

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

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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 7/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1010 - Centennial OP 5267	\$39,379.22		\$39,379.22
1028 - Centennial Reserve 6216		\$95,507.18	\$95,507.18
1031 - Centennial CD2296 6/22/26		\$26,864.33	\$26,864.33
1033 - Cadence CD2853 10/22/24 3.99%		\$206,563.84	\$206,563.84
1100 - Accounts Receivable	\$7,987.39		\$7,987.39
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid insurance	\$3,670.58		\$3,670.58
<b>Total Assets</b>	<b>\$39,714.88</b>	<b>\$328,935.35</b>	<b>\$368,650.23</b>
<b>Total Assets</b>	<b>\$39,714.88</b>	<b>\$328,935.35</b>	<b>\$368,650.23</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$11,161.00		\$11,161.00
3030 - Deferred Maintenance Fees	\$18,743.00		\$18,743.00
3035 - Prepaid Maintenance Fees	\$5,282.00		\$5,282.00
3175 - Eminent Domain		\$281,915.00	\$281,915.00
3178 - Park / Common Area		\$5,005.57	\$5,005.57
3181 - Trail / Bridge Repair		(\$898.00)	(\$898.00)
3187 - Property Restoration		\$2,750.00	\$2,750.00
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		\$6,750.00	\$6,750.00
3192 - Park Pavillion		\$4,712.50	\$4,712.50
3193 - Capital items		\$2,095.28	\$2,095.28
<b>Total Liabilities</b>	<b>\$35,186.00</b>	<b>\$328,935.35</b>	<b>\$364,121.35</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	(\$5,661.85)		(\$5,661.85)
<b>Total Equity</b>	<b>\$4,528.88</b>		<b>\$4,528.88</b>
<b>Total Liabilities / Equity</b>	<b>\$39,714.88</b>	<b>\$328,935.35</b>	<b>\$368,650.23</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	9,371.50	9,371.50	-	65,600.50	65,600.50	-	112,458.00
5015 - Reserve Fees	1,985.50	1,985.50	-	5,956.50	5,956.50	-	7,942.00
5020 - Late Charges	215.93	-	215.93	481.43	-	481.43	-
5025 - Bldg Review Bd Fees	750.00	-	750.00	1,050.00	-	1,050.00	-
5030 - Interest Income	6.36	-	6.36	43.56	-	43.56	-
5035 - Reserve Interest	230.28	-	230.28	7,958.94	-	7,958.94	-
<b>Total Income</b>	<b>12,559.57</b>	<b>11,357.00</b>	<b>1,202.57</b>	<b>81,090.93</b>	<b>71,557.00</b>	<b>9,533.93</b>	<b>120,400.00</b>
<b>Total Income</b>	<b>12,559.57</b>	<b>11,357.00</b>	<b>1,202.57</b>	<b>81,090.93</b>	<b>71,557.00</b>	<b>9,533.93</b>	<b>120,400.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7110 - Property Management Fees	950.00	950.00	-	6,650.00	6,650.00	-	11,400.00
7115 - Postage	-	8.33	8.33	129.59	58.35	(71.24)	100.00
7120 - Copies/Printing/Supplies	376.29	208.33	(167.96)	2,354.70	1,458.35	(896.35)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	350.00	350.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	583.35	521.89	1,000.00
7135 - Legal Services	6,301.38	291.67	(6,009.71)	8,206.58	2,041.65	(6,164.93)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	4,210.84	4,229.15	18.31	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	175.00	(269.00)	300.00
7150 - Security	-	20.83	20.83	-	145.85	145.85	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	50.15	(97.35)	86.00
<b>Total Administrative</b>	<b>8,289.43</b>	<b>2,248.83</b>	<b>(6,040.60)</b>	<b>22,554.67</b>	<b>15,741.85</b>	<b>(6,812.82)</b>	<b>26,986.00</b>
<b>Grounds</b>							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	32,088.00	29,166.65	(2,921.35)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	1,166.65	1,166.65	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	291.65	291.65	500.00
7225 - Beautification	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	291.65	291.65	500.00
7235 - Walkover/Trail Maintenance	5,000.00	1,666.67	(3,333.33)	15,000.00	11,666.65	(3,333.35)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	175.00	(100.00)	300.00
<b>Total Grounds</b>	<b>9,584.00</b>	<b>6,608.35</b>	<b>(2,975.65)</b>	<b>47,363.00</b>	<b>46,258.25</b>	<b>(1,104.75)</b>	<b>79,300.00</b>
<b>Repairs &amp; Maintenance</b>							
7310 - General Maintenance	-	272.50	272.50	1,195.12	1,907.50	712.38	3,270.00
<b>Total Repairs &amp; Maintenance</b>	<b>-</b>	<b>272.50</b>	<b>272.50</b>	<b>1,195.12</b>	<b>1,907.50</b>	<b>712.38</b>	<b>3,270.00</b>
<b>Utilities</b>							
7910 - Electric	109.00	195.83	86.83	1,212.00	1,370.85	158.85	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	512.55	322.00	(190.55)	552.00
<b>Total Utilities</b>	<b>175.62</b>	<b>241.83</b>	<b>66.21</b>	<b>1,724.55</b>	<b>1,692.85</b>	<b>(31.70)</b>	<b>2,902.00</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Other</b>							
9005 - Reserve Allocation	1,985.50	1,985.50	-	5,956.50	5,956.50	-	7,942.00
9010 - Reserve Interest Allocation	230.28	-	(230.28)	7,958.94	-	(7,958.94)	-
<b>Total Other</b>	<b>2,215.78</b>	<b>1,985.50</b>	<b>(230.28)</b>	<b>13,915.44</b>	<b>5,956.50</b>	<b>(7,958.94)</b>	<b>7,942.00</b>
<b>Total Expense</b>	<b>20,264.83</b>	<b>11,357.01</b>	<b>(8,907.82)</b>	<b>86,752.78</b>	<b>71,556.95</b>	<b>(15,195.83)</b>	<b>120,400.00</b>
<b>Operating Net Total</b>	<b>(7,705.26)</b>	<b>(.01)</b>	<b>(7,705.25)</b>	<b>(5,661.85)</b>	<b>.05</b>	<b>(5,661.90)</b>	-
<b>Net Total</b>	<b>(7,705.26)</b>	<b>(.01)</b>	<b>(7,705.25)</b>	<b>(5,661.85)</b>	<b>.05</b>	<b>(5,661.90)</b>	-

**Foxwood at Panther Ridge HOA, Inc.**  
**Reserve Schedule**  
**July 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	2,694.00	(15,200.00)	8,297.89	-	(898.00)
3187 · Property Restoration	2,000.00	750.00	-	-	-	2,750.00
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	750.00	-	-	-	6,750.00
3192 · Park Pavillion	2,950.00	1,762.50	-	-	-	4,712.50
3193 · Capital items	2,434.23	-	-	(8,297.89)	7,958.94	2,095.28
	<b>\$ 340,614.91</b>	<b>\$ 5,956.50</b>	<b>\$ (25,595.00)</b>	<b>\$ -</b>	<b>\$ 7,958.94</b>	<b>\$ 328,935.35</b>

**Expenses**

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 Soutlions - Inv#1169 \$ 10,395.00

**TOTAL \$ 10,395.00**

**Allocations**

3193 / 3181 - Interest Reallocation

To cover overspend in a/c 3181. Will zero out with 4th Qtr allocation in October 2024

**TOTAL \$ 8,297.89**