

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 12/31/24

ASSETS

Valley National Bank Operating \$	16,759.82	
Valley National Bank Reserve	13,503.32	
Accounts Receivable	12,068.77	
Deposit Electric	470.00	
TOTAL ASSETS		\$ 42,801.91

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 18,105.71	
Subtotal Current Liab.		\$ 18,105.71

RESERVES:

Reserves - Paving	\$ 6,661.32	
Reserves - Signs & Lighting	200.00	
Reserve-Betterment/Imp.	6,520.52	
Reserve-Interest	121.48	
Subtotal Reserves		\$ 13,503.32

EQUITY:

Prior Year Net Inc./Loss	\$ (34,652.12)	
Current Year Net Income/(Loss)	45,845.00	
Subtotal Equity		\$ 11,192.88

TOTAL LIABILITIES & EQUITY		\$ 42,801.91
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THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Income/Expense Statement

Period: 12/01/24 to 12/31/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	.00	.00	.00	238,896.00	238,885.00	11.00	238,885.00
06330	Special Assmt. Income	.00	.00	.00	66,960.00	32,400.00	34,560.00	32,400.00
06340	Late Fee Income	(125.00)	.00	(125.00)	1,970.00	.00	1,970.00	.00
06360	Application Fee	.00	.00	.00	800.00	.00	800.00	.00
06380	Administrative Fee	.00	.00	.00	200.00	.00	200.00	.00
06390	Owner Interest Income	.00	.00	.00	226.77	.00	226.77	.00
06510	Transfer Fees	.00	.00	.00	200.00	.00	200.00	.00
06920	Key Income	.00	.00	.00	50.00	.00	50.00	.00
Subtotal Income		(125.00)	.00	(125.00)	309,302.77	271,285.00	38,017.77	271,285.00
EXPENSES								
General & Administrative								
07005	Master Association Fees	.00	.00	.00	42,336.00	42,336.00	.00	42,336.00
07006	Coral Creek Special Assessmen	.00	.00	.00	32,400.00	32,400.00	.00	32,400.00
07010	Management Fees	949.00	949.00	.00	11,388.00	11,388.00	.00	11,388.00
07020	Accounting Fees	.00	83.37	83.37	1,200.00	1,000.00	(200.00)	1,000.00
07160	Legal Fees	.00	41.74	41.74	2,086.57	500.00	(1,586.57)	500.00
07281	Insurance	.00	1,250.00	1,250.00	16,280.39	15,000.00	(1,280.39)	15,000.00
07320	Office Expenses	41.73	83.37	41.64	1,555.23	1,000.00	(555.23)	1,000.00
07445	Annual Corp. Report	.00	5.12	5.12	.00	61.00	61.00	61.00
General & Administrative		990.73	2,412.60	1,421.87	107,246.19	103,685.00	(3,561.19)	103,685.00
Pool & Spa								
08210	Pool Maintenance	.00	541.74	541.74	4,482.25	6,500.00	2,017.75	6,500.00
Pool & Spa		.00	541.74	541.74	4,482.25	6,500.00	2,017.75	6,500.00
Site Improvement								
08510	Landscape Replacement	.00	416.74	416.74	2,180.00	5,000.00	2,820.00	5,000.00
Site Improvement		.00	416.74	416.74	2,180.00	5,000.00	2,820.00	5,000.00
Utilities								
08910	Electricity	545.39	466.74	(78.65)	6,951.45	5,600.00	(1,351.45)	5,600.00
08930	Water & Sewer	.00	141.74	141.74	945.05	1,700.00	754.95	1,700.00
Utilities		545.39	608.48	63.09	7,896.50	7,300.00	(596.50)	7,300.00
Maintenance								
09005	General Maintenance/Janitoria	266.51	1,250.00	983.49	8,781.31	15,000.00	6,218.69	15,000.00
09010	Tree Trimming	.00	258.37	258.37	1,200.00	3,100.00	1,900.00	3,100.00
09111	Irrigation Maintenance	828.00	1,666.74	838.74	21,582.52	20,000.00	(1,582.52)	20,000.00
Maintenance		1,094.51	3,175.11	2,080.60	31,563.83	38,100.00	6,536.17	38,100.00
Contract Services								
09610	Lawn Service	7,950.00	7,950.00	.00	95,300.00	95,400.00	100.00	95,400.00

Income/Expense Statement
Period: 12/01/24 to 12/31/24

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09755	Fertilization/Pest Control	.00	358.37	358.37	3,789.00	4,300.00	511.00	4,300.00
	Contract Services	7,950.00	8,308.37	358.37	99,089.00	99,700.00	611.00	99,700.00
Reseves								
09915	Reserves - Pavement	.00	.00	.00	1,000.00	1,000.00	.00	1,000.00
09950	Reserves- Betterment/Imp.	.00	.00	.00	10,000.00	10,000.00	.00	10,000.00
	Reseves	.00	.00	.00	11,000.00	11,000.00	.00	11,000.00
TOTAL EXPENSES		10,580.63	15,463.04	4,882.41	263,457.77	271,285.00	7,827.23	271,285.00
CURRENT YEAR NET INCOME/(LOSS)		(10,705.63)	(15,463.04)	4,757.41	45,845.00	.00	45,845.00	.00