



**CORAL CREEK REPLAT 3
FINANCIAL STATEMENT
MARCH 2025**

CORAL CREEK REPLAT 3 HOA

Balance Sheet

As of 03/31/25

ASSETS

Valley National Bank Operating \$	9,488.68	
Valley National Bank Reserve	43,279.44	
Accounts Receivable	3,389.72	
TOTAL ASSETS		\$ 56,157.84
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 15,852.48	
Subtotal Current Liab.		\$ 15,852.48

RESERVES:

Betterment/Improvement	\$ 43,279.44	
Subtotal Reserves		\$ 43,279.44

EQUITY:

Prior Year Net Inc./Loss	\$ (6,330.19)	
Current Year Net Income/(Loss)	3,356.11	
Subtotal Equity		\$ (2,974.08)
TOTAL LIABILITIES & EQUITY		\$ 56,157.84
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CORAL CREEK REPLAT 3 HOA

Income/Expense Statement

Period: 03/01/25 to 03/31/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	30.00	.00	30.00	41,760.00	41,756.75	3.25	167,027.00
06340	Late Fee Income	.00	.00	.00	275.00	.00	275.00	.00
06370	Gate Opener	(30.00)	.00	(30.00)	.00	.00	.00	.00
06380	Administrative Fee	.00	.00	.00	250.00	.00	250.00	.00
	Subtotal Income	.00	.00	.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	2,568.00	2,568.00	.00	10,272.00
07020	Accounting Fees	.00	91.66	91.66	.00	274.98	274.98	1,100.00
07160	Legal Fees	.00	83.33	83.33	.00	249.99	249.99	1,000.00
07280	Property/Liability Insurance	.00	750.00	750.00	.00	2,250.00	2,250.00	9,000.00
07320	Office Expenses	94.26	145.83	51.57	542.22	437.49	(104.73)	1,750.00
07330	Taxes, License and Fees	.00	5.08	5.08	61.25	15.28	(45.97)	61.00
	General & Administrative	950.26	1,931.90	981.64	13,657.47	16,281.74	2,624.27	65,127.00
Site Improvement								
08510	Landscaping	1,097.25	416.66	(680.59)	1,600.25	1,249.98	(350.27)	5,000.00
	Site Improvement	1,097.25	416.66	(680.59)	1,600.25	1,249.98	(350.27)	5,000.00
Utilities								
08910	Electricity	935.19	1,000.00	64.81	2,748.55	3,000.00	251.45	12,000.00
08930	Water & Sewer	681.10	483.33	(197.77)	1,838.44	1,449.99	(388.45)	5,800.00
08990	Telephone	88.75	.00	(88.75)	177.50	.00	(177.50)	.00
	Utilities	1,705.04	1,483.33	(221.71)	4,764.49	4,449.99	(314.50)	17,800.00
Maintenance								
09005	General Maintenance & Repair	2,400.00	833.33	(1,566.67)	3,025.00	2,499.99	(525.01)	10,000.00
09111	Irrigation Repair	352.50	25.00	(327.50)	352.50	75.00	(277.50)	300.00
	Maintenance	2,752.50	858.33	(1,894.17)	3,377.50	2,574.99	(802.51)	10,300.00
Contract Services								
09610	Lawn Service	450.00	650.00	200.00	1,350.00	1,950.00	600.00	7,800.00
09655	Entry System	912.25	416.66	(495.59)	1,679.18	1,249.98	(429.20)	5,000.00
09755	Holiday Decorations	.00	500.00	500.00	.00	1,500.00	1,500.00	6,000.00
09920	Betterment Reserve	.00	.00	.00	12,500.00	12,500.00	.00	50,000.00
	Contract Services	1,362.25	1,566.66	204.41	15,529.18	17,199.98	1,670.80	68,800.00
	TOTAL EXPENSES	7,867.30	6,256.88	(1,610.42)	38,928.89	41,756.68	2,827.79	167,027.00
	CURRENT YEAR NET INCOME/(LOSS)	(7,867.30)	(6,256.88)	(1,610.42)	3,356.11	.07	3,356.04	.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: 9,488.68
 Statement date: 03/31/25 Bank Balance: 13,290.68

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits

OUTSTANDING ITEMS:					
1594	12/06/24	RICARDO CUKIER		300.00	
1618	01/23/25	FLORIDA DEPARTMENT OF STA		61.25	
1628	03/14/25	INTEGRITY PROPERTY		856.00	
1630	03/17/25	HARTZELL PAINTING		1,200.00	
1631	03/17/25	HARTZELL PAINTING		1,200.00	
1632	03/24/25	413 LANDSCAPING INC.		352.50	
1633	03/24/25	SOUTHERN PLANT & PEST SER		1,097.25	
	03/26/25	Lockbox cash receipts			390.00
	03/27/25	Lockbox cash receipts			780.00
	03/28/25	Lockbox cash receipts			95.00
Total Outstanding				5,067.00	1,265.00

Bank Reconciliation Summary

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Checkbook Balance	9,488.68	Reconciling Balance	13,290.68
Uncleared Checks, Credits	5,067.00+	Bank Stmt. Balance	13,290.68
Uncleared Deposits, Debits	1,265.00-	Difference	0.00

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