

**FOXWOOD AT PANTHER RIDGE HOA, INC.**  
**FINANCIAL REPORTS**  
**February 28, 2025**

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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 2/28/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1010 - Centennial OP 5267	\$2,095.38		\$2,095.38
1017 - Truist OP 0788	\$52,230.65		\$52,230.65
1027 - Truist RES 0796		\$190,134.01	\$190,134.01
1028 - Centennial Reserve 6216		\$76,621.60	\$76,621.60
1031 - Centennial CD2296 6/22/26		\$27,306.40	\$27,306.40
1100 - Accounts Receivable	\$4,838.00		\$4,838.00
1220 - Allowance for Bad Debt	(\$11,322.31)		(\$11,322.31)
1310 - Prepaid Insurance	\$6,997.65		\$6,997.65
<b>Total Assets</b>	<b>\$54,839.37</b>	<b>\$294,062.01</b>	<b>\$348,901.38</b>
<b>Total Assets</b>	<b>\$54,839.37</b>	<b>\$294,062.01</b>	<b>\$348,901.38</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$8,881.62		\$8,881.62
3030 - Deferred Maintenance Fees	\$9,436.17		\$9,436.17
3035 - Prepaid Maintenance Fees	\$11,170.00		\$11,170.00
3175 - Eminent Domain Reserve		\$281,915.00	\$281,915.00
3178 - Park / Common Area Reserve		\$5,422.07	\$5,422.07
3181 - Trail / Bridge Repair Reserve		(\$21,579.00)	(\$21,579.00)
3187 - Property Restoration Reserve		(\$12,600.00)	(\$12,600.00)
3188 - Playground Equipment Reserve		\$9,735.00	\$9,735.00
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		\$7,250.00	\$7,250.00
3192 - Park Pavillion Reserve		\$5,461.75	\$5,461.75
3193 - Capital Items Reserve		\$1,457.19	\$1,457.19
<b>Total Liabilities</b>	<b>\$29,487.79</b>	<b>\$294,062.01</b>	<b>\$323,549.80</b>
<b>Equity</b>			
3990 - Operating Fund Balance	\$20,269.87		\$20,269.87
3999 - Net Income	\$5,081.71		\$5,081.71
<b>Total Equity</b>	<b>\$25,351.58</b>		<b>\$25,351.58</b>
<b>Total Liabilities / Equity</b>	<b>\$54,839.37</b>	<b>\$294,062.01</b>	<b>\$348,901.38</b>

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Maintenance Fees	9,436.17	9,436.17	-	18,872.33	18,872.33	-	113,234.00
5015 - Reserve Fees	-	-	-	1,791.50	1,791.50	-	7,166.00
5020 - Late Charges	51.77	-	51.77	51.77	-	51.77	-
5025 - Bldg Review Bd Fees	-	-	-	150.00	-	150.00	-
5030 - Interest Income	1.02	-	1.02	2.32	-	2.32	-
5035 - Reserve Interest	631.62	-	631.62	1,457.19	-	1,457.19	-
<b>Total Income</b>	<b>10,120.58</b>	<b>9,436.17</b>	<b>684.41</b>	<b>22,325.11</b>	<b>20,663.83</b>	<b>1,661.28</b>	<b>120,400.00</b>
<b>Total Income</b>	<b>10,120.58</b>	<b>9,436.17</b>	<b>684.41</b>	<b>22,325.11</b>	<b>20,663.83</b>	<b>1,661.28</b>	<b>120,400.00</b>
<b>Operating Expense</b>							
<b>Administrative</b>							
7110 - Property Management Fees	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
7115 - Postage	51.06	16.67	(34.39)	105.57	33.34	(72.23)	200.00
7120 - Copies/Printing/Supplies	401.79	333.33	(68.46)	791.73	666.66	(125.07)	4,000.00
7125 - Accounting/Auditing	50.00	-	(50.00)	100.00	-	(100.00)	-
7130 - Social Committee	-	41.67	41.67	-	83.34	83.34	500.00
7135 - Legal Services	268.00	375.00	107.00	268.00	750.00	482.00	4,500.00
7140 - Insurance Property/Gen Lia	636.15	625.00	(11.15)	1,247.93	1,250.00	2.07	7,500.00
7145 - Taxes/Dues/Fees	-	36.25	36.25	-	72.50	72.50	435.00
7155 - Annual Corporate Report	-	10.42	10.42	-	20.84	20.84	125.00
<b>Total Administrative</b>	<b>2,407.00</b>	<b>2,438.34</b>	<b>31.34</b>	<b>4,513.23</b>	<b>4,876.68</b>	<b>363.45</b>	<b>29,260.00</b>
<b>Grounds</b>							
7210 - Contracted Lawn Service	4,584.00	4,166.67	(417.33)	9,168.00	8,333.30	(834.70)	50,000.00
7215 - Landscape Misc / Mulch	-	150.00	150.00	-	300.00	300.00	1,800.00
7220 - Berm / Entry Maintenance	-	41.67	41.67	-	83.30	83.30	500.00
7225 - Beautification	-	416.67	416.67	-	833.34	833.34	5,000.00
7230 - Irrigation Repairs	-	41.67	41.67	-	83.30	83.30	500.00
7235 - Walkover/Trail Maintenance	-	1,666.67	1,666.67	-	3,333.30	3,333.30	20,000.00
7240 - Pest Control	-	25.00	25.00	-	50.00	50.00	300.00
<b>Total Grounds</b>	<b>4,584.00</b>	<b>6,508.35</b>	<b>1,924.35</b>	<b>9,168.00</b>	<b>13,016.54</b>	<b>3,848.54</b>	<b>78,100.00</b>
<b>Repairs &amp; Maintenance</b>							
7310 - General Maintenance	-	250.00	250.00	104.24	500.00	395.76	3,000.00
<b>Total Repairs &amp; Maintenance</b>	<b>-</b>	<b>250.00</b>	<b>250.00</b>	<b>104.24</b>	<b>500.00</b>	<b>395.76</b>	<b>3,000.00</b>
<b>Utilities</b>							
7910 - Electric	38.00	165.33	127.33	76.00	330.66	254.66	1,984.00
7930 - Trash Removal	66.62	74.17	7.55	133.24	148.34	15.10	890.00
<b>Total Utilities</b>	<b>104.62</b>	<b>239.50</b>	<b>134.88</b>	<b>209.24</b>	<b>479.00</b>	<b>269.76</b>	<b>2,874.00</b>
<b>Other</b>							

