Balance Sheet - Operating	Date:	5/26/2025
Colonial Pointe Community Association Inc	Time:	2:35 pm
End Date: 04/30/2025	Page:	1

Assets		
Operating Assets		
10-11010-00 Cash Operating - Valley	$38,575.12	
10-11050-00 Due From Unit Owners	647.21	
10-11100-00 Prepaid Insurance	773.93	
Total Operating Assets:		$39,996.26
Cash Reserves		
12-11030-00 Cash Reserve - Valley	15,392.73	
Total Cash Reserves:		$15,392.73
Total Assets:		**$55,388.99**
Liabilities & Equity		
Current Liabilities		
20-21010-00 Accounts Payable	372.07	
20-21040-00 Deferred Income	12,000.00	
20-21050-00 Prepaid Owner Fees	8,853.00	
Total Current Liabilities:		$21,225.07
Reserves		
30-31030-00 Pavement	706.59	
30-31035-00 Road Sealing	1,396.48	
30-31040-00 Gate Motors	550.00	
30-31045-00 Gate Hardware/Callbox	250.00	
30-31050-00 Perimeter Wall	8,050.04	
30-31060-00 Lake Aeration	110.10	
30-31070-00 Buffer Fence	1,350.00	
30-31080-00 Landscaping Allowance	1,000.00	
30-31600-00 Deferred Maintenance	1,044.50	
30-31800-00 Interest	935.02	
Total Reserves:		$15,392.73
Equity		
35-31990-00 Prior Years Fund Balance	20,561.43	
Total Equity:		$20,561.43
Net Income Gain / Loss	(1,790.24)	
		($1,790.24)
Total Liabilities & Equity:		**$55,388.99**

Income Statement - Operating

Colonial Pointe Community Association Inc

End Date: 4/30/2025

Date: 5/26/2025

Time: 2:35 pm

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Revenue							
41010-00 Assessment Fees	$6,000.00	$6,000.00	$-	$24,000.00	$24,000.00	$-	$72,000.00
41040-00 Interest Income	1.66	-	1.66	6.49	-	6.49	-
41050-00 Late Fees/Interest	-	-	-	(76.34)	-	(76.34)	-
41060-00 Application Fees/Misc	100.00	-	100.00	200.00	-	200.00	-
Total Revenue	$6,101.66	$6,000.00	$101.66	$24,130.15	$24,000.00	$130.15	$72,000.00
Total OPERATING INCOME	**$6,101.66**	**$6,000.00**	**$101.66**	**$24,130.15**	**$24,000.00**	**$130.15**	**$72,000.00**
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Fee	612.00	612.00	-	2,448.00	2,448.00	-	7,344.00
51025-00 Accounting	200.00	16.67	(183.33)	200.00	66.68	(133.32)	200.00
51050-00 Legal Fees	-	33.33	33.33	210.00	133.32	(76.68)	400.00
51060-00 Office Expenses	-	100.00	100.00	-	400.00	400.00	1,200.00
51061-00 Website	-	22.92	22.92	-	91.68	91.68	275.00
51065-00 Contingency	-	240.00	240.00	-	960.00	960.00	2,880.00
51090-00 Annual Corporate Report	61.25	5.17	(56.08)	61.25	20.68	(40.57)	62.00
51142-00 Insurance	353.11	333.33	(19.78)	1,412.44	1,333.32	(79.12)	4,000.00
Total Administrative Expenses	$1,226.36	$1,363.42	$137.06	$4,331.69	$5,453.68	$1,121.99	$16,361.00
Building/Grounds Maintenance							
52015-00 Pressure Washing	-	83.33	83.33	-	333.32	333.32	1,000.00
52090-00 Gate Repair	-	125.00	125.00	1,041.58	500.00	(541.58)	1,500.00
52110-00 Landscape Maintenance	1,550.00	1,550.00	-	6,200.00	6,200.00	-	18,600.00
52115-00 Plant Replacement	-	208.33	208.33	-	833.32	833.32	2,500.00
52120-00 Grounds Maintenance	-	83.33	83.33	122.05	333.32	211.27	1,000.00
52140-00 Irrigation Maintenance	-	166.67	166.67	1,418.25	666.68	(751.57)	2,000.00
52150-00 Mulch	-	208.33	208.33	2,075.00	833.32	(1,241.68)	2,500.00
52160-00 Tree Trimming	-	208.33	208.33	125.00	833.32	708.32	2,500.00
52180-00 Lake	143.00	191.67	48.67	840.00	766.68	(73.32)	2,300.00
Total Building/Grounds Maintenance	$1,693.00	$2,824.99	$1,131.99	$11,821.88	$11,299.96	($521.92)	$33,900.00
Utilities							
52220-00 Electric	531.74	525.00	(6.74)	2,140.47	2,100.00	(40.47)	6,300.00
52240-00 Phone - Gate	93.44	75.00	(18.44)	356.85	300.00	(56.85)	900.00
Total Utilities	$625.18	$600.00	($25.18)	$2,497.32	$2,400.00	($97.32)	$7,200.00
Reserve Funding							
60000-00 Reserve Funding	3,634.75	1,211.58	(2,423.17)	7,269.50	4,846.32	(2,423.18)	14,539.00
Total Reserve Funding	$3,634.75	$1,211.58	($2,423.17)	$7,269.50	$4,846.32	($2,423.18)	$14,539.00
Total OPERATING EXPENSE	**$7,179.29**	**$5,999.99**	**($1,179.30)**	**$25,920.39**	**$23,999.96**	**($1,920.43)**	**$72,000.00**
Net Income:	**($1,077.63)**	**$0.01**	**($1,077.64)**	**($1,790.24)**	**$0.04**	**($1,790.28)**	**$0.00**