Coronada Condominium Association Inc

Balance Sheet as of 9/30/2026

Assets	Operating	Total
CURRENT ASSETS		
OPERATING ACCOUNT 1	$120,616.00	$120,616.00
OPERATING ACCOUNT 2	$14,789.15	$14,789.15
Total CURRENT ASSETS	**$135,405.15**	**$135,405.15**
RESERVE ACCOUNTS		
RESERVE ACCOUNT 1	$125,006.16	$125,006.16
ASSESSMENT ACCOUNT	$187,012.44	$187,012.44
RESERVE ACCOUNT 2	$114,849.77	$114,849.77
Total RESERVE ACCOUNTS	**$426,868.37**	**$426,868.37**
Total Assets	**$562,273.52**	**$562,273.52**

Liabilities / Equity	Operating	Total
LIABILITIES		
GHERTNER ADMIN. FEES	$10.00	$10.00
SBA LOAN	$553,231.28	$553,231.28
Total LIABILITIES	**$553,241.28**	**$553,241.28**
CAPITAL		
RESERVE	$114,855.93	$114,855.93
SPECIAL ASSESSMENTS	$312,012.44	$312,012.44
Total CAPITAL	**$426,868.37**	**$426,868.37**
RETAINED EARNINGS		
RETAINED EARNINGS	($410,348.95)	($410,348.95)
FUNDS OUT OF RESERVE	$25,620.00	$25,620.00
CURRENT EARNINGS	($33,107.18)	($33,107.18)
Total RETAINED EARNINGS	**($417,836.13)**	**($417,836.13)**
Total Liabilities / Equity	**$562,273.52**	**$562,273.52**

Coronada Condominium Association Inc

Balance Sheet For 8/31/2026

CURRENT ASSETS		
OPERATING ACCOUNT 1	$120,639.50	
OPERATING ACCOUNT 2	$19,982.38	
Total CURRENT ASSETS		**$140,621.88**
RESERVE ACCOUNTS		
RESERVE ACCOUNT 1	$125,000.00	
ASSESSMENT ACCOUNT	$187,012.44	
RESERVE ACCOUNT 2	$114,849.77	
Total RESERVE ACCOUNTS		**$426,862.21**
	Total Assets	**$567,484.09**
LIABILITIES		
GHERTNER ADMIN. FEES	$10.00	
SBA LOAN	$553,231.28	
Total LIABILITIES		**$553,241.28**
CAPITAL		
RESERVE	$114,849.77	
SPECIAL ASSESSMENTS	$312,012.44	
Total CAPITAL		**$426,862.21**
RETAINED EARNINGS		
RETAINED EARNINGS	($410,348.95)	
FUNDS OUT OF RESERVE	$25,620.00	
CURRENT EARNINGS	($27,890.45)	
Total RETAINED EARNINGS		**($412,619.40)**
	Total Liabilities / Equity	**$567,484.09**

