

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**January 31, 2026**

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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 1/31/2026

Assets	Operating	Reserve	Total
<b>Assets</b>			
1017 - Truist OP 0788	\$49,903.38		\$49,903.38
1027 - Truist RES 0796		\$281,682.52	\$281,682.52
1031 - Centennial CD2296 6/22/26 3.25%		\$28,207.22	\$28,207.22
1100 - Accounts Receivable	\$4,262.15		\$4,262.15
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$8,661.07		\$8,661.07
<b>Total Assets</b>	<b>\$51,504.29</b>	<b>\$309,889.74</b>	<b>\$361,394.03</b>
<b>Total Assets</b>	<b>\$51,504.29</b>	<b>\$309,889.74</b>	<b>\$361,394.03</b>
<b>Liabilities / Equity</b>			
	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liabilities</b>			
3010 - Accounts Payable	\$1,457.63		\$1,457.63
3030 - Deferred Maintenance Fees	\$19,133.33		\$19,133.33
3035 - Prepaid Maintenance Fees	\$11,987.80		\$11,987.80
<b>Total Liabilities</b>	<b>\$32,578.76</b>		<b>\$32,578.76</b>
<b>Reserve Fund</b>			
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		(\$9,318.83)	(\$9,318.83)
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		\$1,400.00	\$1,400.00
<b>Total Reserve Fund</b>		<b>\$309,889.74</b>	<b>\$309,889.74</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$23,002.98		\$23,002.98
3999 - Net Income	(\$4,077.45)		(\$4,077.45)
<b>Total Equity</b>	<b>\$18,925.53</b>		<b>\$18,925.53</b>
<b>Total Liabilities / Equity</b>	<b>\$51,504.29</b>	<b>\$309,889.74</b>	<b>\$361,394.03</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	9,566.67	9,566.67	-	9,566.67	9,566.67	-	114,800.00
5015 - Reserve Fees	1,400.00	1,400.00	-	1,400.00	1,400.00	-	5,600.00
5020 - Late Charges	-	41.67	(41.67)	-	41.67	(41.67)	500.00
5025 - Bldg Review Bd Fees	-	16.67	(16.67)	-	16.67	(16.67)	200.00
5030 - Interest Income	.53	416.67	(416.14)	.53	416.67	(416.14)	5,000.00
5035 - Reserve Interest	720.86	-	720.86	720.86	-	720.86	-
<b>Total Income</b>	<b>11,688.06</b>	<b>11,441.68</b>	<b>246.38</b>	<b>11,688.06</b>	<b>11,441.68</b>	<b>246.38</b>	<b>126,100.00</b>
<b>Total Income</b>	<b>11,688.06</b>	<b>11,441.68</b>	<b>246.38</b>	<b>11,688.06</b>	<b>11,441.68</b>	<b>246.38</b>	<b>126,100.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7110 - Property Management Fees	1,040.00	1,040.00	-	1,040.00	1,040.00	-	12,480.00
7115 - Postage	5.47	25.00	19.53	5.47	25.00	19.53	300.00
7120 - Copies/Printing/Supplies	343.40	291.67	(51.73)	343.40	291.67	(51.73)	3,500.00
7125 - Accounting/Auditing	50.00	66.67	16.67	50.00	66.67	16.67	800.00
7130 - Social Committee	-	125.00	125.00	-	125.00	125.00	1,500.00
7135 - Legal Services	5,207.00	416.67	(4,790.33)	5,207.00	416.67	(4,790.33)	5,000.00
7140 - Insurance Property/Gen Lia	636.15	680.87	44.72	636.15	680.87	44.72	8,170.00
7145 - Taxes/Dues/Fees	-	218.75	218.75	-	218.75	218.75	2,625.00
7155 - Annual Corporate Report	-	12.50	12.50	-	12.50	12.50	150.00
<b>Total Administrative</b>	<b>7,282.02</b>	<b>2,877.13</b>	<b>(4,404.89)</b>	<b>7,282.02</b>	<b>2,877.13</b>	<b>(4,404.89)</b>	<b>34,525.00</b>
<b>Grounds</b>							
7210 - Contracted Lawn Service	5,750.00	4,833.37	(916.63)	5,750.00	4,833.37	(916.63)	58,000.00
7215 - Landscape Misc / Mulch	-	125.00	125.00	-	125.00	125.00	1,500.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
7225 - Beautification	-	291.67	291.67	-	291.67	291.67	3,500.00
7230 - Irrigation Repairs	-	41.67	41.67	-	41.67	41.67	500.00
7235 - Walkover/Trail Maintenance	-	1,333.37	1,333.37	-	1,333.37	1,333.37	16,000.00
7240 - Pest Control	275.00	50.00	(225.00)	275.00	50.00	(225.00)	600.00
<b>Total Grounds</b>	<b>6,025.00</b>	<b>6,716.75</b>	<b>691.75</b>	<b>6,025.00</b>	<b>6,716.75</b>	<b>691.75</b>	<b>80,600.00</b>
<b>Repairs &amp; Maintenance</b>							
7310 - General Maintenance	267.32	250.00	(17.32)	267.32	250.00	(17.32)	3,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>267.32</b>	<b>250.00</b>	<b>(17.32)</b>	<b>267.32</b>	<b>250.00</b>	<b>(17.32)</b>	<b>3,000.00</b>
<b>Utilities</b>							
7910 - Electric	37.00	125.00	88.00	37.00	125.00	88.00	1,500.00
7930 - Trash Removal	33.31	72.92	39.61	33.31	72.92	39.61	875.00
<b>Total Utilities</b>	<b>70.31</b>	<b>197.92</b>	<b>127.61</b>	<b>70.31</b>	<b>197.92</b>	<b>127.61</b>	<b>2,375.00</b>
<b>Other</b>							

