



CORAL CREEK REPLAT 3  
FINANCIAL STATEMENT  
FEBRUARY 2025

**CORAL CREEK REPLAT 3 HOA**

Balance Sheet

As of 02/28/25

**ASSETS**

|                                   |           |                     |
|-----------------------------------|-----------|---------------------|
| Valley National Bank Operating \$ | 12,473.69 |                     |
| Valley National Bank Reserve      | 43,196.52 |                     |
| Accounts Receivable               | 4,897.45  |                     |
|                                   | <hr/>     |                     |
| <b>TOTAL ASSETS</b>               |           | <b>\$ 60,567.66</b> |
|                                   |           | <b>=====</b>        |

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

|                               |              |                     |
|-------------------------------|--------------|---------------------|
| Prepaid Owner Assessments     | \$ 12,987.20 |                     |
|                               | <hr/>        |                     |
| <b>Subtotal Current Liab.</b> |              | <b>\$ 12,987.20</b> |

**RESERVES:**

|                          |              |                     |
|--------------------------|--------------|---------------------|
| Betterment/Improvement   | \$ 43,196.52 |                     |
|                          | <hr/>        |                     |
| <b>Subtotal Reserves</b> |              | <b>\$ 43,196.52</b> |

**EQUITY:**

|                                       |               |                     |
|---------------------------------------|---------------|---------------------|
| Prior Year Net Inc./Loss              | \$ (6,235.19) |                     |
| Current Year Net Income/(Loss)        | 10,619.13     |                     |
|                                       | <hr/>         |                     |
| <b>Subtotal Equity</b>                |               | <b>\$ 4,383.94</b>  |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> |               | <b>\$ 60,567.66</b> |
|                                       |               | <b>=====</b>        |

# CORAL CREEK REPLAT 3 HOA

## Income/Expense Statement

Period: 02/01/25 to 02/28/25

| Description              |                                | Actual     | Current Period Budget | Variance | Actual    | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------|--------------------------------|------------|-----------------------|----------|-----------|---------------------|----------|---------------|
| INCOME:                  |                                |            |                       |          |           |                     |          |               |
| 06310                    | Maintenance Income             | .00        | .00                   | .00      | 41,730.00 | 41,756.75           | (26.75)  | 167,027.00    |
| 06340                    | Late Fee Income                | 275.00     | .00                   | 275.00   | 275.00    | .00                 | 275.00   | .00           |
| 06370                    | Gate Opener                    | 30.00      | .00                   | 30.00    | 30.00     | .00                 | 30.00    | .00           |
| 06380                    | Administrative Fee             | 250.00     | .00                   | 250.00   | 250.00    | .00                 | 250.00   | .00           |
|                          | Subtotal Income                | 555.00     | .00                   | 555.00   | 42,285.00 | 41,756.75           | 528.25   | 167,027.00    |
| EXPENSES                 |                                |            |                       |          |           |                     |          |               |
| General & Administrative |                                |            |                       |          |           |                     |          |               |
| 07005                    | Master Association Fees        | .00        | .00                   | .00      | 10,486.00 | 10,486.00           | .00      | 41,944.00     |
| 07010                    | Management Fees                | 856.00     | 856.00                | .00      | 1,712.00  | 1,712.00            | .00      | 10,272.00     |
| 07020                    | Accounting Fees                | .00        | 91.66                 | 91.66    | .00       | 183.32              | 183.32   | 1,100.00      |
| 07160                    | Legal Fees                     | .00        | 83.33                 | 83.33    | .00       | 166.66              | 166.66   | 1,000.00      |
| 07280                    | Property/Liability Insurance   | .00        | 750.00                | 750.00   | .00       | 1,500.00            | 1,500.00 | 9,000.00      |
| 07320                    | Office Expenses                | 274.07     | 145.83                | (128.24) | 447.96    | 291.66              | (156.30) | 1,750.00      |
| 07330                    | Taxes, License and Fees        | .00        | 5.08                  | 5.08     | 61.25     | 10.20               | (51.05)  | 61.00         |
|                          | General & Administrative       | 1,130.07   | 1,931.90              | 801.83   | 12,707.21 | 14,349.84           | 1,642.63 | 65,127.00     |
| Site Improvement         |                                |            |                       |          |           |                     |          |               |
| 08510                    | Landscaping                    | .00        | 416.66                | 416.66   | 503.00    | 833.32              | 330.32   | 5,000.00      |
|                          | Site Improvement               | .00        | 416.66                | 416.66   | 503.00    | 833.32              | 330.32   | 5,000.00      |
| Utilities                |                                |            |                       |          |           |                     |          |               |
| 08910                    | Electricity                    | 924.58     | 1,000.00              | 75.42    | 1,813.36  | 2,000.00            | 186.64   | 12,000.00     |
| 08930                    | Water & Sewer                  | 1,208.56   | 483.33                | (725.23) | 1,761.62  | 966.66              | (794.96) | 5,800.00      |
| 08990                    | Telephone                      | .00        | .00                   | .00      | 88.75     | .00                 | (88.75)  | .00           |
|                          | Utilities                      | 2,133.14   | 1,483.33              | (649.81) | 3,663.73  | 2,966.66            | (697.07) | 17,800.00     |
| Maintenance              |                                |            |                       |          |           |                     |          |               |
| 09005                    | General Maintenance & Repair   | .00        | 833.33                | 833.33   | 625.00    | 1,666.66            | 1,041.66 | 10,000.00     |
| 09111                    | Irrigation Repair              | .00        | 25.00                 | 25.00    | .00       | 50.00               | 50.00    | 300.00        |
|                          | Maintenance                    | .00        | 858.33                | 858.33   | 625.00    | 1,716.66            | 1,091.66 | 10,300.00     |
| Contract Services        |                                |            |                       |          |           |                     |          |               |
| 09610                    | Lawn Service                   | 450.00     | 650.00                | 200.00   | 900.00    | 1,300.00            | 400.00   | 7,800.00      |
| 09655                    | Entry System                   | 766.93     | 416.66                | (350.27) | 766.93    | 833.32              | 66.39    | 5,000.00      |
| 09755                    | Holiday Decorations            | .00        | 500.00                | 500.00   | .00       | 1,000.00            | 1,000.00 | 6,000.00      |
| 09920                    | Betterment Reserve             | .00        | .00                   | .00      | 12,500.00 | 12,500.00           | .00      | 50,000.00     |
|                          | Contract Services              | 1,216.93   | 1,566.66              | 349.73   | 14,166.93 | 15,633.32           | 1,466.39 | 68,800.00     |
|                          | TOTAL EXPENSES                 | 4,480.14   | 6,256.88              | 1,776.74 | 31,665.87 | 35,499.80           | 3,833.93 | 167,027.00    |
|                          | CURRENT YEAR NET INCOME/(LOSS) | (3,925.14) | (6,256.88)            | 2,331.74 | 10,619.13 | 6,256.95            | 4,362.18 | .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: 12,391.69  
 Statement date: 02/28/25 Bank Balance: 29,206.40