Coronada Condominium Association Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
INCOME							
19-5035-0000 - MAINTENANCE FEES	32,775.39	41,195.00	(8,419.61)	27,273.00	82,390.00	(55,117.00)	494,340.00
19-5036-0000 - DELINQUENCY FEES & COST	25.00	-	25.00	25.00	-	25.00	-
19-5075-0000 - SPECIAL ASSESSMENT (CAPITAL IMPROVEMENTS)	32,293.52	22,291.67	10,001.85	154,910.41	44,583.34	110,327.07	267,500.00
19-5475-0000 - INTEREST INCOME	23.31	60.00	(36.69)	45.14	120.00	(74.86)	720.00
19-5480-0000 - CLUBHOUSE	-	20.83	(20.83)	-	41.66	(41.66)	250.00
19-5481-0000 - ASSOCIATION TRANSFER FEE	-	250.00	(250.00)	250.00	500.00	(250.00)	3,000.00
19-5484-0000 - WORKING CAPITAL	-	-	-	1,000.00	-	1,000.00	-
19-5506-0000 - TOWER LEASE A	2,040.42	8,197.25	(6,156.83)	4,080.84	16,394.50	(12,313.66)	98,367.00
19-5507-0000 - TOWER LEASE B	-	2,982.92	(2,982.92)	9,783.84	5,965.84	3,818.00	35,795.00
19-5508-0000 - TOWER LEASE C	-	-	-	1,264.90	-	1,264.90	-
Total INCOME	**67,157.64**	**74,997.67**	**(7,840.03)**	**198,633.13**	**149,995.34**	**48,637.79**	**899,972.00**
Total Operating Income	**67,157.64**	**74,997.67**	**(7,840.03)**	**198,633.13**	**149,995.34**	**48,637.79**	**899,972.00**
Expense							
MAINTENANCE SALARY							
20-6710-0000 - MAINTENANCE SALARY	-	4,000.00	4,000.00	-	8,000.00	8,000.00	48,000.00
Total MAINTENANCE SALARY	**-**	**4,000.00**	**4,000.00**	**-**	**8,000.00**	**8,000.00**	**48,000.00**
GENERAL MAINTENANCE							
40-6740-0000 - EXTERIOR BLDG REPAIRS	16,244.35	8,500.00	(7,744.35)	41,067.56	17,000.00	(24,067.56)	102,000.00
40-6741-0000 - INTERIOR BLD REPAIRS	-	1,200.00	1,200.00	-	2,400.00	2,400.00	14,400.00
40-6742-0000 - ELECTRICAL REPAIRS	-	300.00	300.00	-	600.00	600.00	3,600.00
40-6743-0000 - PLUMBING REPAIRS	-	400.00	400.00	-	800.00	800.00	4,800.00
40-6744-0000 - GUTTER REPAIR	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
40-6745-0000 - ROOF REPAIRS	-	3,000.00	3,000.00	-	6,000.00	6,000.00	36,000.00
40-6746-0000 - LIGHTING REPAIRS	-	150.00	150.00	-	300.00	300.00	1,800.00
40-6748-0000 - FENCE REPAIR	-	41.67	41.67	-	83.34	83.34	500.00
40-6749-0000 - PAINTING	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
40-6750-0000 - DRIVEWAY & SIDEWALK REPAIRS	-	600.00	600.00	-	1,200.00	1,200.00	7,200.00
40-6751-0000 - BV	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
40-6752-0000 - FLOCK SECURITY	8,450.76	-	(8,450.76)	8,450.76	-	(8,450.76)	-
40-6760-0000 - CLUBHOUSE MAINTENANCE	-	90.00	90.00	-	180.00	180.00	1,080.00
40-6761-0000 - SINEAGE	-	25.00	25.00	-	50.00	50.00	300.00
40-6762-0000 - ENGINEERING	-	541.67	541.67	-	1,083.34	1,083.34	6,500.00
Total GENERAL MAINTENANCE	**24,695.11**	**18,598.34**	**(6,096.77)**	**49,518.32**	**37,196.68**	**(12,321.64)**	**223,180.00**
GROUNDS CARE							
55-6755-0000 - GROUNDS CARE - CONTRACT	-	900.00	900.00	-	1,800.00	1,800.00	10,800.00
55-6756-0000 - LANDSCAPING	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00

