IPM INTEGRITY PROPERTY MANAGEMENT

CORAL CREEK REPLAT 3
FINANCIAL STATEMENT
JANUARY 2025

CORAL CREEK REPLAT 3 HOA
Balance Sheet
As of 01/31/25

ASSETS

Valley National Bank Operating	$	8,155.83		
Valley National Bank Reserve		43,131.41		
Accounts Receivable		10,275.63		
TOTAL ASSETS			$	61,562.87

LIABILITIES & EQUITY

CURRENT LIABILITIES:				
Prepaid Owner Assessments	$	10,122.38		
Subtotal Current Liab.			$	10,122.38
RESERVES:				
Betterment/Improvement	$	43,131.41		
Subtotal Reserves			$	43,131.41
EQUITY:				
Prior Year Net Inc./Loss	$	(6,235.19)		
Current Year Net Income/(Loss)		14,544.27		
Subtotal Equity			$	8,309.08
TOTAL LIABILITIES & EQUITY			$	61,562.87

CORAL CREEK REPLAT 3 HOA
Income/Expense Statement
Period: 01/01/25 to 01/31/25

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	41,730.00	41,756.75	(26.75)	41,730.00	41,756.75	(26.75)	167,027.00
	Subtotal Income	41,730.00	41,756.75	(26.75)	41,730.00	41,756.75	(26.75)	167,027.00
			EXPENSES					
General & Administrative								
07005	Master Association Fees	10,486.00	10,486.00	.00	10,486.00	10,486.00	.00	41,944.00
07010	Management Fees	856.00	856.00	.00	856.00	856.00	.00	10,272.00
07020	Accounting Fees	.00	91.66	91.66	.00	91.66	91.66	1,100.00
07160	Legal Fees	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07280	Property/Liability Insurance	.00	750.00	750.00	.00	750.00	750.00	9,000.00
07320	Office Expenses	173.89	145.83	(28.06)	173.89	145.83	(28.06)	1,750.00
07330	Taxes, License and Fees	61.25	5.12	(56.13)	61.25	5.12	(56.13)	61.00
	General & Administrative	11,577.14	12,417.94	840.80	11,577.14	12,417.94	840.80	65,127.00
Site Improvement								
08510	Landscaping	503.00	416.66	(86.34)	503.00	416.66	(86.34)	5,000.00
	Site Improvement	503.00	416.66	(86.34)	503.00	416.66	(86.34)	5,000.00
Utilities								
08910	Electricity	888.78	1,000.00	111.22	888.78	1,000.00	111.22	12,000.00
08930	Water & Sewer	553.06	483.33	(69.73)	553.06	483.33	(69.73)	5,800.00
08990	Telephone	88.75	.00	(88.75)	88.75	.00	(88.75)	.00
	Utilities	1,530.59	1,483.33	(47.26)	1,530.59	1,483.33	(47.26)	17,800.00
Maintenance								
09005	General Maintenance & Repair	625.00	833.33	208.33	625.00	833.33	208.33	10,000.00
09111	Irrigation Repair	.00	25.00	25.00	.00	25.00	25.00	300.00
	Maintenance	625.00	858.33	233.33	625.00	858.33	233.33	10,300.00
Contract Services								
09610	Lawn Service	450.00	650.00	200.00	450.00	650.00	200.00	7,800.00
09655	Entry System	.00	416.66	416.66	.00	416.66	416.66	5,000.00
09755	Holiday Decorations	.00	500.00	500.00	.00	500.00	500.00	6,000.00
09920	Betterment Reserve	12,500.00	12,500.00	.00	12,500.00	12,500.00	.00	50,000.00
	Contract Services	12,950.00	14,066.66	1,116.66	12,950.00	14,066.66	1,116.66	68,800.00
	TOTAL EXPENSES	27,185.73	29,242.92	2,057.19	27,185.73	29,242.92	2,057.19	167,027.00
	CURRENT YEAR NET INCOME/(LOSS	14,544.27	12,513.83	2,030.44	14,544.27	12,513.83	2,030.44	.00

R E C O N C I L I A T I O N

Bank account #: 05 Valley National Bank Operating
1020 Valley National Bank Opera G/L Acct Bal: 6,500.83
Statement date: 01/31/25 Bank Balance: 19,535.82

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1426	04/05/23	DIAMOND GATE SUPPLY LLC.		2,861.18	
1594	12/06/24	RICARDO CUKIER		300.00	
1610	01/04/25	413 LANDSCAPING INC.		450.00	
1611	01/04/25	INTEGRITY PROPERTY		173.89	
1613	01/04/25	CORAL CREEK REPLAT #3		12,500.00	
1614	01/06/25	MD JOBED HOSSAIN		625.00	
1615	01/14/25	INTEGRITY PROPERTY		856.00	
1616	01/14/25	SOUTHERN PLANT & PEST SER		288.00	
1617	01/23/25	413 LANDSCAPING INC.		215.00	
1618	01/23/25	FLORIDA DEPARTMENT OF STA		61.25	
	01/24/25	Lockbox cash receipts			1,170.00
	01/27/25	Lockbox cash receipts			98.33
	01/27/25	Lockbox cash receipts			390.00
	01/28/25	Lockbox cash receipts			390.00
	01/28/25	Lockbox cash receipts			390.00
	01/29/25	Lockbox cash receipts			780.00
	01/29/25	Lockbox cash receipts			1,170.00
	01/30/25	Lockbox cash receipts			517.00
	01/30/25	Lockbox cash receipts			390.00
		Total Outstanding		18,330.32	5,295.33

Bank Reconciliation Summary

Checkbook Balance	6,500.83	Reconciling Balance	19,535.82
Uncleared Checks, Credits	18,330.32+	Bank Stmt. Balance	19,535.82
Uncleared Deposits, Debits	5,295.33-	Difference	0.00

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