

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

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STATEMENTS OF ASSETS, LIABILITIES & FUND BALANCE

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 5/31/2024

Assets	Operating	Reserve	Total
Asset			
1010 - Centennial OP 5267	\$37,445.09		\$37,445.09
1028 - Centennial Reserve 6216		\$93,209.97	\$93,209.97
1031 - Centennial CD2296 6/22/24		\$26,781.62	\$26,781.62
1033 - Cadence CD2853 10/22/24 3.99%		\$206,563.84	\$206,563.84
1100 - Accounts Receivable	\$3,801.46		\$3,801.46
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid insurance	\$4,894.10		\$4,894.10
Total Asset	\$34,818.34	\$326,555.43	\$361,373.77
Total Assets	\$34,818.34	\$326,555.43	\$361,373.77
Liabilities / Equity	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$6,574.63		\$6,574.63
3030 - Deferred Maintenance Fees	\$9,371.50		\$9,371.50
3035 - Prepaid Maintenance Fees	\$9,272.00		\$9,272.00
3175 - Eminent Domain		\$281,915.00	\$281,915.00
3178 - Park / Common Area		\$5,005.57	\$5,005.57
3181 - Trail / Bridge Repair		(\$10,093.89)	(\$10,093.89)
3187 - Property Restoration		\$2,500.00	\$2,500.00
3188 - Playground Equipment		\$9,605.00	\$9,605.00
3189 - Irrigation Pump		\$5,000.00	\$5,000.00
3190 - Ent Walls/Lights/Islands		\$12,000.00	\$12,000.00
3191 - Park Parking Lot		\$6,500.00	\$6,500.00
3192 - Park Pavillion		\$4,125.00	\$4,125.00
3193 - Capital items		\$9,998.75	\$9,998.75
Total Liabilities	\$25,218.13	\$326,555.43	\$351,773.56
Equity			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	(\$759.12)	\$168.60	(\$590.52)
Total Equity	\$9,431.61	\$168.60	\$9,600.21
Total Liabilities / Equity	\$34,649.74	\$326,724.03	\$361,373.77

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	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	-	46,857.50	46,857.50	-	112,458.00
5015 - Reserve Fees	-	-	-	3,971.00	3,971.00	-	7,942.00
5020 - Late Charges	-	-	-	265.50	-	265.50	-
5025 - Bldg Review Bd Fees	300.00	-	300.00	300.00	-	300.00	-
5030 - Interest Income	5.31	-	5.31	32.61	-	32.61	-
5035 - Reserve Interest	168.60	-	168.60	7,564.52	-	7,564.52	-
Total Income	9,845.41	9,371.50	473.91	58,991.13	50,828.50	8,162.63	120,400.00
Total Income	9,845.41	9,371.50	473.91	58,991.13	50,828.50	8,162.63	120,400.00
Operating Expense							
Administrative							
7110 - Property Management Fees	950.00	950.00	-	4,750.00	4,750.00	-	11,400.00
7115 - Postage	6.40	8.33	1.93	128.31	41.69	(86.62)	100.00
7120 - Copies/Printing/Supplies	272.70	208.33	(64.37)	1,659.91	1,041.69	(618.22)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	250.00	250.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	416.69	355.23	1,000.00
7135 - Legal Services	-	291.67	291.67	1,905.20	1,458.31	(446.89)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	2,987.32	3,020.81	33.49	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	125.00	(319.00)	300.00
7150 - Security	-	20.83	20.83	-	104.19	104.19	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	35.81	(111.69)	86.00
Total Administrative	1,890.86	2,248.83	357.97	12,333.70	11,244.19	(1,089.51)	26,986.00
Grounds							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	22,920.00	20,833.31	(2,086.69)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	833.31	833.31	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	208.31	208.31	500.00
7225 - Beautification	-	500.00	500.00	-	2,500.00	2,500.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	208.31	208.31	500.00
7235 - Walkover/Trail Maintenance	-	1,666.67	1,666.67	10,000.00	8,333.31	(1,666.69)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	125.00	(150.00)	300.00
Total Grounds	4,584.00	6,608.35	2,024.35	33,195.00	33,041.55	(153.45)	79,300.00
Repairs & Maintenance							
7310 - General Maintenance	919.00	272.50	(646.50)	1,195.12	1,362.50	167.38	3,270.00
Total Repairs & Maintenance	919.00	272.50	(646.50)	1,195.12	1,362.50	167.38	3,270.00
Utilities							
7910 - Electric	149.00	195.83	46.83	943.00	979.19	36.19	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	379.31	230.00	(149.31)	552.00
Total Utilities	215.62	241.83	26.21	1,322.31	1,209.19	(113.12)	2,902.00

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Other							
9005 - Reserve Allocation	-	-	-	3,971.00	3,971.00	-	7,942.00
9010 - Reserve Interest Allocation	168.60	-	(168.60)	7,564.52	-	(7,564.52)	-
Total Other	168.60	-	(168.60)	11,535.52	3,971.00	(7,564.52)	7,942.00
Total Expense	7,778.08	9,371.51	1,593.43	59,581.65	50,828.43	(8,753.22)	120,400.00
Operating Net Total	2,067.33	(.01)	2,067.34	(590.52)	.07	(590.59)	-
Net Total	2,067.33	(.01)	2,067.34	(590.52)	.07	(590.59)	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
May 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	\$ 1,796.00	\$ (15,200.00)	\$ -	\$ -	\$ (10,093.89)
3187 · Property Restoration	\$ 2,000.00	\$ 500.00	\$ -	\$ -	\$ -	\$ 2,500.00
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	\$ 500.00	\$ -	\$ -	\$ -	\$ 6,500.00
3192 · Park Pavillion	\$ 2,950.00	\$ 1,175.00	\$ -	\$ -	\$ -	\$ 4,125.00
3193 · Capital items	\$ 2,434.23	\$ -	\$ -	\$ -	\$ 7,564.52	\$ 9,998.75
	<u>\$ 340,614.91</u>	<u>\$ 3,971.00</u>	<u>\$ (25,595.00)</u>	<u>\$ -</u>	<u>\$ 7,564.52</u>	<u>\$ 326,555.43</u>

Expenses

3175 Eminent Domain

TOTAL

Allocations

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

3188 Playground Equipment

2/27/24 GTC Soutions - Inv#1169 \$ 10,395.00

TOTAL \$ 10,395.00
