



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

CORAL CREEK REPLAT 3 HOA

Balance Sheet

As of 04/30/25

ASSETS

Valley National Bank Operating	\$	4,118.87	
Valley National Bank Reserve		55,874.00	
Accounts Receivable		11,335.22	
TOTAL ASSETS			\$ 71,328.09

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	8,611.98	
Subtotal Current Liab.			\$ 8,611.98

RESERVES:

Betterment/Improvement	\$	55,874.00	
Subtotal Reserves			\$ 55,874.00

EQUITY:

Prior Year Net Inc./Loss	\$	(6,330.19)	
Current Year Net Income/(Loss)		13,172.30	
Subtotal Equity			\$ 6,842.11

TOTAL LIABILITIES & EQUITY			\$ 71,328.09
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CORAL CREEK REPLAT 3 HOA
Income/Expense Statement
Period: 04/01/25 to 04/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	41,730.00	41,756.75	(26.75)	83,490.00	83,513.50	(23.50)	167,027.00
06340	Late Fee Income	.00	.00	.00	275.00	.00	275.00	.00
06380	Administrative Fee	.00	.00	.00	250.00	.00	250.00	.00
	Subtotal Income	41,730.00	41,756.75	(26.75)	84,015.00	83,513.50	501.50	167,027.00
EXPENSES								
General & Administrative								
07005	Master Association Fees	10,486.00	10,486.00	.00	20,972.00	20,972.00	.00	41,944.00
07010	Management Fees	856.00	856.00	.00	3,424.00	3,424.00	.00	10,272.00
07020	Accounting Fees	.00	91.66	91.66	.00	366.64	366.64	1,100.00
07160	Legal Fees	508.69	83.33	(425.36)	508.69	333.32	(175.37)	1,000.00
07280	Property/Liability Insurance	.00	750.00	750.00	.00	3,000.00	3,000.00	9,000.00
07320	Office Expenses	284.28	145.83	(138.45)	826.50	583.32	(243.18)	1,750.00
07330	Taxes, License and Fees	.00	5.08	5.08	61.25	20.36	(40.89)	61.00
	General & Administrative	12,134.97	12,417.90	282.93	25,792.44	28,699.64	2,907.20	65,127.00
Site Improvement								
08510	Landscaping	222.40	416.66	194.26	1,822.65	1,666.64	(156.01)	5,000.00
	Site Improvement	222.40	416.66	194.26	1,822.65	1,666.64	(156.01)	5,000.00
Utilities								
08910	Electricity	935.19	1,000.00	64.81	3,683.74	4,000.00	316.26	12,000.00
08930	Water & Sewer	617.08	483.33	(133.75)	2,455.52	1,933.32	(522.20)	5,800.00
08990	Telephone	88.75	.00	(88.75)	266.25	.00	(266.25)	.00
	Utilities	1,641.02	1,483.33	(157.69)	6,405.51	5,933.32	(472.19)	17,800.00
Maintenance								
09005	General Maintenance & Repair	.00	833.33	833.33	3,025.00	3,333.32	308.32	10,000.00
09111	Irrigation Repair	.00	25.00	25.00	352.50	100.00	(252.50)	300.00
	Maintenance	.00	858.33	858.33	3,377.50	3,433.32	55.82	10,300.00
Contract Services								
09610	Lawn Service	450.00	650.00	200.00	1,800.00	2,600.00	800.00	7,800.00
09655	Entry System	4,965.42	416.66	(4,548.76)	6,644.60	1,666.64	(4,977.96)	5,000.00
09755	Holiday Decorations	.00	500.00	500.00	.00	2,000.00	2,000.00	6,000.00
09920	Betterment Reserve	12,500.00	12,500.00	.00	25,000.00	25,000.00	.00	50,000.00
	Contract Services	17,915.42	14,066.66	(3,848.76)	33,444.60	31,266.64	(2,177.96)	68,800.00
	TOTAL EXPENSES	31,913.81	29,242.88	(2,670.93)	70,842.70	70,999.56	156.86	167,027.00
	CURRENT YEAR NET INCOME/(LOSS)	9,816.19	12,513.87	(2,697.68)	13,172.30	12,513.94	658.36	.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: 4,118.87
 Statement date: 04/30/25 Bank Balance: 7,912.63

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	
1635	04/02/25	DIAMOND GATE SUPPLY LLC.		595.99	
1639	04/14/25	INTEGRITY PROPERTY		856.00	
1640	04/14/25	KAYE BENDER REMBAUM, PL		508.69	
1641	04/25/25	413 LANDSCAPING INC.		222.40	
1642	04/25/25	DIAMOND GATE SUPPLY LLC.		595.99	
1643	04/25/25	DIAMOND GATE SUPPLY LLC.		3,773.44	
	04/28/25	Lockbox cash receipts			780.00
	04/28/25	Lockbox cash receipts			390.00
	04/28/25	Lockbox cash receipts			1,950.00
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		Total Outstanding		6,913.76	3,120.00

Bank Reconciliation Summary
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Checkbook Balance	4,118.87	Reconciling Balance	7,912.63
Uncleared Checks, Credits	6,913.76+	Bank Stmt. Balance	7,912.63
Uncleared Deposits, Debits	3,120.00-	Difference	0.00

-- End of report --