

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
February 28, 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 2/28/2026

Assets	Operating	Reserve	Total
Assets			
1017 - Truist OP 0788	\$50,241.37		\$50,241.37
1027 - Truist RES 0796		\$282,266.53	\$282,266.53
1031 - Centennial CD2296 6/22/26 3.25%		\$28,285.08	\$28,285.08
1100 - Accounts Receivable	\$1,252.15		\$1,252.15
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$7,939.31		\$7,939.31
Total Assets	\$48,110.52	\$310,551.61	\$358,662.13
Total Assets	\$48,110.52	\$310,551.61	\$358,662.13
Liabilities / Equity			
	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$5,271.97		\$5,271.97
3030 - Deferred Maintenance Fees	\$9,566.66		\$9,566.66
3035 - Prepaid Maintenance Fees	\$13,432.80		\$13,432.80
Total Liabilities	\$28,271.43		\$28,271.43
Reserve Fund			
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		(\$8,656.96)	(\$8,656.96)
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 Pavilion Reserve		\$5,947.00	\$5,947.00
3193 - Capital Items Reserve		\$1,400.00	\$1,400.00
Total Reserve Fund		\$310,551.61	\$310,551.61
Equity			
3990 - Operating Fund Balance	\$23,002.98		\$23,002.98
3999 - Net Income	(\$3,163.89)		(\$3,163.89)
Total Equity	\$19,839.09		\$19,839.09
Total Liabilities / Equity	\$48,110.52	\$310,551.61	\$358,662.13

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
5010 - Maintenance Fees	9,566.67	9,566.67	-	19,133.34	19,133.34	-	114,800.00
5015 - Reserve Fees	-	-	-	1,400.00	1,400.00	-	5,600.00
5020 - Late Charges	-	41.67	(41.67)	-	83.34	(83.34)	500.00
5025 - Bldg Review Bd Fees	-	16.67	(16.67)	-	33.34	(33.34)	200.00
5030 - Interest Income	.40	416.67	(416.27)	.93	833.34	(832.41)	5,000.00
5035 - Reserve Interest	661.87	-	661.87	1,382.73	-	1,382.73	-
Total Income	10,228.94	10,041.68	187.26	21,917.00	21,483.36	433.64	126,100.00
Total Income	10,228.94	10,041.68	187.26	21,917.00	21,483.36	433.64	126,100.00
Operating Expense							
Administrative							
7110 - Property Management Fees	1,040.00	1,040.00	-	2,080.00	2,080.00	-	12,480.00
7115 - Postage	11.84	25.00	13.16	17.31	50.00	32.69	300.00
7120 - Copies/Printing/Supplies	517.10	291.67	(225.43)	860.50	583.34	(277.16)	3,500.00
7125 - Accounting/Auditing	50.00	66.67	16.67	100.00	133.34	33.34	800.00
7130 - Social Committee	-	125.00	125.00	-	250.00	250.00	1,500.00
7135 - Legal Services	-	416.67	416.67	5,207.00	833.34	(4,373.66)	5,000.00
7140 - Insurance Property/Gen Lia	721.76	680.83	(40.93)	1,357.91	1,361.70	3.79	8,170.00
7145 - Taxes/Dues/Fees	-	218.75	218.75	-	437.50	437.50	2,625.00
7155 - Annual Corporate Report	-	12.50	12.50	-	25.00	25.00	150.00
Total Administrative	2,340.70	2,877.09	536.39	9,622.72	5,754.22	(3,868.50)	34,525.00
Grounds							
7210 - Contracted Lawn Service	4,250.00	4,833.33	583.33	10,000.00	9,666.70	(333.30)	58,000.00
7215 - Landscape Misc / Mulch	750.00	125.00	(625.00)	750.00	250.00	(500.00)	1,500.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
7225 - Beautification	-	291.67	291.67	-	583.34	583.34	3,500.00
7230 - Irrigation Repairs	-	41.67	41.67	-	83.34	83.34	500.00
7235 - Walkover/Trail Maintenance	-	1,333.33	1,333.33	-	2,666.70	2,666.70	16,000.00
7240 - Pest Control	-	50.00	50.00	275.00	100.00	(175.00)	600.00
Total Grounds	5,000.00	6,716.67	1,716.67	11,025.00	13,433.42	2,408.42	80,600.00
Repairs & Maintenance							
7310 - General Maintenance	1,242.50	250.00	(992.50)	1,509.82	500.00	(1,009.82)	3,000.00
Total Repairs & Maintenance	1,242.50	250.00	(992.50)	1,509.82	500.00	(1,009.82)	3,000.00
Utilities							
7910 - Electric	37.00	125.00	88.00	74.00	250.00	176.00	1,500.00
7930 - Trash Removal	33.31	72.92	39.61	66.62	145.84	79.22	875.00
Total Utilities	70.31	197.92	127.61	140.62	395.84	255.22	2,375.00
Other							

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9005 - Reserve Allocation	-	-	-	1,400.00	1,400.00	-	5,600.00
9010 - Reserve Interest Allocation	661.87	-	(661.87)	1,382.73	-	(1,382.73)	-
Total Other	661.87	-	(661.87)	2,782.73	1,400.00	(1,382.73)	5,600.00
Total Expense	9,315.38	10,041.68	726.30	25,080.89	21,483.48	(3,597.41)	126,100.00
Operating Net Total	913.56	-	913.56	(3,163.89)	(.12)	(3,163.77)	-
Net Total	913.56	-	913.56	(3,163.89)	(.12)	(3,163.77)	-

**Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
February 28, 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	1,382.73	(8,656.96)
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 Pavilion	5,947.00	-	-	-	-	5,947.00
3193 · Capital items	9,789.56	1,400.00	-	(9,789.56)	-	1,400.00
	\$ 307,768.88	\$ 1,400.00	\$ -	\$ -	\$ 1,971.50	\$ 310,551.61

Expenses

3175 Eminent Domain

TOTAL \$ -

3178 Park / Common Area

TOTAL \$ -

3181 Trail Repair

TOTAL \$ -

3187 Property Restoration

TOTAL \$ -

3188 Playground Equipment

TOTAL \$ -

Allocations

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

TOTAL \$ 9,789.56