

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 03/31/25

ASSETS

|                                   |           |              |
|-----------------------------------|-----------|--------------|
| Valley National Bank Operating \$ | 22,159.91 |              |
| Valley National Bank Reserve      | 20,614.66 |              |
| Accounts Receivable               | 14,550.17 |              |
| Deposit Electric                  | 470.00    |              |
|                                   |           |              |
| TOTAL ASSETS                      |           | \$ 57,794.74 |
|                                   |           | =====        |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                           |              |              |
|---------------------------|--------------|--------------|
| Prepaid Owner Assessments | \$ 20,118.03 |              |
|                           |              |              |
| Subtotal Current Liab.    |              | \$ 20,118.03 |

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            | 232.82      |              |
|                             |             |              |
| Subtotal Reserves           |             | \$ 20,614.66 |

EQUITY:

|                                |              |              |
|--------------------------------|--------------|--------------|
| Prior Year Net Inc./Loss       | \$ 11,192.88 |              |
| Current Year Net Income/(Loss) | 5,869.17     |              |
|                                |              |              |
| Subtotal Equity                |              | \$ 17,062.05 |
|                                |              |              |
| TOTAL LIABILITIES & EQUITY     |              | \$ 57,794.74 |
|                                |              | =====        |

**THE ARBORS AT CORAL CREEK ASSOCIATION, INC.**

Income/Expense Statement

Period: 03/01/25 to 03/31/25

| Description                         |                               | Actual   | Current Period<br>Budget | Variance | Actual    | Year-To-Date<br>Budget | Variance   | Yearly<br>Budget |
|-------------------------------------|-------------------------------|----------|--------------------------|----------|-----------|------------------------|------------|------------------|
| <b>INCOME:</b>                      |                               |          |                          |          |           |                        |            |                  |
| 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               | .00      | .00                      | .00      | 100.00    | .00                    | 100.00     | .00              |
| 06380                               | Administrative Fee            | .00      | .00                      | .00      | (100.00)  | .00                    | (100.00)   | .00              |
|                                     | Subtotal Income               | .00      | .00                      | .00      | 69,555.00 | 69,278.25              | 276.75     | 277,113.00       |
| <b>EXPENSES</b>                     |                               |          |                          |          |           |                        |            |                  |
| <b>General &amp; Administrative</b> |                               |          |                          |          |           |                        |            |                  |
| 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      | 2,847.00  | 2,847.00               | .00        | 11,388.00        |
| 07020                               | Accounting Fees               | .00      | 83.33                    | 83.33    | .00       | 249.99                 | 249.99     | 1,000.00         |
| 07160                               | Legal Fees                    | .00      | 41.66                    | 41.66    | .00       | 124.98                 | 124.98     | 500.00           |
| 07281                               | Insurance                     | .00      | 1,500.00                 | 1,500.00 | .00       | 4,500.00               | 4,500.00   | 18,000.00        |
| 07320                               | Office Expenses               | 82.91    | 125.00                   | 42.09    | 1,212.91  | 375.00                 | (837.91)   | 1,500.00         |
| 07445                               | Annual Corp. Report           | .00      | 5.08                     | 5.08     | 61.25     | 15.24                  | (46.01)    | 61.00            |
|                                     | General & Administrative      | 1,031.91 | 2,704.07                 | 1,672.16 | 14,705.16 | 18,696.21              | 3,991.05   | 74,785.00        |
| <b>Pool &amp; Spa</b>               |                               |          |                          |          |           |                        |            |                  |
| 08210                               | Pool Maintenance              | 1,300.25 | 541.66                   | (758.59) | 2,575.25  | 1,624.98               | (950.27)   | 6,500.00         |
|                                     | Pool & Spa                    | 1,300.25 | 541.66                   | (758.59) | 2,575.25  | 1,624.98               | (950.27)   | 6,500.00         |
| <b>Site Improvement</b>             |                               |          |                          |          |           |                        |            |                  |
| 08510                               | Landscape Replacement         | .00      | 416.66                   | 416.66   | .00       | 1,249.98               | 1,249.98   | 5,000.00         |
|                                     | Site Improvement              | .00      | 416.66                   | 416.66   | .00       | 1,249.98               | 1,249.98   | 5,000.00         |
| <b>Utilities</b>                    |                               |          |                          |          |           |                        |            |                  |
| 08910                               | Electricity                   | 504.16   | 625.00                   | 120.84   | 1,548.74  | 1,875.00               | 326.26     | 7,500.00         |
| 08930                               | Water & Sewer                 | 92.74    | 141.66                   | 48.92    | 355.71    | 424.98                 | 69.27      | 1,700.00         |
| 08940                               | Internet                      | .00      | 144.00                   | 144.00   | .00       | 432.00                 | 432.00     | 1,728.00         |
|                                     | Utilities                     | 596.90   | 910.66                   | 313.76   | 1,904.45  | 2,731.98               | 827.53     | 10,928.00        |
| <b>Maintenance</b>                  |                               |          |                          |          |           |                        |            |                  |
| 09005                               | General Maintenance/Janitoria | 530.37   | 1,250.00                 | 719.63   | 5,680.52  | 3,750.00               | (1,930.52) | 15,000.00        |
| 09010                               | Tree Trimming                 | .00      | 333.33                   | 333.33   | 2,500.00  | 999.99                 | (1,500.01) | 4,000.00         |
| 09111                               | Irrigation Maintenance        | 2,479.40 | 2,500.00                 | 20.60    | 4,426.45  | 7,500.00               | 3,073.55   | 30,000.00        |
|                                     | Maintenance                   | 3,009.77 | 4,083.33                 | 1,073.56 | 12,606.97 | 12,249.99              | (356.98)   | 49,000.00        |
| <b>Contract Services</b>            |                               |          |                          |          |           |                        |            |                  |
| 09610                               | Lawn Service                  | 7,950.00 | 7,950.00                 | .00      | 23,850.00 | 23,850.00              | .00        | 95,400.00        |
| 09755                               | Fertilization/Pest Control    | 261.00   | 375.00                   | 114.00   | 1,044.00  | 1,125.00               | 81.00      | 4,500.00         |
|                                     | Contract Services             | 8,211.00 | 8,325.00                 | 114.00   | 24,894.00 | 24,975.00              | 81.00      | 99,900.00        |

**THE ARBORS AT CORAL CREEK ASSOCIATION, INC.**

Income/Expense Statement

Period: 03/01/25 to 03/31/25

| Description                    |                           | Actual      | Current Period<br>Budget | Variance | Actual    | Year-To-Date<br>Budget | Variance | Yearly<br>Budget |
|--------------------------------|---------------------------|-------------|--------------------------|----------|-----------|------------------------|----------|------------------|
| 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                 |                           | 14,149.83   | 16,981.38                | 2,831.55 | 63,685.83 | 68,528.14              | 4,842.31 | 274,113.00       |
| CURRENT YEAR NET INCOME/(LOSS) |                           | (14,149.83) | (16,981.38)              | 2,831.55 | 5,869.17  | 750.11                 | 5,119.06 | 3,000.00         |