



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

CORAL CREEK REPLAT 3 HOA

Run Date: 08/28/2025

Run Time: 03:36 PM

BALANCE SHEET

As of: 08/31/2025

Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank Operating	\$3,788.77
01025	Valley National Bank Reserve	\$68,832.58
01310	Accounts Receivable	\$3,910.00
	ASSET TOTAL:	<u>\$76,531.35</u>
	TOTAL ASSETS:	<u><u>\$76,531.35</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$6,830.48
	LIABILITY TOTAL:	<u>\$6,830.48</u>
	TOTAL LIABILITIES:	<u>\$6,830.48</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Betterment/Improvement	\$68,832.58
	RESERVES TOTAL:	<u>\$68,832.58</u>
Members Equity		
05510	Prior Year Net Inc./Loss	(\$6,330.19)
	MEMBERS EQUITY TOTAL:	<u>(\$6,330.19)</u>
	Current Year Net Income/(Loss)	\$7,198.48
	TOTAL EQUITY:	<u>\$69,700.87</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$76,531.35</u></u>

CORAL CREEK REPLAT 3 HOA

Run Date: 08/28/2025
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INCOME STATEMENT

Start: 08/01/2025 | End: 08/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	0.00	0.00	0.00	125,220.00	125,270.25	(50.25)	167,027.00
06340 Late Fee Income	250.00	0.00	250.00	800.00	0.00	800.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	438.69	0.00	438.69	0.00
06360 Misc. Owner Income	0.00	0.00	0.00	704.00	0.00	704.00	0.00
06370 Gate Opener	0.00	0.00	0.00	30.00	0.00	30.00	0.00
06380 Administrative Fee	0.00	0.00	0.00	250.00	0.00	250.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	439.55	0.00	439.55	0.00
Income Total	250.00	0.00	250.00	127,882.24	125,270.25	2,611.99	167,027.00
Total Income	250.00	0.00	250.00	127,882.24	125,270.25	2,611.99	167,027.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	0.00	0.00	0.00	31,458.00	31,458.00	0.00	41,944.00
07010 Management Fees	856.00	856.00	0.00	6,848.00	6,848.00	0.00	10,272.00
07020 Accounting Fees	0.00	91.66	91.66	0.00	733.28	733.28	1,100.00
07160 Legal Fees	1,058.86	83.33	(975.53)	1,567.55	666.64	(900.91)	1,000.00
07280 Property/Liability Insurance	0.00	750.00	750.00	0.00	6,000.00	6,000.00	9,000.00
07320 Office Expenses	47.23	145.83	98.60	1,720.11	1,166.64	(553.47)	1,750.00
07330 Taxes, License and Fees	0.00	5.08	5.08	61.25	40.68	(20.57)	61.00
General & Administrative Total	1,962.09	1,931.90	(30.19)	41,654.91	46,913.24	5,258.33	65,127.00
Site Improvement							
08510 Landscaping	688.00	416.66	(271.34)	5,453.90	3,333.28	(2,120.62)	5,000.00
Site Improvement Total	688.00	416.66	(271.34)	5,453.90	3,333.28	(2,120.62)	5,000.00
Utilities							
08910 Electricity	936.96	1,000.00	63.04	7,387.86	8,000.00	612.14	12,000.00
08930 Water & Sewer	489.04	483.33	(5.71)	5,436.00	3,866.64	(1,569.36)	5,800.00
08990 Telephone	88.75	0.00	(88.75)	621.25	0.00	(621.25)	0.00
Utilities Total	1,514.75	1,483.33	(31.42)	13,445.11	11,866.64	(1,578.47)	17,800.00
Maintenance							
09005 General Maintenance & Repair	0.00	833.33	833.33	3,568.75	6,666.64	3,097.89	10,000.00
09111 Irrigation Repair	0.00	25.00	25.00	352.50	200.00	(152.50)	300.00
Maintenance Total	0.00	858.33	858.33	3,921.25	6,866.64	2,945.39	10,300.00
Contract Services							
09610 Lawn Service	450.00	650.00	200.00	3,600.00	5,200.00	1,600.00	7,800.00
09655 Entry System	418.10	416.66	(1.44)	13,717.59	3,333.28	(10,384.31)	5,000.00
09755 Holiday Decorations	0.00	500.00	500.00	1,391.00	4,000.00	2,609.00	6,000.00
09920 Betterment Reserve	0.00	0.00	0.00	37,500.00	37,500.00	0.00	50,000.00
Contract Services Total	868.10	1,566.66	698.56	56,208.59	50,033.28	(6,175.31)	68,800.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	5,032.94	6,256.88	1,223.94	120,683.76	119,013.08	(1,670.68)	167,027.00
Net Income	(4,782.94)	(6,256.88)	1,473.94	7,198.48	6,257.17	941.31	0.00