Balance Sheet - Operating	Date:	2/28/2025
Colonial Pointe Community Association Inc	Time:	7:56 am
End Date: 01/31/2025	Page:	1

Assets		
Operating Assets		
10-11010-00 Cash Operating - Valley	$40,419.65	
10-11050-00 Due From Unit Owners	1,106.75	
10-11100-00 Prepaid Insurance	1,833.26	
Total Operating Assets:		$43,359.66
Cash Reserves		
12-11030-00 Cash Reserve - Valley	11,685.78	
Total Cash Reserves:		$11,685.78
Total Assets:		**$55,045.44**
Liabilities & Equity		
Current Liabilities		
20-21010-00 Accounts Payable	1,171.94	
20-21040-00 Deferred Income	12,000.00	
20-21050-00 Prepaid Owner Fees	11,828.00	
Total Current Liabilities:		$24,999.94
Reserves		
30-31030-00 Pavement	(593.41)	
30-31035-00 Road Sealing	896.48	
30-31040-00 Gate Motors	425.00	
30-31045-00 Gate Hardware/Callbox	125.00	
30-31050-00 Perimeter Wall	7,675.04	
30-31060-00 Lake Aeration	47.60	
30-31070-00 Buffer Fence	1,225.00	
30-31080-00 Landscaping Allowance	500.00	
30-31600-00 Deferred Maintenance	522.25	
30-31800-00 Interest	862.82	
Total Reserves:		$11,685.78
Equity		
31-31990-00 Prior Year Fund Balance	20,561.43	
Total Equity:		$20,561.43
Net Income Gain / Loss	(2,201.71)	
		($2,201.71)
Total Liabilities & Equity:		**$55,045.44**

Income Statement - Operating	
Colonial Pointe Community Association Inc	Date: 2/28/2025
End Date: 1/31/2025	Time: 7:56 am
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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	$-	$6,000.00	$6,000.00	$-	$72,000.00
41040-00 Interest Income	1.77	-	1.77	1.77	-	1.77	-
41050-00 Late Fees/Interest	(76.34)	-	(76.34)	(76.34)	-	(76.34)	-
Total Revenue	$5,925.43	$6,000.00	($74.57)	$5,925.43	$6,000.00	($74.57)	$72,000.00
Total OPERATING INCOME	**$5,925.43**	**$6,000.00**	**($74.57)**	**$5,925.43**	**$6,000.00**	**($74.57)**	**$72,000.00**
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Fee	612.00	612.00	-	612.00	612.00	-	7,344.00
51025-00 Accounting	-	16.67	16.67	-	16.67	16.67	200.00
51050-00 Legal Fees	-	33.33	33.33	-	33.33	33.33	400.00
51060-00 Office Expenses	-	100.00	100.00	-	100.00	100.00	1,200.00
51061-00 Website	-	22.92	22.92	-	22.92	22.92	275.00
51065-00 Contingency	-	240.00	240.00	-	240.00	240.00	2,880.00
51090-00 Annual Corporate Report	-	5.17	5.17	-	5.17	5.17	62.00
51142-00 Insurance	353.11	333.33	(19.78)	353.11	333.33	(19.78)	4,000.00
Total Administrative Expenses	$965.11	$1,363.42	$398.31	$965.11	$1,363.42	$398.31	$16,361.00
Building/Grounds Maintenance							
52015-00 Pressure Washing	-	83.33	83.33	-	83.33	83.33	1,000.00
52090-00 Gate Repair	801.58	125.00	(676.58)	801.58	125.00	(676.58)	1,500.00
52110-00 Landscape Maintenance	1,550.00	1,550.00	-	1,550.00	1,550.00	-	18,600.00
52115-00 Plant Replacement	-	208.33	208.33	-	208.33	208.33	2,500.00
52120-00 Grounds Maintenance	87.06	83.33	(3.73)	87.06	83.33	(3.73)	1,000.00
52140-00 Irrigation Maintenance	170.00	166.67	(3.33)	170.00	166.67	(3.33)	2,000.00
52150-00 Mulch	-	208.33	208.33	-	208.33	208.33	2,500.00
52160-00 Tree Trimming	-	208.33	208.33	-	208.33	208.33	2,500.00
52180-00 Lake	286.00	191.67	(94.33)	286.00	191.67	(94.33)	2,300.00
Total Building/Grounds Maintenance	$2,894.64	$2,824.99	($69.65)	$2,894.64	$2,824.99	($69.65)	$33,900.00
Utilities							
52220-00 Electric	544.89	525.00	(19.89)	544.89	525.00	(19.89)	6,300.00
52240-00 Phone - Gate	87.75	75.00	(12.75)	87.75	75.00	(12.75)	900.00
Total Utilities	$632.64	$600.00	($32.64)	$632.64	$600.00	($32.64)	$7,200.00
Reserve Funding							
60000-00 Reserve Funding	3,634.75	1,211.58	(2,423.17)	3,634.75	1,211.58	(2,423.17)	14,539.00
Total Reserve Funding	$3,634.75	$1,211.58	($2,423.17)	$3,634.75	$1,211.58	($2,423.17)	$14,539.00
Total OPERATING EXPENSE	**$8,127.14**	**$5,999.99**	**($2,127.15)**	**$8,127.14**	**$5,999.99**	**($2,127.15)**	**$72,000.00**
Net Income:	**($2,201.71)**	**$0.01**	**($2,201.72)**	**($2,201.71)**	**$0.01**	**($2,201.72)**	**$0.00**