| Chk-#              | Date     | Reference                 | Clr-date | Uncleared<br>Checks | Uncleared<br>Deposits |
|--------------------|----------|---------------------------|----------|---------------------|-----------------------|
| -----              |          |                           |          |                     |                       |
| OUTSTANDING ITEMS: |          |                           |          |                     |                       |
| 1426               | 04/05/23 | DIAMOND GATE SUPPLY LLC.  |          | 2,861.18            |                       |
| 1594               | 12/06/24 | RICARDO CUKIER            |          | 300.00              |                       |
| 1613               | 01/04/25 | CORAL CREEK REPLAT #3     |          | 12,500.00           |                       |
| 1617               | 01/23/25 | 413 LANDSCAPING INC.      |          | 215.00              |                       |
| 1618               | 01/23/25 | FLORIDA DEPARTMENT OF STA |          | 61.25               |                       |
| 1620               | 02/02/25 | 413 LANDSCAPING INC.      |          | 450.00              |                       |
| 1621               | 02/02/25 | INTEGRITY PROPERTY        |          | 274.07              |                       |
| 1622               | 02/07/25 | INTEGRITY PROPERTY        |          | 856.00              |                       |
| 1                  | 02/12/25 | CITY OF CORAL SPRINGS     |          | 604.28              |                       |
| 1623               | 02/12/25 | CELL GATE                 |          | 418.11              |                       |
| 1624               | 02/12/25 | DIAMOND GATE SUPPLY LLC.  |          | 199.02              |                       |
|                    | 02/26/25 | Lockbox cash receipts     |          |                     | 95.00                 |
|                    | 02/26/25 | Lockbox cash receipts     |          |                     | 1,174.00              |
|                    | 02/26/25 | Lockbox cash receipts     |          |                     | 805.00                |
| 1625               | 02/27/25 | DIAMOND GATE SUPPLY LLC.  |          | 149.80              |                       |
| Total Outstanding  |          |                           |          | 18,888.71           | 2,074.00              |

## Bank Reconciliation Summary

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|                            |            |                     |           |
|----------------------------|------------|---------------------|-----------|
| Checkbook Balance          | 12,391.69  | Reconciling Balance | 29,206.40 |
| Uncleared Checks, Credits  | 18,888.71+ | Bank Stmt. Balance  | 29,206.40 |
| Uncleared Deposits, Debits | 2,074.00-  | Difference          | 0.00      |

-- End of report --