



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

CORAL CREEK REPLAT 3 HOA

Balance Sheet

As of 06/30/25

ASSETS

Valley National Bank Operating	\$	(1,065.72)	
Valley National Bank Reserve		56,100.55	
Accounts Receivable		4,176.72	
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TOTAL ASSETS		\$	59,211.55
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$	12,149.48	
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Subtotal Current Liab.		\$	12,149.48

RESERVES:

Betterment/Improvement	\$	56,100.55	
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Subtotal Reserves		\$	56,100.55

EQUITY:

Prior Year Net Inc./Loss	\$	(6,330.19)	
Current Year Net Income/(Loss)		(2,708.29)	
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Subtotal Equity		\$	(9,038.48)
TOTAL LIABILITIES & EQUITY		\$	59,211.55
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CORAL CREEK REPLAT 3 HOA
Income/Expense Statement
Period: 06/01/25 to 06/30/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Maintenance Income	.00	.00	.00	83,490.00	83,513.50	(23.50)	167,027.00
06340	Late Fee Income	(25.00)	.00	(25.00)	575.00	.00	575.00	.00
06360	Misc. Owner Income	202.00	.00	202.00	686.00	.00	686.00	.00
06370	Gate Opener	30.00	.00	30.00	30.00	.00	30.00	.00
06380	Administrative Fee	.00	.00	.00	250.00	.00	250.00	.00
	Subtotal Income	207.00	.00	207.00	85,031.00	83,513.50	1,517.50	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	5,136.00	5,136.00	.00	10,272.00
07020	Accounting Fees	.00	91.66	91.66	.00	549.96	549.96	1,100.00
07160	Legal Fees	.00	83.33	83.33	508.69	499.98	(8.71)	1,000.00
07280	Property/Liability Insurance	.00	750.00	750.00	.00	4,500.00	4,500.00	9,000.00
07320	Office Expenses	66.89	145.83	78.94	1,553.38	874.98	(678.40)	1,750.00
07330	Taxes, License and Fees	.00	5.08	5.08	61.25	30.52	(30.73)	61.00
	General & Administrative	922.89	1,931.90	1,009.01	28,231.32	32,563.44	4,332.12	65,127.00
Site Improvement								
08510	Landscaping	2,655.25	416.66	(2,238.59)	4,765.90	2,499.96	(2,265.94)	5,000.00
	Site Improvement	2,655.25	416.66	(2,238.59)	4,765.90	2,499.96	(2,265.94)	5,000.00
Utilities								
08910	Electricity	935.19	1,000.00	64.81	5,515.71	6,000.00	484.29	12,000.00
08930	Water & Sewer	528.42	483.33	(45.09)	4,150.62	2,899.98	(1,250.64)	5,800.00
08990	Telephone	88.75	.00	(88.75)	443.75	.00	(443.75)	.00
	Utilities	1,552.36	1,483.33	(69.03)	10,110.08	8,899.98	(1,210.10)	17,800.00
Maintenance								
09005	General Maintenance & Repair	(2,470.00)	833.33	3,303.33	3,280.00	4,999.98	1,719.98	10,000.00
09111	Irrigation Repair	.00	25.00	25.00	352.50	150.00	(202.50)	300.00
	Maintenance	(2,470.00)	858.33	3,328.33	3,632.50	5,149.98	1,517.48	10,300.00
Contract Services								
09610	Lawn Service	450.00	650.00	200.00	2,700.00	3,900.00	1,200.00	7,800.00
09655	Entry System	5,190.52	416.66	(4,773.86)	13,299.49	2,499.96	(10,799.53)	5,000.00
09755	Holiday Decorations	.00	500.00	500.00	.00	3,000.00	3,000.00	6,000.00
09920	Betterment Reserve	.00	.00	.00	25,000.00	25,000.00	.00	50,000.00
	Contract Services	5,640.52	1,566.66	(4,073.86)	40,999.49	34,399.96	(6,599.53)	68,800.00
	TOTAL EXPENSES	8,301.02	6,256.88	(2,044.14)	87,739.29	83,513.32	(4,225.97)	167,027.00
	CURRENT YEAR NET INCOME/(LOSS)	(8,094.02)	(6,256.88)	(1,837.14)	(2,708.29)	.18	(2,708.47)	.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: 1,065.72-
 Statement date: 06/30/25 Bank Balance: 4,000.41

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1594	12/06/24	RICARDO CUKIER		300.00	
1662	06/10/25	INTEGRITY PROPERTY		856.00	
1664	06/19/25	DIAMOND GATE SUPPLY LLC.		2,450.30	
AR-952	06/20/25	Owner cash receipts - 952			27.00
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	
	06/27/25	Lockbox cash receipts			9.00
Total Outstanding				5,102.13	36.00

Bank Reconciliation Summary
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Checkbook Balance	1,065.72-	Reconciling Balance	4,000.41
Uncleared Checks, Credits	5,102.13+	Bank Stmt. Balance	4,000.41
Uncleared Deposits, Debits	36.00-	Difference	0.00

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