

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 02/28/25

ASSETS

Valley National Bank Operating \$	21,719.08	
Valley National Bank Reserve	20,575.17	
Accounts Receivable	15,466.17	
Deposit Electric	470.00	
TOTAL ASSETS		\$ 58,230.42
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 6,443.37	
Subtotal Current Liab.		\$ 6,443.37

RESERVES:

Reserves - Paving	\$ 6,911.32	
Reserves - Signs & Lighting	200.00	
Reserve - Sprinkler Pump	3,750.00	
Reserve-Betterment/Imp.	9,520.52	
Reserve-Interest	193.33	
Subtotal Reserves		\$ 20,575.17

EQUITY:

Prior Year Net Inc./Loss	\$ 11,192.88	
Current Year Net Income/(Loss)	20,019.00	
Subtotal Equity		\$ 31,211.88
TOTAL LIABILITIES & EQUITY		\$ 58,230.42
		=====

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Income/Expense Statement

Period: 02/01/25 to 02/28/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	.00	.00	.00	69,228.00	69,278.25	(50.25)	277,113.00
06340	Late Fee Income	.00	.00	.00	327.00	.00	327.00	.00
06360	Application Fee	100.00	.00	100.00	100.00	.00	100.00	.00
06380	Administrative Fee	(100.00)	.00	(100.00)	(100.00)	.00	(100.00)	.00
	Subtotal Income	.00	.00	.00	69,555.00	69,278.25	276.75	277,113.00
EXPENSES								
General & Administrative								
07005	Master Association Fees	.00	.00	.00	10,584.00	10,584.00	.00	42,336.00
07010	Management Fees	949.00	949.00	.00	1,898.00	1,898.00	.00	11,388.00
07020	Accounting Fees	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07160	Legal Fees	.00	41.66	41.66	.00	83.32	83.32	500.00
07281	Insurance	.00	1,500.00	1,500.00	.00	3,000.00	3,000.00	18,000.00
07320	Office Expenses	1,079.06	125.00	(954.06)	1,130.00	250.00	(880.00)	1,500.00
07445	Annual Corp. Report	.00	5.08	5.08	61.25	10.16	(51.09)	61.00
	General & Administrative	2,028.06	2,704.07	676.01	13,673.25	15,992.14	2,318.89	74,785.00
Pool & Spa								
08210	Pool Maintenance	425.00	541.66	116.66	1,275.00	1,083.32	(191.68)	6,500.00
	Pool & Spa	425.00	541.66	116.66	1,275.00	1,083.32	(191.68)	6,500.00
Site Improvement								
08510	Landscape Replacement	.00	416.66	416.66	.00	833.32	833.32	5,000.00
	Site Improvement	.00	416.66	416.66	.00	833.32	833.32	5,000.00
Utilities								
08910	Electricity	471.68	625.00	153.32	1,044.58	1,250.00	205.42	7,500.00
08930	Water & Sewer	152.76	141.66	(11.10)	262.97	283.32	20.35	1,700.00
08940	Internet	.00	144.00	144.00	.00	288.00	288.00	1,728.00
	Utilities	624.44	910.66	286.22	1,307.55	1,821.32	513.77	10,928.00
Maintenance								
09005	General Maintenance/Janitoria	16.03	1,250.00	1,233.97	5,150.15	2,500.00	(2,650.15)	15,000.00
09010	Tree Trimming	.00	333.33	333.33	2,500.00	666.66	(1,833.34)	4,000.00
09111	Irrigation Maintenance	1,199.84	2,500.00	1,300.16	1,947.05	5,000.00	3,052.95	30,000.00
	Maintenance	1,215.87	4,083.33	2,867.46	9,597.20	8,166.66	(1,430.54)	49,000.00
Contract Services								
09610	Lawn Service	7,950.00	7,950.00	.00	15,900.00	15,900.00	.00	95,400.00
09755	Fertilization/Pest Control	783.00	375.00	(408.00)	783.00	750.00	(33.00)	4,500.00
	Contract Services	8,733.00	8,325.00	(408.00)	16,683.00	16,650.00	(33.00)	99,900.00

Period: 02/01/25 to 02/28/25

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Reseves								
09915	Reserves - Pavement	.00	.00	.00	250.00	250.00	.00	1,000.00
09920	Reserve - Sprinkler Pump	.00	.00	.00	3,750.00	3,750.00	.00	15,000.00
09950	Reserves- Betterment/Imp.	.00	.00	.00	3,000.00	3,000.00	.00	12,000.00
Reseves		.00	.00	.00	7,000.00	7,000.00	.00	28,000.00
TOTAL EXPENSES		13,026.37	16,981.38	3,955.01	49,536.00	51,546.76	2,010.76	274,113.00
CURRENT YEAR NET INCOME/(LOSS)		(13,026.37)	(16,981.38)	3,955.01	20,019.00	17,731.49	2,287.51	3,000.00