

Coral Sun Townhomes Condo Assn

Run Date: 11/03/2025
Run Time: 07:55 AM

BALANCE SHEET As of: 10/31/2025 Assets

Account #	Account Name	Total
Asset		
01015	South State Bank Reserve	\$184,065.74
01025	Valley Bank Operating	\$9,987.08
01310	Assessments Receivable	\$12,515.99
	ASSET TOTAL:	\$206,568.81
	TOTAL ASSETS:	\$206,568.81

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$7,484.42
	LIABILITY TOTAL:	\$7,484.42
	TOTAL LIABILITIES:	\$7,484.42

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$483.81
05020	Reserves - Pavement	\$7,503.15
05040	Due To Res For Insurance	(\$37,930.79)
05210	Reserves - Roofs	\$169,054.34
05220	Reserves - Exterior Paint	\$44,955.23
	RESERVES TOTAL:	\$184,065.74
Members Equity		
05510	Prior Year Net Inc./Loss	\$45,101.59
	MEMBERS EQUITY TOTAL:	\$45,101.59
	Current Year Net Income/(Loss)	(\$30,082.94)
	TOTAL EQUITY:	\$199,084.39
	TOTAL LIABILITIES AND EQUITY:	\$206,568.81

Coral Sun Townhomes Condo Assn

Run Date: 10/31/2025

Run Time: 08:36 PM

INCOME STATEMENT

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

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	37,476.00	37,463.91	12.09	374,760.00	374,639.10	120.90	449,567.00
06340 Late Fee Income	50.00	0.00	50.00	504.00	0.00	504.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	150.00	0.00	150.00	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	500.00	0.00	500.00	0.00
06920 Misc. Income	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Income Total	37,526.00	37,463.91	62.09	375,989.00	374,639.10	1,349.90	449,567.00
Total Income	37,526.00	37,463.91	62.09	375,989.00	374,639.10	1,349.90	449,567.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	1,200.00	1,200.00	0.00	12,000.00	12,000.00	0.00	14,400.00
07020 Accounting Fees	0.00	62.50	62.50	250.00	625.00	375.00	750.00
07160 Legal Fees	0.00	41.66	41.66	590.00	416.60	(173.40)	500.00
07280 Insurance	14,607.24	17,083.33	2,476.09	154,788.66	170,833.30	16,044.64	205,000.00
07290 Licenses & Permits	0.00	157.25	157.25	1,763.60	1,572.50	(191.10)	1,887.00
07295 DBPR	0.00	19.75	19.75	216.00	197.50	(18.50)	237.00
07320 Office Supplies	225.37	66.66	(158.71)	1,340.95	666.60	(674.35)	800.00
07450 Other Taxes & Fees	0.00	0.00	0.00	325.00	0.00	(325.00)	0.00
General & Administrative Total	16,032.61	18,631.15	2,598.54	171,274.21	186,311.50	15,037.29	223,574.00
Community Room/Building							
08210 Pool Operation & Mgmt.	630.00	450.00	(180.00)	4,860.00	4,500.00	(360.00)	5,400.00
08220 Pool Repairs	0.00	41.66	41.66	1,507.00	416.60	(1,090.40)	500.00
Community Room/Building Total	630.00	491.66	(138.34)	6,367.00	4,916.60	(1,450.40)	5,900.00
Utilities							
08910 Electricity	361.75	416.66	54.91	3,903.80	4,166.60	262.80	5,000.00
08930 Water & Sewer	4,508.44	4,833.33	324.89	43,834.61	48,333.30	4,498.69	58,000.00
Utilities Total	4,870.19	5,249.99	379.80	47,738.41	52,499.90	4,761.49	63,000.00
Maintenance							
09010 Tree Maintenance	0.00	333.33	333.33	4,896.00	3,333.30	(1,562.70)	4,000.00
09040 Fire Extinguisher Service	0.00	41.66	41.66	4,786.33	416.60	(4,369.73)	500.00
09045 Fire Inspection	0.00	132.50	132.50	401.00	1,325.00	924.00	1,590.00
09065 Mulch & Fertilizer	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
09070 Parking Lot & Grounds	0.00	41.66	41.66	0.00	416.60	416.60	500.00
09085 Sprinkler Repairs	0.00	83.33	83.33	3,386.65	833.30	(2,553.35)	1,000.00
09110 Gen. Maint. & Repair	5,400.00	2,083.33	(3,316.67)	63,115.10	20,833.30	(42,281.80)	25,000.00
Maintenance Total	5,400.00	2,799.14	(2,600.86)	76,585.08	27,991.40	(48,593.68)	33,590.00
Contract Services							
09610 Lawn Maint. & Landscaping	2,400.00	2,400.00	0.00	25,490.61	24,000.00	(1,490.61)	28,800.00
09615 Landscape Improvements	0.00	166.66	166.66	298.00	1,666.60	1,368.60	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09750 Extermination	270.00	108.33	(161.67)	1,915.00	1,083.30	(831.70)	1,300.00
09850 Janitorial Services	490.00	500.00	10.00	5,234.43	5,000.00	(234.43)	6,000.00
Contract Services Total	3,160.00	3,174.99	14.99	32,938.04	31,749.90	(1,188.14)	38,100.00
Reserve Contributions							
09915 Reserves - Pavement	365.45	365.41	(0.04)	3,654.26	3,654.10	(0.16)	4,385.00
09960 Reserves - Roofs	6,113.36	6,113.33	(0.03)	61,133.36	61,133.30	(0.06)	73,360.00
09965 Reserves - Ext. Painting	638.11	638.16	0.05	6,381.58	6,381.60	0.02	7,658.00
Reserve Contributions Total	7,116.92	7,116.90	(0.02)	71,169.20	71,169.00	(0.20)	85,403.00
Total Expense	37,209.72	37,463.83	254.11	406,071.94	374,638.30	(31,433.64)	449,567.00
Net Income	316.28	0.08	316.20	(30,082.94)	0.80	(30,083.74)	0.00