

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
June 30, 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 6/30/2024

Assets	Operating	Reserve	Total
Assets			
1010 - Centennial OP 5267	\$37,887.83		\$37,887.83
1028 - Centennial Reserve 6216		\$93,362.77	\$93,362.77
1031 - Centennial CD2296 6/22/26		\$26,792.96	\$26,792.96
1033 - Cadence CD2853 10/22/24 3.99%		\$206,563.84	\$206,563.84
1100 - Accounts Receivable	\$2,521.46		\$2,521.46
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid insurance	\$4,282.34		\$4,282.34
Total Assets	\$33,369.32	\$326,719.57	\$360,088.89
Total Assets	\$33,369.32	\$326,719.57	\$360,088.89
Liabilities / Equity			
	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$6,548.18		\$6,548.18
3035 - Prepaid Maintenance Fees	\$14,587.00		\$14,587.00
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		\$10,162.89	\$10,162.89
Total Liabilities	\$21,135.18	\$326,719.57	\$347,854.75
Equity			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	\$2,043.41		\$2,043.41
Total Equity	\$12,234.14		\$12,234.14
Total Liabilities / Equity	\$33,369.32	\$326,719.57	\$360,088.89

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	-	56,229.00	56,229.00	-	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	-
5030 - Interest Income	4.59	-	4.59	37.20	-	37.20	-
5035 - Reserve Interest	164.14	-	164.14	7,728.66	-	7,728.66	-
Total Income	9,540.23	9,371.50	168.73	68,531.36	60,200.00	8,331.36	120,400.00
Total Income	9,540.23	9,371.50	168.73	68,531.36	60,200.00	8,331.36	120,400.00
Operating Expense							
Administrative							
7110 - Property Management Fees	950.00	950.00	-	5,700.00	5,700.00	-	11,400.00
7115 - Postage	1.28	8.33	7.05	129.59	50.02	(79.57)	100.00
7120 - Copies/Printing/Supplies	318.50	208.33	(110.17)	1,978.41	1,250.02	(728.39)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	300.00	300.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	500.02	438.56	1,000.00
7135 - Legal Services	-	291.67	291.67	1,905.20	1,749.98	(155.22)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	3,599.08	3,624.98	25.90	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	150.00	(294.00)	300.00
7150 - Security	-	20.83	20.83	-	125.02	125.02	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	42.98	(104.52)	86.00
Total Administrative	1,931.54	2,248.83	317.29	14,265.24	13,493.02	(772.22)	26,986.00
Grounds							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	27,504.00	24,999.98	(2,504.02)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	999.98	999.98	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	249.98	249.98	500.00
7225 - Beautification	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	249.98	249.98	500.00
7235 - Walkover/Trail Maintenance	-	1,666.67	1,666.67	10,000.00	9,999.98	(.02)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	150.00	(125.00)	300.00
Total Grounds	4,584.00	6,608.35	2,024.35	37,779.00	39,649.90	1,870.90	79,300.00
Repairs & Maintenance							
7310 - General Maintenance	-	272.50	272.50	1,195.12	1,635.00	439.88	3,270.00
Total Repairs & Maintenance	-	272.50	272.50	1,195.12	1,635.00	439.88	3,270.00
Utilities							
7910 - Electric	160.00	195.83	35.83	1,103.00	1,175.02	72.02	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	445.93	276.00	(169.93)	552.00
Total Utilities	226.62	241.83	15.21	1,548.93	1,451.02	(97.91)	2,902.00

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

	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	164.14	-	(164.14)	7,728.66	-	(7,728.66)	-
Total Other	164.14	-	(164.14)	11,699.66	3,971.00	(7,728.66)	7,942.00
Total Expense	6,906.30	9,371.51	2,465.21	66,487.95	60,199.94	(6,288.01)	120,400.00
Operating Net Total	2,633.93	(.01)	2,633.94	2,043.41	.06	2,043.35	-
Net Total	2,633.93	(.01)	2,633.94	2,043.41	.06	2,043.35	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
June 30, 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	\$ -	\$ -	\$ -	\$ 7,728.66	\$ 10,162.89
	<u>\$ 340,614.91</u>	<u>\$ 3,971.00</u>	<u>\$ (25,595.00)</u>	<u>\$ -</u>	<u>\$ 7,728.66</u>	<u>\$ 326,719.57</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
