

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 06/30/25

ASSETS

Valley National Bank Operating \$	14,061.45	
Valley National Bank Reserve	24,481.66	
Accounts Receivable	12,822.17	
Deposit Electric	470.00	
TOTAL ASSETS		\$ 51,835.28

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 14,802.03	
Subtotal Current Liab.		\$ 14,802.03

RESERVES:

Reserves - Paving	\$ 7,161.32	
Reserves - Signs & Lighting	200.00	
Reserve - Sprinkler Pump	7,500.00	
Reserve-Betterment/Imp.	9,234.18	
Reserve-Interest	386.16	
Subtotal Reserves		\$ 24,481.66

EQUITY:

Prior Year Net Inc./Loss	\$ 10,992.88	
Current Year Net Income/(Loss)	1,558.71	
Subtotal Equity		\$ 12,551.59
TOTAL LIABILITIES & EQUITY		\$ 51,835.28

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.
Income/Expense Statement
Period: 06/01/25 to 06/30/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Maintenance Income	.00	.00	.00	138,455.98	138,556.50	(100.52)	277,113.00
06340 Late Fee Income	.00	.00	.00	752.00	.00	752.00	.00
06360 Application Fee	.00	.00	.00	325.00	.00	325.00	.00
06380 Administrative Fee	.00	.00	.00	150.00	.00	150.00	.00
06510 Transfer Fees	.00	.00	.00	200.00	.00	200.00	.00
Subtotal Income	.00	.00	.00	139,882.98	138,556.50	1,326.48	277,113.00
EXPENSES							
General & Administrative							
07005 Master Association Fees	.00	.00	.00	21,168.00	21,168.00	.00	42,336.00
07010 Management Fees	949.00	949.00	.00	5,694.00	5,694.00	.00	11,388.00
07020 Accounting Fees	.00	83.33	83.33	.00	499.98	499.98	1,000.00
07160 Legal Fees	.00	41.66	41.66	.00	249.96	249.96	500.00
07281 Insurance	2,217.60	1,500.00	(717.60)	8,525.09	9,000.00	474.91	18,000.00
07320 Office Expenses	61.30	125.00	63.70	2,051.96	750.00	(1,301.96)	1,500.00
07445 Annual Corp. Report	.00	5.08	5.08	61.25	30.48	(30.77)	61.00
General & Administrative	3,227.90	2,704.07	(523.83)	37,500.30	37,392.42	(107.88)	74,785.00
Pool & Spa							
08210 Pool Maintenance	425.00	541.66	116.66	4,375.25	3,249.96	(1,125.29)	6,500.00
Pool & Spa	425.00	541.66	116.66	4,375.25	3,249.96	(1,125.29)	6,500.00
Site Improvement							
08510 Landscape Replacement	.00	416.66	416.66	.00	2,499.96	2,499.96	5,000.00
Site Improvement	.00	416.66	416.66	.00	2,499.96	2,499.96	5,000.00
Utilities							
08910 Electricity	822.41	625.00	(197.41)	3,836.45	3,750.00	(86.45)	7,500.00
08930 Water & Sewer	67.87	141.66	73.79	597.57	849.96	252.39	1,700.00
08940 Internet	120.83	144.00	23.17	482.44	864.00	381.56	1,728.00
Utilities	1,011.11	910.66	(100.45)	4,916.46	5,463.96	547.50	10,928.00
Maintenance							
09005 General Maintenance	.00	1,250.00	1,250.00	13,115.39	7,500.00	(5,615.39)	15,000.00
09010 Tree Trimming	1,200.00	333.33	(866.67)	3,850.00	1,999.98	(1,850.02)	4,000.00
09020 Janitorial	.00	250.00	250.00	605.42	1,500.00	894.58	3,000.00
09111 Irrigation Maintenance	610.00	2,500.00	1,890.00	10,434.45	15,000.00	4,565.55	30,000.00
Maintenance	1,810.00	4,333.33	2,523.33	28,005.26	25,999.98	(2,005.28)	52,000.00
Contract Services							
09610 Lawn Service	7,950.00	7,950.00	.00	47,700.00	47,700.00	.00	95,400.00
09755 Fertilization/Pest Control	261.00	375.00	114.00	1,827.00	2,250.00	423.00	4,500.00

Period: 06/01/25 to 06/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
Contract Services		8,211.00	8,325.00	114.00	49,527.00	49,950.00	423.00	99,900.00
Reseves								
09915	Reserves - Pavement	.00	.00	.00	500.00	500.00	.00	1,000.00
09920	Reserve - Sprinkler Pump	.00	.00	.00	7,500.00	7,500.00	.00	15,000.00
09950	Reserves- Betterment/Imp.	.00	.00	.00	6,000.00	6,000.00	.00	12,000.00
Reseves		.00	.00	.00	14,000.00	14,000.00	.00	28,000.00
TOTAL EXPENSES		14,685.01	17,231.38	2,546.37	138,324.27	138,556.28	232.01	277,113.00
CURRENT YEAR NET INCOME/ (LOSS)		(14,685.01)	(17,231.38)	2,546.37	1,558.71	.22	1,558.49	.00