

FOXWOOD AT PANTHER RIDGE HOA, INC.
FINANCIAL REPORTS
August 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 8/31/2024

Assets	Operating	Reserve	Total
Assets			
1010 - Centennial OP 5267	\$29,448.10		\$29,448.10
1017 - Truist OP 0788	\$452.90		\$452.90
1028 - Centennial Reserve 6216		\$95,668.97	\$95,668.97
1031 - Centennial CD2296 6/22/26		\$26,938.28	\$26,938.28
1033 - Cadence CD2853 10/22/24 3.99%		\$206,563.84	\$206,563.84
1100 - Accounts Receivable	\$5,830.12		\$5,830.12
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$3,058.82		\$3,058.82
Total Assets	\$27,467.63	\$329,171.09	\$356,638.72
Total Assets	\$27,467.63	\$329,171.09	\$356,638.72
Liabilities / Equity			
	Operating	Reserve	Total
Liabilities			
3010 - Accounts Payable	\$16,983.62		\$16,983.62
3030 - Deferred Maintenance Fees	\$9,371.50		\$9,371.50
3035 - Prepaid Maintenance Fees	\$6,005.40		\$6,005.40
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$5,005.57	\$5,005.57
3181 - Trail / Bridge Repair Reserve		(\$898.00)	(\$898.00)
3187 - Property Restoration Reserve		\$2,750.00	\$2,750.00
3188 - Playground Equipment Reserve		\$9,605.00	\$9,605.00
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		\$6,750.00	\$6,750.00
3192 - Park Pavillion Reserve		\$4,712.50	\$4,712.50
3193 - Capital Items Reserve		\$2,331.02	\$2,331.02
Total Liabilities	\$32,360.52	\$329,171.09	\$361,531.61
Equity			
3990 - Operating Fund Balance	\$10,190.73		\$10,190.73
3999 - Net Income	(\$15,083.62)		(\$15,083.62)
Total Equity	(\$4,892.89)		(\$4,892.89)
Total Liabilities / Equity	\$27,467.63	\$329,171.09	\$356,638.72

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	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	-	74,972.00	74,972.00	-	112,458.00
5015 - Reserve Fees	-	-	-	5,956.50	5,956.50	-	7,942.00
5020 - Late Charges	80.13	-	80.13	561.56	-	561.56	-
5025 - Bldg Review Bd Fees	-	-	-	1,050.00	-	1,050.00	-
5030 - Interest Income	4.29	-	4.29	47.85	-	47.85	-
5035 - Reserve Interest	235.74	-	235.74	8,194.68	-	8,194.68	-
Total Income	9,691.66	9,371.50	320.16	90,782.59	80,928.50	9,854.09	120,400.00
Total Income	9,691.66	9,371.50	320.16	90,782.59	80,928.50	9,854.09	120,400.00
Operating Expense							
Administrative							
7110 - Property Management Fees	950.00	950.00	-	7,600.00	7,600.00	-	11,400.00
7115 - Postage	2.76	8.33	5.57	132.35	66.68	(65.67)	100.00
7120 - Copies/Printing/Supplies	279.55	208.33	(71.22)	2,634.25	1,666.68	(967.57)	2,500.00
7125 - Accounting/Auditing	50.00	50.00	-	400.00	400.00	-	600.00
7130 - Social Committee	-	83.33	83.33	61.46	666.68	605.22	1,000.00
7135 - Legal Services	-	291.67	291.67	8,206.58	2,333.32	(5,873.26)	3,500.00
7140 - Insurance Property/Gen Lia	611.76	604.17	(7.59)	4,822.60	4,833.32	10.72	7,250.00
7145 - Taxes/Dues/Fees	-	25.00	25.00	444.00	200.00	(244.00)	300.00
7150 - Security	-	20.83	20.83	-	166.68	166.68	250.00
7155 - Annual Corporate Report	-	7.17	7.17	147.50	57.32	(90.18)	86.00
Total Administrative	1,894.07	2,248.83	354.76	24,448.74	17,990.68	(6,458.06)	26,986.00
Grounds							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	36,672.00	33,333.32	(3,338.68)	50,000.00
7215 - Landscape Misc / Mulch	-	166.67	166.67	-	1,333.32	1,333.32	2,000.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	333.32	333.32	500.00
7225 - Beautification	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	333.32	333.32	500.00
7235 - Walkover/Trail Maintenance	12,250.00	1,666.67	(10,583.33)	27,250.00	13,333.32	(13,916.68)	20,000.00
7240 - Pest Control	-	25.00	25.00	275.00	200.00	(75.00)	300.00
Total Grounds	16,834.00	6,608.35	(10,225.65)	64,197.00	52,866.60	(11,330.40)	79,300.00
Repairs & Maintenance							
7310 - General Maintenance	-	272.50	272.50	1,195.12	2,180.00	984.88	3,270.00
Total Repairs & Maintenance	-	272.50	272.50	1,195.12	2,180.00	984.88	3,270.00
Utilities							
7910 - Electric	83.00	195.83	112.83	1,295.00	1,566.68	271.68	2,350.00
7930 - Trash Removal	66.62	46.00	(20.62)	579.17	368.00	(211.17)	552.00
Total Utilities	149.62	241.83	92.21	1,874.17	1,934.68	60.51	2,902.00

Foxwood at Panther Ridge Homeowners' Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Other							
9005 - Reserve Allocation	-	-	-	5,956.50	5,956.50	-	7,942.00
9010 - Reserve Interest Allocation	235.74	-	(235.74)	8,194.68	-	(8,194.68)	-
Total Other	235.74	-	(235.74)	14,151.18	5,956.50	(8,194.68)	7,942.00
Total Expense	19,113.43	9,371.51	(9,741.92)	105,866.21	80,928.46	(24,937.75)	120,400.00
Operating Net Total	(9,421.77)	(.01)	(9,421.76)	(15,083.62)	.04	(15,083.66)	-
Net Total	(9,421.77)	(.01)	(9,421.76)	(15,083.62)	.04	(15,083.66)	-

Foxwood at Panther Ridge HOA, Inc.
Reserve Schedule
August 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)	8,194.68	2,331.02
	\$ 340,614.91	\$ 5,956.50	\$ (25,595.00)	\$ -	\$ 8,194.68	\$ 329,171.09

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