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9005 - Reserve Allocation	1,400.00	1,400.00	-	1,400.00	1,400.00	-	5,600.00
9010 - Reserve Interest Allocation	720.86	-	(720.86)	720.86	-	(720.86)	-
<b>Total Other</b>	<b>2,120.86</b>	<b>1,400.00</b>	<b>(720.86)</b>	<b>2,120.86</b>	<b>1,400.00</b>	<b>(720.86)</b>	<b>5,600.00</b>
<b>Total Expense</b>	<b>15,765.51</b>	<b>11,441.80</b>	<b>(4,323.71)</b>	<b>15,765.51</b>	<b>11,441.80</b>	<b>(4,323.71)</b>	<b>126,100.00</b>
<b>Operating Net Total</b>	<b>(4,077.45)</b>	<b>(.12)</b>	<b>(4,077.33)</b>	<b>(4,077.45)</b>	<b>(.12)</b>	<b>(4,077.33)</b>	-
<b>Net Total</b>	<b>(4,077.45)</b>	<b>(.12)</b>	<b>(4,077.33)</b>	<b>(4,077.45)</b>	<b>(.12)</b>	<b>(4,077.33)</b>	-

**Foxwood at Panther Ridge HOA, Inc.**  
**Reserve Schedule**  
**January 31, 2026**

	Balance 1/1/26	YTD Contributions	YTD Expense	YTD Allocation	YTD Interest	Current Balance
3175 · Eminent Domain	\$281,915.00	\$ -	\$ -	\$ -	\$ -	\$ 281,915.00
3178 · Park / Common Area	6,671.57	-	-	-	-	6,671.57
3181 · Trail Repair	(19,829.25)	-	-	9,789.56	720.86	(9,318.83)
3187 · Property Restoration	(11,850.00)	-	-	-	-	(11,850.00)
3188 · Playground Equipment	10,125.00	-	-	-	-	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	8,000.00	-	-	-	-	8,000.00
3192 · Park Pavillion	5,947.00	-	-	-	-	5,947.00
3193 · Capital items	9,789.56	1,400.00	-	(9,789.56)	-	1,400.00
	<b>\$ 307,768.88</b>	<b>\$ 1,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,971.50</b>	<b>\$ 309,889.74</b>

**Expenses**

<u>3175 Eminent Domain</u>	
<b>TOTAL</b>	<b>\$ -</b>

**Allocations**

01/01/26 - Per 2025 budget, move interest to #3181	\$ 9,789.56
<b>TOTAL</b>	<b>\$ 9,789.56</b>

3178 Park / Common Area

<b>TOTAL</b>	<b>\$ -</b>
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3181 Trail Repair

<b>TOTAL</b>	<b>\$ -</b>
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3187 Property Restoration

<b>TOTAL</b>	<b>\$ -</b>
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3188 Playground Equipment

<b>TOTAL</b>	<b>\$ -</b>
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