

CORAL CREEK HOA

Balance Sheet

As of 01/31/25

ASSETS

Valley National Bank Operating \$	214,975.20	
Valley National Bank Reserve	36,890.28	
Accounts Receivable	8,826.80	
Deposits	450.00	
Valley Bank Loan #1	56,733.83	
Valley Bank Loan #2	236,922.23	
TOTAL ASSETS		\$ 554,798.34

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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Prepaid Owner Assessments	\$ 19,052.11	
Valley Bank Loan #1	56,733.83	
Valley Bank #2	236,922.23	
Subtotal Current Liab.		\$ 312,708.17

RESERVES:

Reserves-Wall/Fence	\$ 6,369.36	
Waterside Reserve	20,298.92	
Reserves - Interest	1,643.27	
Reserves-Betterment/Imp	8,578.73	
Subtotal Reserves		\$ 36,890.28

EQUITY:

Prior Year Net Inc./Loss	\$ 178,195.10	
Current Year Net Income/(Loss)	27,004.79	
Subtotal Equity		\$ 205,199.89

TOTAL LIABILITIES & EQUITY		\$ 554,798.34
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Period: 01/01/25 to 01/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	73,636.00	73,682.25	(46.25)	73,636.00	73,682.25	(46.25)	294,729.00
	Subtotal Income	73,636.00	73,682.25	(46.25)	73,636.00	73,682.25	(46.25)	294,729.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,984.00	1,984.00	.00	1,984.00	1,984.00	.00	23,808.00
07020	Accounting Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07160	Legal Fees	.00	91.66	91.66	.00	91.66	91.66	1,100.00
07281	General Insurance	.00	2,825.00	2,825.00	.00	2,825.00	2,825.00	33,900.00
07320	Office Expenses	191.02	100.00	(91.02)	191.02	100.00	(91.02)	1,200.00
07430	Valley Bank Loan	2,760.32	5,791.66	3,031.34	2,760.32	5,791.66	3,031.34	69,500.00
07450	Taxes, License & Fees	61.25	5.08	(56.17)	61.25	5.08	(56.17)	61.00
07460	Miscellaneous	2,500.00	.00	(2,500.00)	2,500.00	.00	(2,500.00)	.00
	General & Administrative	7,496.59	10,880.73	3,384.14	7,496.59	10,880.73	3,384.14	130,569.00
Site Improvement								
08510	Landscaping/Fert & Pest	594.00	1,000.00	406.00	594.00	1,000.00	406.00	12,000.00
	Site Improvement	594.00	1,000.00	406.00	594.00	1,000.00	406.00	12,000.00
Utilities								
08910	Electricity	418.55	400.00	(18.55)	418.55	400.00	(18.55)	4,800.00
	Utilities	418.55	400.00	(18.55)	418.55	400.00	(18.55)	4,800.00
Maintenance								
09005	Wall/Sign Maintenance	.00	416.66	416.66	.00	416.66	416.66	5,000.00
09010	Tree Maintenance	22,300.00	1,250.00	(21,050.00)	22,300.00	1,250.00	(21,050.00)	15,000.00
09111	Irrigation	3,672.07	1,250.00	(2,422.07)	3,672.07	1,250.00	(2,422.07)	15,000.00
09112	Janitorial	.00	950.00	950.00	.00	950.00	950.00	11,400.00
	Maintenance	25,972.07	3,866.66	(22,105.41)	25,972.07	3,866.66	(22,105.41)	46,400.00
Contract Services								
09610	Lawn Service	5,825.00	5,450.00	(375.00)	5,825.00	5,450.00	(375.00)	65,400.00
09660	Preserve Maintenance	.00	855.00	855.00	.00	855.00	855.00	10,260.00
	Contract Services	5,825.00	6,305.00	480.00	5,825.00	6,305.00	480.00	75,660.00
Reserves								
09915	Reserve-Waterside Betterment	1,325.00	1,325.00	.00	1,325.00	1,325.00	.00	5,300.00
09920	Reserve- Better/Improv CC HOA	5,000.00	5,000.00	.00	5,000.00	5,000.00	.00	20,000.00
	Reserves	6,325.00	6,325.00	.00	6,325.00	6,325.00	.00	25,300.00
	TOTAL EXPENSES	46,631.21	28,777.39	(17,853.82)	46,631.21	28,777.39	(17,853.82)	294,729.00
	CURRENT YEAR NET INCOME/(LOSS)	27,004.79	44,904.86	(17,900.07)	27,004.79	44,904.86	(17,900.07)	.00