Balance Sheet - Operating	Date:	4/25/2025
Colonial Pointe Community Association Inc	Time:	7:34 am
End Date: 03/31/2025	Page:	1

Assets		
Operating Assets		
10-11010-00 Cash Operating - Valley	$32,751.31	
10-11050-00 Due From Unit Owners	595.14	
10-11100-00 Prepaid Insurance	1,127.04	
Total Operating Assets:		$34,473.49
Cash Reserves		
12-11030-00 Cash Reserve - Valley	11,733.10	
Total Cash Reserves:		$11,733.10
Total Assets:		**$46,206.59**
Liabilities & Equity		
Current Liabilities		
20-21010-00 Accounts Payable	521.67	
20-21050-00 Prepaid Owner Fees	14,103.00	
Total Current Liabilities:		$14,624.67
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	910.14	
Total Reserves:		$11,733.10
Equity		
31-31990-00 Prior Year Fund Balance	20,561.43	
Total Equity:		$20,561.43
Net Income Gain / Loss	(712.61)	
		($712.61)
Total Liabilities & Equity:		**$46,206.59**

Income Statement - Operating
Colonial Pointe Community Association Inc
End Date: 3/31/2025

Date: 4/25/2025
Time: 7:34 am
Page: 1

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	$-	$18,000.00	$18,000.00	$-	$72,000.00
41040-00 Interest Income	1.55	-	1.55	4.83	-	4.83	-
41050-00 Late Fees/Interest	-	-	-	(76.34)	-	(76.34)	-
41060-00 Application Fees/Misc	100.00	-	100.00	100.00	-	100.00	-
Total Revenue	$6,101.55	$6,000.00	$101.55	$18,028.49	$18,000.00	$28.49	$72,000.00
Total OPERATING INCOME	**$6,101.55**	**$6,000.00**	**$101.55**	**$18,028.49**	**$18,000.00**	**$28.49**	**$72,000.00**
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Fee	612.00	612.00	-	1,836.00	1,836.00	-	7,344.00
51025-00 Accounting	-	16.67	16.67	-	50.01	50.01	200.00
51050-00 Legal Fees	-	33.33	33.33	210.00	99.99	(110.01)	400.00
51060-00 Office Expenses	-	100.00	100.00	-	300.00	300.00	1,200.00
51061-00 Website	-	22.92	22.92	-	68.76	68.76	275.00
51065-00 Contingency	-	240.00	240.00	-	720.00	720.00	2,880.00
51090-00 Annual Corporate Report	-	5.17	5.17	-	15.51	15.51	62.00
51142-00 Insurance	353.11	333.33	(19.78)	1,059.33	999.99	(59.34)	4,000.00
Total Administrative Expenses	$965.11	$1,363.42	$398.31	$3,105.33	$4,090.26	$984.93	$16,361.00
Building/Grounds Maintenance							
52015-00 Pressure Washing	-	83.33	83.33	-	249.99	249.99	1,000.00
52090-00 Gate Repair	240.00	125.00	(115.00)	1,041.58	375.00	(666.58)	1,500.00
52110-00 Landscape Maintenance	1,550.00	1,550.00	-	4,650.00	4,650.00	-	18,600.00
52115-00 Plant Replacement	-	208.33	208.33	-	624.99	624.99	2,500.00
52120-00 Grounds Maintenance	34.99	83.33	48.34	122.05	249.99	127.94	1,000.00
52140-00 Irrigation Maintenance	993.25	166.67	(826.58)	1,418.25	500.01	(918.24)	2,000.00
52150-00 Mulch	2,075.00	208.33	(1,866.67)	2,075.00	624.99	(1,450.01)	2,500.00
52160-00 Tree Trimming	125.00	208.33	83.33	125.00	624.99	499.99	2,500.00
52180-00 Lake	268.00	191.67	(76.33)	697.00	575.01	(121.99)	2,300.00
Total Building/Grounds Maintenance	$5,286.24	$2,824.99	($2,461.25)	$10,128.88	$8,474.97	($1,653.91)	$33,900.00
Utilities							
52220-00 Electric	521.67	525.00	3.33	1,608.73	1,575.00	(33.73)	6,300.00
52240-00 Phone - Gate	87.83	75.00	(12.83)	263.41	225.00	(38.41)	900.00
Total Utilities	$609.50	$600.00	($9.50)	$1,872.14	$1,800.00	($72.14)	$7,200.00
Reserve Funding							
60000-00 Reserve Funding	-	1,211.58	1,211.58	3,634.75	3,634.74	(0.01)	14,539.00
Total Reserve Funding	$-	$1,211.58	$1,211.58	$3,634.75	$3,634.74	($0.01)	$14,539.00
Total OPERATING EXPENSE	**$6,860.85**	**$5,999.99**	**($860.86)**	**$18,741.10**	**$17,999.97**	**($741.13)**	**$72,000.00**
Net Income:	**($759.30)**	**$0.01**	**($759.31)**	**($712.61)**	**$0.03**	**($712.64)**	**$0.00**