

THE ARBORS AT CORAL CREEK

Run Date: 10/30/2025

Run Time: 03:34 PM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01015	Valley National Bank Operating	\$27,691.10
01030	Valley National Bank Reserve	\$35,419.24
01310	Accounts Receivable	\$26,207.21
02020	Deposit Electric	\$470.00
	ASSET TOTAL:	<u>\$89,787.55</u>
	TOTAL ASSETS:	<u>\$89,787.55</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$3,175.54
	LIABILITY TOTAL:	<u>\$3,175.54</u>
	TOTAL LIABILITIES:	<u>\$3,175.54</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Paving	\$7,661.32
05020	Reserves - Signs & Lighting	\$200.00
05065	Reserve - Sprinkler Pump	\$15,000.00
05075	Reserve-Betterment/Imp.	\$11,947.84
05080	Reserve-Interest	\$610.08
	RESERVES TOTAL:	<u>\$35,419.24</u>
Members		
Equity		
05510	Prior Year Net Inc./Loss	\$10,992.88
	MEMBERS EQUITY TOTAL:	<u>\$10,992.88</u>
	Current Year Net Income/(Loss)	\$40,199.89
	TOTAL EQUITY:	<u>\$86,612.01</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$89,787.55</u>

THE ARBORS AT CORAL CREEK

INCOME STATEMENT

Run Date: 10/30/2025
Run Time: 03:34 PM

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	69,228.00	69,278.25	(50.25)	276,911.98	277,113.00	(201.02)	277,113.00
06340 Late Fee Income	1,100.00	0.00	1,100.00	2,502.00	0.00	2,502.00	0.00
06360 Application Fee	0.00	0.00	0.00	425.00	0.00	425.00	0.00
06380 Administrative Fee	750.00	0.00	750.00	650.00	0.00	650.00	0.00
06510 Transfer Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
06920 Key Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Income Total	71,078.00	69,278.25	1,799.75	280,713.98	277,113.00	3,600.98	277,113.00
Total Income	71,078.00	69,278.25	1,799.75	280,713.98	277,113.00	3,600.98	277,113.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	10,584.00	10,584.00	0.00	42,336.00	42,336.00	0.00	42,336.00
07010 Management Fees	949.00	949.00	0.00	9,490.00	9,490.00	0.00	11,388.00
07020 Accounting Fees	0.00	83.33	83.33	1,100.00	833.30	(266.70)	1,000.00
07160 Legal Fees	140.00	41.66	(98.34)	140.00	416.60	276.60	500.00
07281 Insurance	2,217.60	1,500.00	(717.60)	17,395.49	15,000.00	(2,395.49)	18,000.00
07320 Office Expenses	204.15	125.00	(79.15)	2,353.64	1,250.00	(1,103.64)	1,500.00
07445 Annual Corp. Report	0.00	5.08	5.08	61.25	50.80	(10.45)	61.00
General & Administrative Total	14,094.75	13,288.07	(806.68)	72,876.38	69,376.70	(3,499.68)	74,785.00
Pool & Spa							
08210 Pool Maintenance	492.39	541.66	49.27	6,292.64	5,416.60	(876.04)	6,500.00
Pool & Spa Total	492.39	541.66	49.27	6,292.64	5,416.60	(876.04)	6,500.00
Site Improvement							
08510 Landscape Replacement	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
Site Improvement Total	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
Utilities							
08910 Electricity	762.94	625.00	(137.94)	6,951.25	6,250.00	(701.25)	7,500.00
08930 Water & Sewer	53.06	141.66	88.60	812.56	1,416.60	604.04	1,700.00
08940 Internet	120.83	144.00	23.17	965.76	1,440.00	474.24	1,728.00
Utilities Total	936.83	910.66	(26.17)	8,729.57	9,106.60	377.03	10,928.00
Maintenance							
09005 General Maintenancel	551.64	1,250.00	698.36	15,090.83	12,500.00	(2,590.83)	15,000.00
09010 Tree Trimming	6,000.00	333.33	(5,666.67)	9,850.00	3,333.30	(6,516.70)	4,000.00
09020 Janitorial	0.00	250.00	250.00	825.42	2,500.00	1,674.58	3,000.00
09111 Irrigation Maintenance	1,804.80	2,500.00	695.20	16,478.25	25,000.00	8,521.75	30,000.00
Maintenance Total	8,356.44	4,333.33	(4,023.11)	42,244.50	43,333.30	1,088.80	52,000.00
Contract Services							
09610 Lawn Service	7,950.00	7,950.00	0.00	79,500.00	79,500.00	0.00	95,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09755 Fertilization/Pest Control	261.00	375.00	114.00	2,871.00	3,750.00	879.00	4,500.00
Contract Services Total	8,211.00	8,325.00	114.00	82,371.00	83,250.00	879.00	99,900.00
Reseves							
09915 Reserves - Pavement	250.00	250.00	0.00	1,000.00	1,000.00	0.00	1,000.00
09920 Reserve - Sprinkler Pump	3,750.00	3,750.00	0.00	15,000.00	15,000.00	0.00	15,000.00
09950 Reserves- Betterment/Imp.	3,000.00	3,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00
Reseves Total	7,000.00	7,000.00	0.00	28,000.00	28,000.00	0.00	28,000.00
Total Expense	39,091.41	34,815.38	(4,276.03)	240,514.09	242,649.80	2,135.71	277,113.00
Net Income	31,986.59	34,462.87	(2,476.28)	40,199.89	34,463.20	5,736.69	0.00