THE ARBORS AT CORAL CREEK ASSOCIATION, INC.

Balance Sheet

As of 01/31/25

ASSETS

Valley National Bank Operating	$ 30,755.75	
Valley National Bank Reserve	20,532.01	
Accounts Receivable	19,390.21	
Deposit Electric	470.00	
TOTAL ASSETS		$ 71,147.97

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Assessments	$ 6,229.71	
Subtotal Current Liab.		$ 6,229.71
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	150.17	
Subtotal Reserves		$ 20,532.01
EQUITY:		
Prior Year Net Inc./Loss	$ 11,192.88	
Current Year Net Income/(Loss)	33,193.37	
Subtotal Equity		$ 44,386.25
TOTAL LIABILITIES & EQUITY		$ 71,147.97

THE ARBORS AT CORAL CREEK ASSOCIATION, INC.
Income/Expense Statement
Period: 01/01/25 to 01/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	69,228.00	69,278.25	(50.25)	69,228.00	69,278.25	(50.25)	277,113.00
06340	Late Fee Income	475.00	.00	475.00	475.00	.00	475.00	.00
	Subtotal Income	69,703.00	69,278.25	424.75	69,703.00	69,278.25	424.75	277,113.00
	EXPENSES							
General & Administrative								
07005	Master Association Fees	10,584.00	10,584.00	.00	10,584.00	10,584.00	.00	42,336.00
07010	Management Fees	949.00	949.00	.00	949.00	949.00	.00	11,388.00
07020	Accounting Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07160	Legal Fees	.00	41.66	41.66	.00	41.66	41.66	500.00
07281	Insurance	.00	1,500.00	1,500.00	.00	1,500.00	1,500.00	18,000.00
07320	Office Expenses	50.94	125.00	74.06	50.94	125.00	74.06	1,500.00
07445	Annual Corp. Report	61.25	5.08	(56.17)	61.25	5.08	(56.17)	61.00
	General & Administrative	11,645.19	13,288.07	1,642.88	11,645.19	13,288.07	1,642.88	74,785.00
Pool & Spa								
08210	Pool Maintenance	850.00	541.66	(308.34)	850.00	541.66	(308.34)	6,500.00
	Pool & Spa	850.00	541.66	(308.34)	850.00	541.66	(308.34)	6,500.00
Site Improvement								
08510	Landscape Replacement	.00	416.66	416.66	.00	416.66	416.66	5,000.00
	Site Improvement	.00	416.66	416.66	.00	416.66	416.66	5,000.00
Utilities								
08910	Electricity	572.90	625.00	52.10	572.90	625.00	52.10	7,500.00
08930	Water & Sewer	110.21	141.66	31.45	110.21	141.66	31.45	1,700.00
08940	Internet	.00	144.00	144.00	.00	144.00	144.00	1,728.00
	Utilities	683.11	910.66	227.55	683.11	910.66	227.55	10,928.00
Maintenance								
09005	General Maintenance/Janitoria	5,134.12	1,250.00	(3,884.12)	5,134.12	1,250.00	(3,884.12)	15,000.00
09010	Tree Trimming	2,500.00	333.33	(2,166.67)	2,500.00	333.33	(2,166.67)	4,000.00
09111	Irrigation Maintenance	747.21	2,500.00	1,752.79	747.21	2,500.00	1,752.79	30,000.00
	Maintenance	8,381.33	4,083.33	(4,298.00)	8,381.33	4,083.33	(4,298.00)	49,000.00
Contract Services								
09610	Lawn Service	7,950.00	7,950.00	.00	7,950.00	7,950.00	.00	95,400.00
09755	Fertilization/Pest Control	.00	375.00	375.00	.00	375.00	375.00	4,500.00
	Contract Services	7,950.00	8,325.00	375.00	7,950.00	8,325.00	375.00	99,900.00
Reseves								
09915	Reserves - Pavement	250.00	250.00	.00	250.00	250.00	.00	1,000.00

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Income/Expense Statement

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

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
09920	Reserve - Sprinkler Pump	3,750.00	3,750.00	.00	3,750.00	3,750.00	.00	15,000.00
09950	Reserves- Betterment/Imp.	3,000.00	3,000.00	.00	3,000.00	3,000.00	.00	12,000.00
	Reseves	7,000.00	7,000.00	.00	7,000.00	7,000.00	.00	28,000.00
	TOTAL EXPENSES	36,509.63	34,565.38	(1,944.25)	36,509.63	34,565.38	(1,944.25)	274,113.00
	CURRENT YEAR NET INCOME/(LOSS	33,193.37	34,712.87	(1,519.50)	33,193.37	34,712.87	(1,519.50)	3,000.00