

CORAL CREEK HOA

Balance Sheet

As of 03/31/25

ASSETS

Valley National Bank Operating \$	162,233.69	
Valley National Bank Reserve	43,385.48	
Accounts Receivable	6,239.80	
Deposits	450.00	
Valley Bank Loan #1	56,733.83	
Valley Bank Loan #2	236,922.23	
TOTAL ASSETS		\$ 505,965.03
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 23,560.11	
Valley Bank Loan #1	56,733.83	
Valley Bank #2	236,922.23	
Subtotal Current Liab.		\$ 317,216.17

RESERVES:

Reserves-Wall/Fence	\$ 6,369.36	
Waterside Reserve	21,623.92	
Reserves - Interest	1,813.47	
Reserves-Betterment/Imp	13,578.73	
Subtotal Reserves		\$ 43,385.48

EQUITY:

Prior Year Net Inc./Loss	\$ 178,195.10	
Current Year Net Income/(Loss)	(32,831.72)	
Subtotal Equity		\$ 145,363.38

TOTAL LIABILITIES & EQUITY		\$ 505,965.03
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CORAL CREEK HOA
Income/Expense Statement
Period: 03/01/25 to 03/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	.00	.00	.00	73,636.00	73,682.25	(46.25)	294,729.00
06340	Late Fee Income	.00	.00	.00	550.00	.00	550.00	.00
06380	Owner Admin. Fees Income	.00	.00	.00	750.00	.00	750.00	.00
	Subtotal Income	.00	.00	.00	74,936.00	73,682.25	1,253.75	294,729.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,984.00	1,984.00	.00	5,952.00	5,952.00	.00	23,808.00
07020	Accounting Fees	.00	83.33	83.33	.00	249.99	249.99	1,000.00
07160	Legal Fees	877.38	91.66	(785.72)	877.38	274.98	(602.40)	1,100.00
07281	General Insurance	14,062.89	2,825.00	(11,237.89)	14,062.89	8,475.00	(5,587.89)	33,900.00
07320	Office Expenses	201.44	100.00	(101.44)	757.27	300.00	(457.27)	1,200.00
07430	Valley Bank Loan	2,588.11	5,791.66	3,203.55	8,084.61	17,374.98	9,290.37	69,500.00
07450	Taxes, License & Fees	.00	5.08	5.08	61.25	15.24	(46.01)	61.00
07460	Miscellaneous	.00	.00	.00	2,500.00	.00	(2,500.00)	.00
	General & Administrative	19,713.82	10,880.73	(8,833.09)	32,295.40	32,642.19	346.79	130,569.00
Site Improvement								
08510	Landscaping/Fert & Pest	1,188.00	1,000.00	(188.00)	6,998.83	3,000.00	(3,998.83)	12,000.00
	Site Improvement	1,188.00	1,000.00	(188.00)	6,998.83	3,000.00	(3,998.83)	12,000.00
Utilities								
08910	Electricity	312.82	400.00	87.18	1,070.06	1,200.00	129.94	4,800.00
	Utilities	312.82	400.00	87.18	1,070.06	1,200.00	129.94	4,800.00
Maintenance								
09005	Wall/Sign Maintenance	.00	416.66	416.66	.00	1,249.98	1,249.98	5,000.00
09010	Tree Maintenance	.00	1,250.00	1,250.00	22,300.00	3,750.00	(18,550.00)	15,000.00
09111	Irrigation	4,555.09	1,250.00	(3,305.09)	9,865.93	3,750.00	(6,115.93)	15,000.00
09112	Janitorial	1,662.50	950.00	(712.50)	3,087.50	2,850.00	(237.50)	11,400.00
	Maintenance	6,217.59	3,866.66	(2,350.93)	35,253.43	11,599.98	(23,653.45)	46,400.00
Contract Services								
09610	Lawn Service	5,550.00	5,450.00	(100.00)	16,675.00	16,350.00	(325.00)	65,400.00
09660	Preserve Maintenance	8,875.00	855.00	(8,020.00)	9,150.00	2,565.00	(6,585.00)	10,260.00
	Contract Services	14,425.00	6,305.00	(8,120.00)	25,825.00	18,915.00	(6,910.00)	75,660.00
Reserves								
09915	Reserve-Waterside Betterment	.00	.00	.00	1,325.00	1,325.00	.00	5,300.00
09920	Reserve- Better/Improv CC HOA	.00	.00	.00	5,000.00	5,000.00	.00	20,000.00
	Reserves	.00	.00	.00	6,325.00	6,325.00	.00	25,300.00
	TOTAL EXPENSES	41,857.23	22,452.39	(19,404.84)	107,767.72	73,682.17	(34,085.55)	294,729.00
	CURRENT YEAR NET INCOME/(LOSS)	(41,857.23)	(22,452.39)	(19,404.84)	(32,831.72)	.08	(32,831.80)	.00