Coronada Condominium Association Inc

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
55-6757-0000 - TREE REMOVAL MAINTENANCE	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
55-6770-0000 - SNOW REMOVAL	-	-	-	-	-	-	2,600.00
Total GROUNDS CARE	**-**	**3,400.00**	**3,400.00**	**-**	**6,800.00**	**6,800.00**	**43,400.00**
UTILITIES							
60-6715-0000 - ELECTRICITY	1,318.00	750.00	(568.00)	2,648.00	1,500.00	(1,148.00)	9,000.00
60-6725-0000 - WATER	85.98	250.00	164.02	179.16	500.00	320.84	3,000.00
60-6726-0000 - INTERNET	845.25	325.00	(520.25)	1,693.11	650.00	(1,043.11)	3,900.00
60-6735-0000 - GAS	58.19	68.75	10.56	116.38	137.50	21.12	825.00
60-6737-0000 - PEST CONTROL	-	540.00	540.00	540.00	1,080.00	540.00	6,480.00
60-6738-0000 - TERMITE BOND	-	-	-	-	24,000.00	24,000.00	24,000.00
60-6739-0000 - TRASH REMOVAL	640.97	102.25	(538.72)	4,014.76	204.50	(3,810.26)	1,227.00
Total UTILITIES	**2,948.39**	**2,036.00**	**(912.39)**	**9,191.41**	**28,072.00**	**18,880.59**	**48,432.00**
POOL CARE							
65-6765-0000 - POOL CONTRACT	-	291.67	291.67	690.00	583.34	(106.66)	3,500.00
65-6767-0000 - POOL SUPPLIES	-	150.00	150.00	-	300.00	300.00	1,800.00
Total POOL CARE	**-**	**441.67**	**441.67**	**690.00**	**883.34**	**193.34**	**5,300.00**
ADMINISTRATIVE EXPENSES							
70-7035-0000 - ADMINISTRATIVE EXPENSES	102.44	85.00	(17.44)	496.46	170.00	(326.46)	1,020.00
70-7038-0000 - WEBSITE	-	24.75	24.75	-	49.50	49.50	297.00
70-7040-0000 - MANAGEMENT FEE	3,500.00	512.50	(2,987.50)	7,000.00	1,025.00	(5,975.00)	6,150.00
70-7045-0000 - TX RETURN/AUDIT	-	200.00	200.00	-	400.00	400.00	2,400.00
70-7055-0000 - INSURANCE	8,944.32	9,062.00	117.68	17,888.64	18,124.00	235.36	108,744.00
70-7056-0000 - INSURANCE FLOOD	-	405.00	405.00	-	810.00	810.00	4,860.00
70-7060-0000 - LEGAL	3,617.50	150.00	(3,467.50)	4,402.50	300.00	(4,102.50)	1,800.00
70-7065-0000 - PROPERTY TAX	-	-	-	-	-	-	2,480.00
70-7070-0000 - FEES & PERMITS	-	-	-	-	600.00	600.00	600.00
70-7080-0000 - SOCIAL	-	66.67	66.67	-	133.34	133.34	800.00
70-7085-0000 - SBA LOAN	-	2,562.75	2,562.75	-	5,125.50	5,125.50	30,753.00
70-7090-0000 - LOAN PRINCIPAL	-	2,138.00	2,138.00	-	4,276.00	4,276.00	25,656.00
70-7095-0000 - LOAN INTEREST	3,860.00	1,725.00	(2,135.00)	11,580.00	3,450.00	(8,130.00)	20,700.00
Total ADMINISTRATIVE EXPENSES	**20,024.26**	**16,931.67**	**(3,092.59)**	**41,367.60**	**34,463.34**	**(6,904.26)**	**206,260.00**
Total Operating Expense	**47,667.76**	**45,407.68**	**(2,260.08)**	**100,767.33**	**115,415.36**	**14,648.03**	**574,572.00**
Net Operating Income	**19,489.88**	**29,589.99**	**(10,100.11)**	**97,865.80**	**34,579.98**	**63,285.82**	**325,400.00**
RESERVE TRANSFERS							
80-8500-0000 - INTEREST TO RESERVE	23.31	-	(23.31)	45.14	-	(45.14)	-
80-8505-0000 - RESERVE TRANSFER	-	3,000.00	3,000.00	-	6,000.00	6,000.00	36,000.00
80-8510-0000 - SPECIAL ASSESSMENTS RESERVE	125,000.00	-	(125,000.00)	125,711.11	-	(125,711.11)	-
Total RESERVE TRANSFERS	**125,023.31**	**3,000.00**	**(122,023.31)**	**125,756.25**	**6,000.00**	**(119,756.25)**	**36,000.00**
Net Income	**(105,533.43)**	**26,589.99**	**(132,123.42)**	**(27,890.45)**	**28,579.98**	**(56,470.43)**	**289,400.00**