



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

CORAL CREEK REPLAT 3 HOA

Balance Sheet

As of 05/31/25

ASSETS

Valley National Bank Operating \$	1,883.30	
Valley National Bank Reserve	55,986.31	
Accounts Receivable	6,564.72	
TOTAL ASSETS		\$ 64,434.33

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 9,392.48	
Subtotal Current Liab.		\$ 9,392.48

RESERVES:

Betterment/Improvement	\$ 55,986.31	
Subtotal Reserves		\$ 55,986.31

EQUITY:

Prior Year Net Inc./Loss	\$ (6,330.19)	
Current Year Net Income/(Loss)	5,385.73	
Subtotal Equity		\$ (944.46)

TOTAL LIABILITIES & EQUITY		\$ 64,434.33
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CORAL CREEK REPLAT 3 HOA
Income/Expense Statement
Period: 05/01/25 to 05/31/25

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06310 Maintenance Income	.00	.00	.00	83,490.00	83,513.50	(23.50)	167,027.00
06340 Late Fee Income	325.00	.00	325.00	600.00	.00	600.00	.00
06360 Misc. Owner Income	484.00	.00	484.00	484.00	.00	484.00	.00
06380 Administrative Fee	.00	.00	.00	250.00	.00	250.00	.00
Subtotal Income	809.00	.00	809.00	84,824.00	83,513.50	1,310.50	167,027.00
EXPENSES							
General & Administrative							
07005 Master Association Fees	.00	.00	.00	20,972.00	20,972.00	.00	41,944.00
07010 Management Fees	856.00	856.00	.00	4,280.00	4,280.00	.00	10,272.00
07020 Accounting Fees	.00	91.66	91.66	.00	458.30	458.30	1,100.00
07160 Legal Fees	.00	83.33	83.33	508.69	416.65	(92.04)	1,000.00
07280 Property/Liability Insurance	.00	750.00	750.00	.00	3,750.00	3,750.00	9,000.00
07320 Office Expenses	659.99	145.83	(514.16)	1,486.49	729.15	(757.34)	1,750.00
07330 Taxes, License and Fees	.00	5.08	5.08	61.25	25.44	(35.81)	61.00
General & Administrative	1,515.99	1,931.90	415.91	27,308.43	30,631.54	3,323.11	65,127.00
Site Improvement							
08510 Landscaping	288.00	416.66	128.66	2,110.65	2,083.30	(27.35)	5,000.00
Site Improvement	288.00	416.66	128.66	2,110.65	2,083.30	(27.35)	5,000.00
Utilities							
08910 Electricity	896.78	1,000.00	103.22	4,580.52	5,000.00	419.48	12,000.00
08930 Water & Sewer	1,166.68	483.33	(683.35)	3,622.20	2,416.65	(1,205.55)	5,800.00
08990 Telephone	88.75	.00	(88.75)	355.00	.00	(355.00)	.00
Utilities	2,152.21	1,483.33	(668.88)	8,557.72	7,416.65	(1,141.07)	17,800.00
Maintenance							
09005 General Maintenance & Repair	2,725.00	833.33	(1,891.67)	5,750.00	4,166.65	(1,583.35)	10,000.00
09111 Irrigation Repair	.00	25.00	25.00	352.50	125.00	(227.50)	300.00
Maintenance	2,725.00	858.33	(1,866.67)	6,102.50	4,291.65	(1,810.85)	10,300.00
Contract Services							
09610 Lawn Service	450.00	650.00	200.00	2,250.00	3,250.00	1,000.00	7,800.00
09655 Entry System	1,464.37	416.66	(1,047.71)	8,108.97	2,083.30	(6,025.67)	5,000.00
09755 Holiday Decorations	.00	500.00	500.00	.00	2,500.00	2,500.00	6,000.00
09920 Betterment Reserve	.00	.00	.00	25,000.00	25,000.00	.00	50,000.00
Contract Services	1,914.37	1,566.66	(347.71)	35,358.97	32,833.30	(2,525.67)	68,800.00
TOTAL EXPENSES	8,595.57	6,256.88	(2,338.69)	79,438.27	77,256.44	(2,181.83)	167,027.00
CURRENT YEAR NET INCOME/(LOSS)	(7,786.57)	(6,256.88)	(1,529.69)	5,385.73	6,257.06	(871.33)	.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: 1,883.30
 Statement date: 05/31/25 Bank Balance: 8,196.05

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	
1	05/03/25	CITY OF CORAL SPRINGS		319.13	
1646	05/12/25	INTEGRITY PROPERTY		856.00	
1647	05/14/25	CELL GATE		418.10	
1648	05/21/25	413 LANDSCAPING INC.		2,470.00	
1649	05/21/25	DIAMOND GATE SUPPLY LLC.		289.97	
1650	05/21/25	DIAMOND GATE SUPPLY LLC.		631.30	
1651	05/21/25	SOUTHERN PLANT & PEST SER		288.00	
1652	05/21/25	EXACTA LAND SURVEYORS LLC		299.00	
1653	05/29/25	413 LANDSCAPING INC.		255.00	
1654	05/29/25	DIAMOND GATE SUPPLY LLC.		125.00	
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Total Outstanding				6,312.75	.00

Bank Reconciliation Summary
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Checkbook Balance	1,883.30	Reconciling Balance	8,196.05
Uncleared Checks, Credits	6,312.75+	Bank Stmt. Balance	8,196.05
Uncleared Deposits, Debits	0.00	Difference	0.00

-- End of report --