

# Coral Sun Townhomes Condo Assn

Run Date: 01/03/2026  
Run Time: 04:25 PM

## BALANCE SHEET As of: 12/31/2025

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01015	South State Bank Reserve	\$205,621.32
01025	Valley Bank Operating	\$3,233.26
01310	Assessments Receivable	\$14,730.99
	ASSET TOTAL:	\$223,585.57
	TOTAL ASSETS:	\$223,585.57

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$6,126.42
	LIABILITY TOTAL:	\$6,126.42
	TOTAL LIABILITIES:	\$6,126.42

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Unallocated	\$575.59
05020	Reserves - Pavement	\$8,599.41
05040	Due To Res For Insurance	(\$37,930.79)
05210	Reserves - Roofs	\$187,507.37
05220	Reserves - Exterior Paint	\$46,869.74
	RESERVES TOTAL:	\$205,621.32
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$45,795.59
	MEMBERS EQUITY TOTAL:	\$45,795.59
	Current Year Net Income/(Loss)	(\$33,957.76)
	TOTAL EQUITY:	\$217,459.15
	TOTAL LIABILITIES AND EQUITY:	\$223,585.57

# Coral Sun Townhomes Condo Assn

Run Date: 01/03/2026  
Run Time: 04:22 PM

## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Assessment Income	37,476.00	37,463.99	12.01	449,018.00	449,567.00	(549.00)	449,567.00
06340 Late Fee Income	40.00	0.00	40.00	604.00	0.00	604.00	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
<b>Income Total</b>	<b>37,516.00</b>	<b>37,463.99</b>	<b>52.01</b>	<b>450,347.00</b>	<b>449,567.00</b>	<b>780.00</b>	<b>449,567.00</b>
<b>Total Income</b>	<b>37,516.00</b>	<b>37,463.99</b>	<b>52.01</b>	<b>450,347.00</b>	<b>449,567.00</b>	<b>780.00</b>	<b>449,567.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	1,300.00	1,200.00	(100.00)	14,500.00	14,400.00	(100.00)	14,400.00
07020 Accounting Fees	0.00	62.50	62.50	250.00	750.00	500.00	750.00
07160 Legal Fees	0.00	41.74	41.74	590.00	500.00	(90.00)	500.00
07280 Insurance	14,607.24	17,083.37	2,476.13	184,003.14	205,000.00	20,996.86	205,000.00
07290 Licenses & Permits	0.00	157.25	157.25	1,763.60	1,887.00	123.40	1,887.00
07295 DBPR	0.00	19.75	19.75	216.00	237.00	21.00	237.00
07320 Office Supplies	229.03	66.74	(162.29)	1,915.83	800.00	(1,115.83)	800.00
07450 Other Taxes & Fees	0.00	0.00	0.00	325.00	0.00	(325.00)	0.00
<b>General &amp; Administrative Total</b>	<b>16,136.27</b>	<b>18,631.35</b>	<b>2,495.08</b>	<b>203,563.57</b>	<b>223,574.00</b>	<b>20,010.43</b>	<b>223,574.00</b>
<b>Community Room/Building</b>							
08210 Pool Operation & Mgmt.	450.00	450.00	0.00	5,760.00	5,400.00	(360.00)	5,400.00
08220 Pool Repairs	0.00	41.74	41.74	1,507.00	500.00	(1,007.00)	500.00
<b>Community Room/Building Total</b>	<b>450.00</b>	<b>491.74</b>	<b>41.74</b>	<b>7,267.00</b>	<b>5,900.00</b>	<b>(1,367.00)</b>	<b>5,900.00</b>
<b>Utilities</b>							
08910 Electricity	424.55	416.74	(7.81)	4,770.38	5,000.00	229.62	5,000.00
08930 Water & Sewer	4,605.15	4,833.37	228.22	53,032.63	58,000.00	4,967.37	58,000.00
<b>Utilities Total</b>	<b>5,029.70</b>	<b>5,250.11</b>	<b>220.41</b>	<b>57,803.01</b>	<b>63,000.00</b>	<b>5,196.99</b>	<b>63,000.00</b>
<b>Maintenance</b>							
09010 Tree Maintenance	3,600.00	333.37	(3,266.63)	8,496.00	4,000.00	(4,496.00)	4,000.00
09040 Fire Extinguisher Service	0.00	41.74	41.74	4,786.33	500.00	(4,286.33)	500.00
09045 Fire Inspection	0.00	132.50	132.50	2,855.22	1,590.00	(1,265.22)	1,590.00
09065 Mulch & Fertilizer	0.00	83.37	83.37	0.00	1,000.00	1,000.00	1,000.00
09070 Parking Lot & Grounds	256.80	41.74	(215.06)	256.80	500.00	243.20	500.00
09085 Sprinkler Repairs	0.00	83.37	83.37	3,784.65	1,000.00	(2,784.65)	1,000.00
09110 Gen. Maint. & Repair	0.00	2,083.37	2,083.37	70,665.10	25,000.00	(45,665.10)	25,000.00
<b>Maintenance Total</b>	<b>3,856.80</b>	<b>2,799.46</b>	<b>(1,057.34)</b>	<b>90,844.10</b>	<b>33,590.00</b>	<b>(57,254.10)</b>	<b>33,590.00</b>
<b>Contract Services</b>							
09610 Lawn Maint. & Landscaping	2,400.00	2,400.00	0.00	30,888.61	28,800.00	(2,088.61)	28,800.00
09615 Landscape Improvements	0.00	166.74	166.74	298.00	2,000.00	1,702.00	2,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09750 Extermination	108.00	108.37	0.37	2,023.00	1,300.00	(723.00)	1,300.00
09850 Janitorial Services	490.00	500.00	10.00	6,214.43	6,000.00	(214.43)	6,000.00
<b>Contract Services Total</b>	<b>2,998.00</b>	<b>3,175.11</b>	<b>177.11</b>	<b>39,424.04</b>	<b>38,100.00</b>	<b>(1,324.04)</b>	<b>38,100.00</b>
<b>Reserve Contributions</b>							
09915 Reserves - Pavement	365.42	365.49	0.07	4,385.10	4,385.00	(0.10)	4,385.00
09960 Reserves - Roofs	6,113.33	6,113.37	0.04	73,360.02	73,360.00	(0.02)	73,360.00
09965 Reserves - Ext. Painting	638.17	638.24	0.07	7,657.92	7,658.00	0.08	7,658.00
<b>Reserve Contributions Total</b>	<b>7,116.92</b>	<b>7,117.10</b>	<b>0.18</b>	<b>85,403.04</b>	<b>85,403.00</b>	<b>(0.04)</b>	<b>85,403.00</b>
<b>Total Expense</b>	<b>35,587.69</b>	<b>37,464.87</b>	<b>1,877.18</b>	<b>484,304.76</b>	<b>449,567.00</b>	<b>(34,737.76)</b>	<b>449,567.00</b>
<b>Net Income</b>	<b>1,928.31</b>	<b>(0.88)</b>	<b>1,929.19</b>	<b>(33,957.76)</b>	<b>0.00</b>	<b>(33,957.76)</b>	<b>0.00</b>