Park Pavillion Reserve		\$5,947.00	\$5,947.00
3193 - Capital Items Reserve		\$8,302.21	\$8,302.21
Total Liabilities	\$24,766.21	\$306,281.53	\$331,047.74
Equity			
3990 - Operating Fund Balance	\$20,269.87		\$20,269.87
3999 - Net Income	\$2,138.59		\$2,138.59
Total Equity	\$22,408.46		\$22,408.46
Total Liabilities / Equity	\$47,174.67	\$306,281.53	\$353,456.20

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	94,361.66	94,361.66	-	113,234.00
5015 - Reserve Fees	1,791.50	1,791.50	-	7,166.00	7,166.00	-	7,166.00
5020 - Late Charges	(9.90)	-	(9.90)	913.02	-	913.02	-
5025 - Bldg Review Bd Fees	-	-	-	300.00	-	300.00	-
5030 - Interest Income	.52	-	.52	5.99	-	5.99	-
5035 - Reserve Interest	821.98	-	821.98	8,302.21	-	8,302.21	-
Total Income	12,040.26	11,227.66	812.60	111,048.88	101,527.66	9,521.22	120,400.00
Total Income	12,040.26	11,227.66	812.60	111,048.88	101,527.66	9,521.22	120,400.00
Operating Expense							
Administrative							
7110 - Property Management Fees	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
7115 - Postage	6.66	16.67	10.01	189.65	166.70	(22.95)	200.00
7120 - Copies/Printing/Supplies	271.60	333.33	61.73	3,298.43	3,333.30	34.87	4,000.00
7125 - Accounting/Auditing	50.00	-	(50.00)	525.00	-	(525.00)	-
7130 - Social Committee	-	41.67	41.67	865.01	416.70	(448.31)	500.00
7135 - Legal Services	1,920.68	375.00	(1,545.68)	6,016.01	3,750.00	(2,266.01)	4,500.00
7140 - Insurance Property/Gen Lia	636.15	625.00	(11.15)	6,337.13	6,250.00	(87.13)	7,500.00
7145 - Taxes/Dues/Fees	-	36.25	36.25	4,623.00	362.50	(4,260.50)	435.00
7155 - Annual Corporate Report	-	10.42	10.42	147.00	104.20	(42.80)	125.00
Total Administrative	3,885.09	2,438.34	(1,446.75)	32,001.23	24,383.40	(7,617.83)	29,260.00
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	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	416.66	416.66	500.00
7225 - Beautification	-	416.67	416.67	2,475.00	4,166.70	1,691.70	5,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	416.66	416.66	500.00
7235 - Walkover/Trail Maintenance	6,350.00	1,666.67	(4,683.33)	7,750.00	16,666.66	8,916.66	20,000.00
7240 - Pest Control	841.84	25.00	(816.84)	1,124.26	250.00	(874.26)	300.00
Total Grounds	11,775.84	6,508.35	(5,267.49)	57,189.26	65,083.34	7,894.08	78,100.00
Repairs & Maintenance							
7310 - General Maintenance	850.00	250.00	(600.00)	3,215.39	2,500.00	(715.39)	3,000.00
Total Repairs & Maintenance	850.00	250.00	(600.00)	3,215.39	2,500.00	(715.39)	3,000.00
Utilities							
7910 - Electric	38.00	165.33	127.33	380.00	1,653.30	1,273.30	1,984.00
7930 - Trash Removal	56.62	74.17	17.55	656.20	741.70	85.50	890.00
Total Utilities	94.62	239.50	144.88	1,036.20	2,395.00	1,358.80	2,874.00
Other							

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9005 - Reserve Allocation	1,791.50	1,791.50	-	7,166.00	7,166.00	-	7,166.00
9010 - Reserve Interest Allocation	821.98	-	(821.98)	8,302.21	-	(8,302.21)	-
Total Other	2,613.48	1,791.50	(821.98)	15,468.21	7,166.00	(8,302.21)	7,166.00
Total Expense	19,219.03	11,227.69	(7,991.34)	108,910.29	101,527.74	(7,382.55)	120,400.00
Operating Net Total	(7,178.77)	(.03)	(7,178.74)	2,138.59	(.08)	2,138.67	-
Net Total	(7,178.77)	(.03)	(7,178.74)	2,138.59	(.08)	2,138.67	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
October 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	1,666.00	-	-	-	6,671.57
3181 · Trail Repair	(32,250.00)	2,333.00	-	10,087.75	-	(19,829.25)
3187 · Property Restoration	(12,850.00)	1,000.00	-	-	-	(11,850.00)
3188 · Playground Equipment	9,605.00	520.00	-	-	-	10,125.00
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	1,000.00	-	-	-	8,000.00
3192 · Park Pavillion	5,300.00	647.00	-	-	-	5,947.00
3193 · Capital items	10,087.75	-	-	(10,087.75)	8,302.21	8,302.21
	\$ 290,813.32	\$ 7,166.00	\$ -	\$ -	\$ 1,971.50	\$ 306,281.53

Expenses

3175 Eminent Domain

TOTAL **\$ -**

Allocations

01/01/25 - Per 2025 budget, move interest to #3181 \$ 10,087.75

TOTAL **\$ 10,087.75**

3178 Park / Common Area

TOTAL **\$ -**

3181 Trail Repair

TOTAL **\$ -**

3187 Property Restoration

TOTAL **\$ -**

3188 Playground Equipment

TOTAL **\$ -**
