

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 05/31/25

ASSETS

Valley National Bank Operating \$	20,649.80	
Valley National Bank Reserve	24,431.81	
Accounts Receivable	13,666.17	
Deposit Electric	470.00	
TOTAL ASSETS		\$ 59,217.78

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 7,549.37	
Subtotal Current Liab.		\$ 7,549.37

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	336.31	
Subtotal Reserves		\$ 24,431.81

EQUITY:

Prior Year Net Inc./Loss	\$ 10,992.88	
Current Year Net Income/(Loss)	16,243.72	
Subtotal Equity		\$ 27,236.60

TOTAL LIABILITIES & EQUITY		\$ 59,217.78
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THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Income/Expense Statement

Period: 05/01/25 to 05/31/25

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	100.00	.00	100.00	325.00	.00	325.00	.00
06380	Administrative Fee	(250.00)	.00	(250.00)	150.00	.00	150.00	.00
06510	Transfer Fees	100.00	.00	100.00	200.00	.00	200.00	.00
	Subtotal Income	(50.00)	.00	(50.00)	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	4,745.00	4,745.00	.00	11,388.00
07020	Accounting Fees	.00	83.33	83.33	.00	416.65	416.65	1,000.00
07160	Legal Fees	.00	41.66	41.66	.00	208.30	208.30	500.00
07281	Insurance	6,307.49	1,500.00	(4,807.49)	6,307.49	7,500.00	1,192.51	18,000.00
07320	Office Expenses	726.47	125.00	(601.47)	1,990.66	625.00	(1,365.66)	1,500.00
07445	Annual Corp. Report	.00	5.08	5.08	61.25	25.40	(35.85)	61.00
	General & Administrative	7,982.96	2,704.07	(5,278.89)	34,272.40	34,688.35	415.95	74,785.00
Pool & Spa								
08210	Pool Maintenance	425.00	541.66	116.66	3,950.25	2,708.30	(1,241.95)	6,500.00
	Pool & Spa	425.00	541.66	116.66	3,950.25	2,708.30	(1,241.95)	6,500.00
Site Improvement								
08510	Landscape Replacement	.00	416.66	416.66	.00	2,083.30	2,083.30	5,000.00
	Site Improvement	.00	416.66	416.66	.00	2,083.30	2,083.30	5,000.00
Utilities								
08910	Electricity	759.38	625.00	(134.38)	3,014.04	3,125.00	110.96	7,500.00
08930	Water & Sewer	120.93	141.66	20.73	529.70	708.30	178.60	1,700.00
08940	Internet	120.83	144.00	23.17	361.61	720.00	358.39	1,728.00
	Utilities	1,001.14	910.66	(90.48)	3,905.35	4,553.30	647.95	10,928.00
Maintenance								
09005	General Maintenance	5,594.87	1,250.00	(4,344.87)	13,115.39	6,250.00	(6,865.39)	15,000.00
09010	Tree Trimming	150.00	333.33	183.33	2,650.00	1,666.65	(983.35)	4,000.00
09020	Janitorial	.00	250.00	250.00	605.42	1,250.00	644.58	3,000.00
09111	Irrigation Maintenance	610.00	2,500.00	1,890.00	9,824.45	12,500.00	2,675.55	30,000.00
	Maintenance	6,354.87	4,333.33	(2,021.54)	26,195.26	21,666.65	(4,528.61)	52,000.00
Contract Services								
09610	Lawn Service	7,950.00	7,950.00	.00	39,750.00	39,750.00	.00	95,400.00
09755	Fertilization/Pest Control	261.00	375.00	114.00	1,566.00	1,875.00	309.00	4,500.00

Period: 05/01/25 to 05/31/25

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Contract Services	8,211.00	8,325.00	114.00	41,316.00	41,625.00	309.00	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	23,974.97	17,231.38	(6,743.59)	123,639.26	121,324.90	(2,314.36)	277,113.00
	CURRENT YEAR NET INCOME/(LOSS	(24,024.97)	(17,231.38)	(6,793.59)	16,243.72	17,231.60	(987.88)	.00