

**CORAL CREEK HOA**  
 Balance Sheet  
 As of 12/31/24

**ASSETS**

Valley National Bank Operating \$	184,782.41	
Valley National Bank Reserve	36,812.07	
Accounts Receivable	6,208.00	
Deposits	450.00	
Valley Bank Loan #1	56,733.83	
Valley Bank Loan #2	236,922.23	
<b>TOTAL ASSETS</b>	<b>\$ 521,908.54</b>	<b>=====</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Assessments	\$ 13,245.31	
Valley Bank Loan #1	56,733.83	
Valley Bank #2	236,922.23	
Subtotal Current Liab.	\$ 306,901.37	
 <b>RESERVES:</b>		
Reserves-Wall/Fence	\$ 6,369.36	
Waterside Reserve	20,298.92	
Reserves - Interest	1,565.06	
Reserves-Betterment/Imp	8,578.73	
Subtotal Reserves	\$ 36,812.07	
 <b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 6,361.95	
Current Year Net Income/(Loss)	171,833.15	
Subtotal Equity	\$ 178,195.10	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 521,908.54</b>	<b>=====</b>

**CORAL CREEK HOA**  
**Income/Expense Statement**  
**Period: 12/01/24 to 12/31/24**

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06310 Maintenance Income	.00	.00	.00	294,544.00	294,729.00	(185.00)	294,729.00
06330 Special Assessment	.00	.00	.00	213,800.00	213,800.00	.00	213,800.00
06340 Late Fee Income	.00	.00	.00	2,200.00	.00	2,200.00	.00
06380 Owner Admin. Fees Income	.00	.00	.00	500.00	.00	500.00	.00
06925 Valley Bank Loan Draw	28,970.50	.00	28,970.50	233,262.23	.00	233,262.23	.00
Subtotal Income	28,970.50	.00	28,970.50	744,306.23	508,529.00	235,777.23	508,529.00
<b>EXPENSES</b>							
<b>General &amp; Administrative</b>							
07010 Management Fees	1,984.00	1,884.00	(100.00)	22,708.00	22,608.00	(100.00)	22,608.00
07020 Accounting Fees	.00	83.37	83.37	1,100.00	1,000.00	(100.00)	1,000.00
07160 Legal Fees	.00	91.74	91.74	2,095.00	1,100.00	(995.00)	1,100.00
07281 General Insurance	.00	2,250.00	2,250.00	32,222.20	27,000.00	(5,222.20)	27,000.00
07320 Office Expenses	193.42	100.00	(93.42)	1,957.63	1,200.00	(757.63)	1,200.00
07430 Valley Bank Loan	2,505.76	1,300.00	(1,205.76)	20,789.80	15,600.00	(5,189.80)	15,600.00
07450 Taxes, License & Fees	.00	5.12	5.12	61.25	61.00	(.25)	61.00
07460 Miscellaneous	1,142.23	.00	(1,142.23)	2,284.45	.00	(2,284.45)	.00
General & Administrative	5,825.41	5,714.23	(111.18)	83,218.33	68,569.00	(14,649.33)	68,569.00
<b>Site Improvement</b>							
08510 Landscaping/Fert & Pest	1,564.08	1,000.00	(564.08)	22,482.18	12,000.00	(10,482.18)	12,000.00
Site Improvement	1,564.08	1,000.00	(564.08)	22,482.18	12,000.00	(10,482.18)	12,000.00
<b>Utilities</b>							
08910 Electricity	399.21	400.00	.79	4,955.46	4,800.00	(155.46)	4,800.00
Utilities	399.21	400.00	.79	4,955.46	4,800.00	(155.46)	4,800.00
<b>Maintenance</b>							
09005 Wall/Sign Maintenance	.00	4,583.37	4,583.37	7,350.00	55,000.00	47,650.00	55,000.00
09010 Tree Maintenance	.00	2,083.37	2,083.37	10,525.00	25,000.00	14,475.00	25,000.00
09015 Special Assessment Expense	111,495.00	17,816.74	(93,678.26)	327,012.23	213,800.00	(113,212.23)	213,800.00
09111 Irrigation	799.68	1,250.00	450.32	17,029.88	15,000.00	(2,029.88)	15,000.00
09112 Janitorial	.00	950.00	950.00	6,175.00	11,400.00	5,225.00	11,400.00
Maintenance	112,294.68	26,683.48	(85,611.20)	368,092.11	320,200.00	(47,892.11)	320,200.00
<b>Contract Services</b>							
09610 Lawn Service	5,300.00	5,450.00	150.00	65,325.00	65,400.00	75.00	65,400.00
09660 Preserve Maintenance	275.00	855.00	580.00	1,100.00	10,260.00	9,160.00	10,260.00
Contract Services	5,575.00	6,305.00	730.00	66,425.00	75,660.00	9,235.00	75,660.00
<b>Reserves</b>							
09915 Reserve-Waterside Betterment	.00	.00	.00	5,300.00	5,300.00	.00	5,300.00
09920 Reserve- Better/Improv CC HOA	.00	.00	.00	22,000.00	22,000.00	.00	22,000.00
Reserves	.00	.00	.00	27,300.00	27,300.00	.00	27,300.00

**CORAL CREEK HOA**  
 Income/Expense Statement  
 Period: 12/01/24 to 12/31/24

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL EXPENSES	125,658.38	40,102.71	(85,555.67)	572,473.08	508,529.00	(63,944.08)	508,529.00
CURRENT YEAR NET INCOME/ (LOSS)	(96,687.88)	(40,102.71)	(56,585.17)	171,833.15	.00	171,833.15	.00

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