

Coral Sun Townhomes Condo Assn

Run Date: 03/02/2026

Run Time: 01:05 PM

BALANCE SHEET

As of: 02/28/2026

Assets

Account #	Account Name	Total
Asset		
01015	South State Bank Reserve	\$174,391.54
01025	Valley Bank Operating	\$18,302.79
01310	Assessments Receivable	\$20,348.99
	ASSET TOTAL:	<u>\$213,043.32</u>
	TOTAL ASSETS:	<u>\$213,043.32</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$4,063.42
	LIABILITY TOTAL:	<u>\$4,063.42</u>
	TOTAL LIABILITIES:	<u>\$4,063.42</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Unallocated	\$685.32
05020	Reserves - Pavement	\$9,330.23
05040	Due To Res For Insurance	(\$37,846.56)
05210	Reserves - Roofs	\$199,734.03
05220	Reserves - Exterior Paint	\$48,146.06
	RESERVES TOTAL:	<u>\$220,049.08</u>
Members		
Equity		
05510	Prior Year Net Inc./Loss	\$11,837.83
	MEMBERS EQUITY TOTAL:	<u>\$11,837.83</u>
	Current Year Net Income/(Loss)	(\$22,907.01)
	TOTAL EQUITY:	<u>\$208,979.90</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$213,043.32</u>

Coral Sun Townhomes Condo Assn

Run Date: 03/02/2026
Run Time: 01:23 PM

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Assessment Income	37,476.00	37,466.92	9.08	74,952.00	74,933.84	18.16	449,603.00
06340 Late Fee Income	60.00	0.00	60.00	60.00	0.00	60.00	0.00
Income Total	37,536.00	37,466.92	69.08	75,012.00	74,933.84	78.16	449,603.00
Total Income	37,536.00	37,466.92	69.08	75,012.00	74,933.84	78.16	449,603.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	1,300.00	1,300.00	0.00	2,600.00	2,600.00	0.00	15,600.00
07020 Accounting Fees	2,000.00	62.50	(1,937.50)	2,000.00	125.00	(1,875.00)	750.00
07160 Legal Fees	0.00	41.66	41.66	831.00	83.32	(747.68)	500.00
07260 Website	100.00	100.00	0.00	200.00	200.00	0.00	1,200.00
07280 Insurance	0.00	9,557.75	9,557.75	45,657.54	19,115.50	(26,542.04)	114,693.00
07290 Licenses & Permits	0.00	147.00	147.00	61.25	294.00	232.75	1,764.00
07295 DBPR	0.00	19.75	19.75	216.00	39.50	(176.50)	237.00
07320 Office Supplies	26.32	83.33	57.01	447.35	166.66	(280.69)	1,000.00
07890 2025 Deficit	0.00	2,891.92	2,891.92	0.00	5,783.84	5,783.84	34,703.00
General & Administrative Total	3,426.32	14,203.91	10,777.59	52,013.14	28,407.82	(23,605.32)	170,447.00
Community Room/Building							
08210 Pool Operation & Mgmt.	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
08220 Pool Repairs	0.00	41.66	41.66	0.00	83.32	83.32	500.00
Community Room/Building Total	450.00	491.66	41.66	900.00	983.32	83.32	5,900.00
Utilities							
08910 Electricity	550.18	416.66	(133.52)	1,017.26	833.32	(183.94)	5,000.00
08930 Water & Sewer	4,420.86	4,458.33	37.47	8,688.15	8,916.66	228.51	53,500.00
Utilities Total	4,971.04	4,874.99	(96.05)	9,705.41	9,749.98	44.57	58,500.00
Maintenance							
09010 Tree Maintenance	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
09040 Fire Extinguisher Service	(2,454.22)	58.33	2,512.55	0.00	116.66	116.66	700.00
09045 Fire Inspection	0.00	133.33	133.33	0.00	266.66	266.66	1,600.00
09065 Mulch & Fertilizer	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09070 Parking Lot & Grounds	128.40	41.66	(86.74)	642.00	83.32	(558.68)	500.00
09085 Sprinkler Repairs	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
09110 Gen. Maint. & Repair	7,472.83	4,166.67	(3,306.16)	14,050.66	8,333.34	(5,717.32)	50,000.00
Maintenance Total	5,147.01	5,233.32	86.31	14,692.66	10,466.64	(4,226.02)	62,800.00
Contract Services							
09610 Lawn Maint. & Landscaping	2,400.00	2,400.00	0.00	4,800.00	4,800.00	0.00	28,800.00
09615 Landscape Improvements	0.00	83.33	83.33	0.00	166.66	166.66	1,000.00
09650 Security Services	0.00	278.17	278.17	0.00	556.34	556.34	3,338.00
09750 Extermination	108.00	166.67	58.67	594.00	333.34	(260.66)	2,000.00
09850 Janitorial Services	490.00	500.00	10.00	980.00	1,000.00	20.00	6,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services Total	2,998.00	3,428.17	430.17	6,374.00	6,856.34	482.34	41,138.00
Reserve Contributions							
09915 Reserves - Pavement	365.41	391.25	25.84	730.82	782.50	51.68	4,695.00
09960 Reserves - Roofs	6,113.33	8,333.33	2,220.00	12,226.66	16,666.66	4,440.00	100,000.00
09965 Reserves - Ext. Painting	638.16	510.25	(127.91)	1,276.32	1,020.50	(255.82)	6,123.00
Reserve Contributions Total	7,116.90	9,234.83	2,117.93	14,233.80	18,469.66	4,235.86	110,818.00
Total Expense	24,109.27	37,466.88	13,357.61	97,919.01	74,933.76	(22,985.25)	449,603.00
Net Income	13,426.73	0.04	13,426.69	(22,907.01)	0.08	(22,907.09)	0.00