

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 07/31/25

ASSETS

Valley National Bank Operating \$	35,037.75	
Valley National Bank Reserve	28,247.82	
Accounts Receivable	19,165.19	
Deposit Electric	470.00	
TOTAL ASSETS		\$ 82,920.76
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 4,025.71	
Subtotal Current Liab.		\$ 4,025.71

RESERVES:

Reserves - Paving	\$ 7,411.32	
Reserves - Signs & Lighting	200.00	
Reserve - Sprinkler Pump	11,250.00	
Reserve-Betterment/Imp.	8,947.84	
Reserve-Interest	438.66	
Subtotal Reserves		\$ 28,247.82

EQUITY:

Prior Year Net Inc./Loss	\$ 10,992.88	
Current Year Net Income/(Loss)	39,654.35	
Subtotal Equity		\$ 50,647.23
TOTAL LIABILITIES & EQUITY		\$ 82,920.76
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THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Income/Expense Statement

Period: 07/01/25 to 07/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	69,228.00	69,278.25	(50.25)	207,683.98	207,834.75	(150.77)	277,113.00
06340	Late Fee Income	650.00	.00	650.00	1,402.00	.00	1,402.00	.00
06360	Application Fee	.00	.00	.00	325.00	.00	325.00	.00
06380	Administrative Fee	(250.00)	.00	(250.00)	(100.00)	.00	(100.00)	.00
06510	Transfer Fees	.00	.00	.00	200.00	.00	200.00	.00
	Subtotal Income	69,628.00	69,278.25	349.75	209,510.98	207,834.75	1,676.23	277,113.00
EXPENSES								
General & Administrative								
07005	Master Association Fees	10,584.00	10,584.00	.00	31,752.00	31,752.00	.00	42,336.00
07010	Management Fees	949.00	949.00	.00	6,643.00	6,643.00	.00	11,388.00
07020	Accounting Fees	.00	83.33	83.33	.00	583.31	583.31	1,000.00
07160	Legal Fees	.00	41.66	41.66	.00	291.62	291.62	500.00
07281	Insurance	2,217.60	1,500.00	(717.60)	10,742.69	10,500.00	(242.69)	18,000.00
07320	Office Expenses	27.48	125.00	97.52	2,079.44	875.00	(1,204.44)	1,500.00
07445	Annual Corp. Report	.00	5.08	5.08	61.25	35.56	(25.69)	61.00
	General & Administrative	13,778.08	13,288.07	(490.01)	51,278.38	50,680.49	(597.89)	74,785.00
Pool & Spa								
08210	Pool Maintenance	425.00	541.66	116.66	4,800.25	3,791.62	(1,008.63)	6,500.00
	Pool & Spa	425.00	541.66	116.66	4,800.25	3,791.62	(1,008.63)	6,500.00
Site Improvement								
08510	Landscape Replacement	.00	416.66	416.66	.00	2,916.62	2,916.62	5,000.00
	Site Improvement	.00	416.66	416.66	.00	2,916.62	2,916.62	5,000.00
Utilities								
08910	Electricity	756.13	625.00	(131.13)	4,592.58	4,375.00	(217.58)	7,500.00
08930	Water & Sewer	.00	141.66	141.66	597.57	991.62	394.05	1,700.00
08940	Internet	120.83	144.00	23.17	603.27	1,008.00	404.73	1,728.00
	Utilities	876.96	910.66	33.70	5,793.42	6,374.62	581.20	10,928.00
Maintenance								
09005	General Maintenance	431.32	1,250.00	818.68	13,546.71	8,750.00	(4,796.71)	15,000.00
09010	Tree Trimming	.00	333.33	333.33	3,850.00	2,333.31	(1,516.69)	4,000.00
09020	Janitorial	.00	250.00	250.00	605.42	1,750.00	1,144.58	3,000.00
09111	Irrigation Maintenance	810.00	2,500.00	1,690.00	11,244.45	17,500.00	6,255.55	30,000.00
	Maintenance	1,241.32	4,333.33	3,092.01	29,246.58	30,333.31	1,086.73	52,000.00
Contract Services								
09610	Lawn Service	7,950.00	7,950.00	.00	55,650.00	55,650.00	.00	95,400.00
09755	Fertilization/Pest Control	261.00	375.00	114.00	2,088.00	2,625.00	537.00	4,500.00

Period: 07/01/25 to 07/31/25

Reseves								
09915	Reserves - Pavement	250.00	250.00	.00	750.00	750.00	.00	1,000.00
09920	Reserve - Sprinkler Pump	3,750.00	3,750.00	.00	11,250.00	11,250.00	.00	15,000.00
09950	Reserves- Betterment/Imp.	3,000.00	3,000.00	.00	9,000.00	9,000.00	.00	12,000.00
	Reseves	7,000.00	7,000.00	.00	21,000.00	21,000.00	.00	28,000.00
	TOTAL EXPENSES	31,532.36	34,815.38	3,283.02	169,856.63	173,371.66	3,515.03	277,113.00
	CURRENT YEAR NET INCOME/(LOSS)	38,095.64	34,462.87	3,632.77	39,654.35	34,463.09	5,191.26	.00