# Foxwood at Panther Ridge Homeowners' Association, Inc.

## Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9005 - Reserve Allocation	-	-	-	1,791.50	1,791.50	-	7,166.00
9010 - Reserve Interest Allocation	631.62	-	(631.62)	1,457.19	-	(1,457.19)	-
<b>Total Other</b>	<b>631.62</b>	<b>-</b>	<b>(631.62)</b>	<b>3,248.69</b>	<b>1,791.50</b>	<b>(1,457.19)</b>	<b>7,166.00</b>
<b>Total Expense</b>	<b>7,727.24</b>	<b>9,436.19</b>	<b>1,708.95</b>	<b>17,243.40</b>	<b>20,663.72</b>	<b>3,420.32</b>	<b>120,400.00</b>
<b>Operating Net Total</b>	<b>2,393.34</b>	<b>(.02)</b>	<b>2,393.36</b>	<b>5,081.71</b>	<b>.11</b>	<b>5,081.60</b>	<b>-</b>
<b>Net Total</b>	<b>2,393.34</b>	<b>(.02)</b>	<b>2,393.36</b>	<b>5,081.71</b>	<b>.11</b>	<b>5,081.60</b>	<b>-</b>

**Foxwood at Panther Ridge HOA, Inc.**  
**Reserve Schedule**  
**February 28, 2025**

	Balance 1/1/25	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	416.50	-	-	-	5,422.07
3181 · Trail Repair	(32,250.00)	583.25	-	10,087.75	-	(21,579.00)
3187 · Property Restoration	(12,850.00)	250.00	-	-	-	(12,600.00)
3188 · Playground Equipment	9,605.00	130.00	-	-	-	9,735.00
3189 · Irrigation Pump	5,000.00	-	-	-	-	5,000.00
3190 · Ent Walls/Lights/Island	12,000.00	-	-	-	-	12,000.00
3191 · Park Parking Lot	7,000.00	250.00	-	-	-	7,250.00
3192 · Park Pavillion	5,300.00	161.75	-	-	-	5,461.75
3193 · Capital items	10,087.75	-	-	(10,087.75)	1,457.19	1,457.19
	<b>\$ 290,813.32</b>	<b>\$ 1,791.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,971.50</b>	<b>\$ 294,062.01</b>

Expenses	Allocations
3175 Eminent Domain	1/01/25-Per 2025 budget, move interest to #3181 \$ 10,087.75
<b>TOTAL</b>	<b>\$ 10,087.75</b>
3178 Park / Common Area	
<b>TOTAL</b>	
3181 Trail Repair	
<b>TOTAL</b>	
3187 Property Restoration	
<b>TOTAL</b>	
3188 Playground Equipment	
<b>TOTAL</b>	