



CORAL CREEK REPLAT 3
FINANCIAL STATEMENT
JULY 2025

CORAL CREEK REPLAT 3 HOA
Balance Sheet
As of 07/31/25

ASSETS

Valley National Bank Operating \$	5,596.71	
Valley National Bank Reserve	56,211.31	
Accounts Receivable	6,426.50	
TOTAL ASSETS	\$	68,234.52
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Assessments	\$	6,371.98
Subtotal Current Liab.	\$	6,371.98
RESERVES:		
Betterment/Improvement	\$	56,211.31
Subtotal Reserves	\$	56,211.31
EQUITY:		
Prior Year Net Inc./Loss	\$	(6,330.19)
Current Year Net Income/(Loss)		11,981.42
Subtotal Equity	\$	5,651.23
TOTAL LIABILITIES & EQUITY	\$	68,234.52
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CORAL CREEK REPLAT 3 HOA
Income/Expense Statement
Period: 07/01/25 to 07/31/25

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:							
06310 Maintenance Income	41,730.00	41,756.75	(26.75)	125,220.00	125,270.25	(50.25)	167,027.00
06340 Late Fee Income	(25.00)	.00	(25.00)	550.00	.00	550.00	.00
06350 Legal Fees Reimbursement	438.69	.00	438.69	438.69	.00	438.69	.00
06360 Misc. Owner Income	18.00	.00	18.00	704.00	.00	704.00	.00
06370 Gate Opener	.00	.00	.00	30.00	.00	30.00	.00
06380 Administrative Fee	.00	.00	.00	250.00	.00	250.00	.00
06390 Owner Interest Income	439.55	.00	439.55	439.55	.00	439.55	.00
Subtotal Income	42,601.24	41,756.75	844.49	127,632.24	125,270.25	2,361.99	167,027.00
EXPENSES							
General & Administrative							
07005 Master Association Fees	10,486.00	10,486.00	.00	31,458.00	31,458.00	.00	41,944.00
07010 Management Fees	856.00	856.00	.00	5,992.00	5,992.00	.00	10,272.00
07020 Accounting Fees	.00	91.66	91.66	.00	641.62	641.62	1,100.00
07160 Legal Fees	.00	83.33	83.33	508.69	583.31	74.62	1,000.00
07280 Property/Liability Insurance	.00	750.00	750.00	.00	5,250.00	5,250.00	9,000.00
07320 Office Expenses	119.50	145.83	26.33	1,672.88	1,020.81	(652.07)	1,750.00
07330 Taxes, License and Fees	.00	5.08	5.08	61.25	35.60	(25.65)	61.00
General & Administrative	11,461.50	12,417.90	956.40	39,692.82	44,981.34	5,288.52	65,127.00
Site Improvement							
08510 Landscaping	.00	416.66	416.66	4,765.90	2,916.62	(1,849.28)	5,000.00
Site Improvement	.00	416.66	416.66	4,765.90	2,916.62	(1,849.28)	5,000.00
Utilities							
08910 Electricity	935.19	1,000.00	64.81	6,450.90	7,000.00	549.10	12,000.00
08930 Water & Sewer	796.34	483.33	(313.01)	4,946.96	3,383.31	(1,563.65)	5,800.00
08990 Telephone	88.75	.00	(88.75)	532.50	.00	(532.50)	.00
Utilities	1,820.28	1,483.33	(336.95)	11,930.36	10,383.31	(1,547.05)	17,800.00
Maintenance							
09005 General Maintenance & Repair	288.75	833.33	544.58	3,568.75	5,833.31	2,264.56	10,000.00
09111 Irrigation Repair	.00	25.00	25.00	352.50	175.00	(177.50)	300.00
Maintenance	288.75	858.33	569.58	3,921.25	6,008.31	2,087.06	10,300.00
Contract Services							
09610 Lawn Service	450.00	650.00	200.00	3,150.00	4,550.00	1,400.00	7,800.00
09655 Entry System	.00	416.66	416.66	13,299.49	2,916.62	(10,382.87)	5,000.00
09755 Holiday Decorations	1,391.00	500.00	(891.00)	1,391.00	3,500.00	2,109.00	6,000.00
09920 Betterment Reserve	12,500.00	12,500.00	.00	37,500.00	37,500.00	.00	50,000.00
Contract Services	14,341.00	14,066.66	(274.34)	55,340.49	48,466.62	(6,873.87)	68,800.00
TOTAL EXPENSES	27,911.53	29,242.88	1,331.35	115,650.82	112,756.20	(2,894.62)	167,027.00
CURRENT YEAR NET INCOME/(LOSS)	14,689.71	12,513.87	2,175.84	11,981.42	12,514.05	(532.63)	.00

CORAL CREEK REPLAT 3 HOA

Income/Expense Statement

Period: 07/01/25 to 07/31/25

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

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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: 5,596.71
 Statement date: 07/31/25 Bank Balance: 29,286.09

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

OUTSTANDING ITEMS:					
1594	12/06/24	RICARDO CUKIER		300.00	
1664	06/19/25	DIAMOND GATE SUPPLY LLC.		2,450.30	
1665	06/24/25	DIAMOND GATE SUPPLY LLC.		1,120.83	
1666	06/24/25	DIAMOND GATE SUPPLY LLC.		125.00	
1667	06/24/25	DIAMOND GATE SUPPLY LLC.		250.00	
1668	07/05/25	413 LANDSCAPING INC.		450.00	
1669	07/05/25	INTEGRITY PROPERTY		119.50	
1670	07/05/25	CORAL CREEK H.O.A.		10,486.00	
1671	07/05/25	CORAL CREEK REPLAT #3		12,500.00	
1672	07/05/25	INTEGRITY PROPERTY		288.75	
1673	07/08/25	INTEGRITY PROPERTY		856.00	
1674	07/11/25	JM HOLIDAY LIGHTING		1,391.00	
	07/28/25	Lockbox cash receipts			798.00
	07/28/25	Lockbox cash receipts			390.00
	07/28/25	Lockbox cash receipts			780.00
	07/28/25	Lockbox cash receipts			1,560.00
	07/29/25	Lockbox cash receipts			390.00
	07/29/25	Lockbox cash receipts			390.00
	07/30/25	Lockbox cash receipts			780.00
	07/30/25	Lockbox cash receipts			780.00
	07/30/25	Lockbox cash receipts			780.00
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Total Outstanding				30,337.38	6,648.00

Bank Reconciliation Summary
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Checkbook Balance	5,596.71	Reconciling Balance	29,286.09
Uncleared Checks, Credits	30,337.38+	Bank Stmt. Balance	29,286.09
Uncleared Deposits, Debits	6,648.00-	Difference	0.00

-- End of report --