



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

# CORAL CREEK REPLAT 3 HOA

Run Date: 09/30/2025

Run Time: 08:31 AM

## BALANCE SHEET As of: 09/30/2025

### Assets

| <b>Account #</b> | <b>Account Name</b>            | <b>Total</b>              |
|------------------|--------------------------------|---------------------------|
| <b>Asset</b>     |                                |                           |
| 01020            | Valley National Bank Operating | (\$55.87)                 |
| 01025            | Valley National Bank Reserve   | \$68,963.96               |
| 01310            | Accounts Receivable            | \$2,965.00                |
|                  | ASSET TOTAL:                   | <u>\$71,873.09</u>        |
|                  | TOTAL ASSETS:                  | <u><u>\$71,873.09</u></u> |

### Liabilities

| <b>Account #</b> | <b>Account Name</b>       | <b>Total</b>       |
|------------------|---------------------------|--------------------|
| <b>Liability</b> |                           |                    |
| 03310            | Prepaid Owner Assessments | \$11,927.48        |
|                  | LIABILITY TOTAL:          | <u>\$11,927.48</u> |
|                  | TOTAL LIABILITIES:        | <u>\$11,927.48</u> |

### Equity

| <b>Account #</b>      | <b>Account Name</b>            | <b>Total</b>              |
|-----------------------|--------------------------------|---------------------------|
| <b>Reserves</b>       |                                |                           |
| 05010                 | Betterment/Improvement         | \$68,963.96               |
|                       | RESERVES TOTAL:                | <u>\$68,963.96</u>        |
| <b>Members Equity</b> |                                |                           |
| 05510                 | Prior Year Net Inc./Loss       | (\$6,330.19)              |
|                       | MEMBERS EQUITY TOTAL:          | <u>(\$6,330.19)</u>       |
|                       | Current Year Net Income/(Loss) | (\$2,688.16)              |
|                       | TOTAL EQUITY:                  | <u>\$59,945.61</u>        |
|                       | TOTAL LIABILITIES AND EQUITY:  | <u><u>\$71,873.09</u></u> |

# CORAL CREEK REPLAT 3 HOA

Run Date: 09/30/2025  
Run Time: 08:31 AM

## INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

### Income

| Account                        | Current         |             |                 | Year to Date      |                   |                 | Yearly            |
|--------------------------------|-----------------|-------------|-----------------|-------------------|-------------------|-----------------|-------------------|
|                                | Actual          | Budget      | Variance        | Actual            | Budget            | Variance        | Budget            |
| <b>Income</b>                  |                 |             |                 |                   |                   |                 |                   |
| 06310 Maintenance Income       | 0.00            | 0.00        | 0.00            | 125,220.00        | 125,270.25        | (50.25)         | 167,027.00        |
| 06340 Late Fee Income          | 0.00            | 0.00        | 0.00            | 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       | 62.00           | 0.00        | 62.00           | 766.00            | 0.00              | 766.00          | 0.00              |
| 06370 Gate Opener              | 0.00            | 0.00        | 0.00            | 30.00             | 0.00              | 30.00           | 0.00              |
| 06380 Administrative Fee       | (250.00)        | 0.00        | (250.00)        | 0.00              | 0.00              | 0.00            | 0.00              |
| 06390 Owner Interest Income    | 0.00            | 0.00        | 0.00            | 439.55            | 0.00              | 439.55          | 0.00              |
| <b>Income Total</b>            | <b>(188.00)</b> | <b>0.00</b> | <b>(188.00)</b> | <b>127,694.24</b> | <b>125,270.25</b> | <b>2,423.99</b> | <b>167,027.00</b> |
| <b>Total Income</b>            | <b>(188.00)</b> | <b>0.00</b> | <b>(188.00)</b> | <b>127,694.24</b> | <b>125,270.25</b> | <b>2,423.99</b> | <b>167,027.00</b> |

### Expense

| Account                                   | Current         |                 |                   | Year to Date     |                  |                   | Yearly           |
|---|-----------------|-----------------|-------------------|------------------|------------------|-------------------|------------------|
|   | Actual          | Budget          | Variance          | Actual           | Budget           | Variance          | Budget           |
| <b>General &amp; Administrative</b>       |                 |                 |                   |                  |                  |                   |                  |
| 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              | 7,704.00         | 7,704.00         | 0.00              | 10,272.00        |
| 07020 Accounting Fees                     | 0.00            | 91.66           | 91.66             | 0.00             | 824.94           | 824.94            | 1,100.00         |
| 07160 Legal Fees                          | 1,993.01        | 83.33           | (1,909.68)        | 3,560.56         | 749.97           | (2,810.59)        | 1,000.00         |
| 07280 Property/Liability Insurance        | 0.00            | 750.00          | 750.00            | 0.00             | 6,750.00         | 6,750.00          | 9,000.00         |
| 07320 Office Expenses                     | 66.37           | 145.83          | 79.46             | 1,786.48         | 1,312.47         | (474.01)          | 1,750.00         |
| 07330 Taxes, License and Fees             | 0.00            | 5.08            | 5.08              | 61.25            | 45.76            | (15.49)           | 61.00            |
| <b>General &amp; Administrative Total</b> | <b>2,915.38</b> | <b>1,931.90</b> | <b>(983.48)</b>   | <b>44,570.29</b> | <b>48,845.14</b> | <b>4,274.85</b>   | <b>65,127.00</b> |
| <b>Site Improvement</b>                   |                 |                 |                   |                  |                  |                   |                  |
| 08510 Landscaping                         | 1,097.25        | 416.66          | (680.59)          | 6,551.15         | 3,749.94         | (2,801.21)        | 5,000.00         |
| <b>Site Improvement Total</b>             | <b>1,097.25</b> | <b>416.66</b>   | <b>(680.59)</b>   | <b>6,551.15</b>  | <b>3,749.94</b>  | <b>(2,801.21)</b> | <b>5,000.00</b>  |
| <b>Utilities</b>                          |                 |                 |                   |                  |                  |                   |                  |
| 08910 Electricity                         | 1,765.81        | 1,000.00        | (765.81)          | 9,153.67         | 9,000.00         | (153.67)          | 12,000.00        |
| 08930 Water & Sewer                       | 527.45          | 483.33          | (44.12)           | 5,963.45         | 4,349.97         | (1,613.48)        | 5,800.00         |
| 08990 Telephone                           | 88.75           | 0.00            | (88.75)           | 710.00           | 0.00             | (710.00)          | 0.00             |
| <b>Utilities Total</b>                    | <b>2,382.01</b> | <b>1,483.33</b> | <b>(898.68)</b>   | <b>15,827.12</b> | <b>13,349.97</b> | <b>(2,477.15)</b> | <b>17,800.00</b> |
| <b>Maintenance</b>                        |                 |                 |                   |                  |                  |                   |                  |
| 09005 General Maintenance & Repair        | 2,500.00        | 833.33          | (1,666.67)        | 6,068.75         | 7,499.97         | 1,431.22          | 10,000.00        |
| 09111 Irrigation Repair                   | 140.00          | 25.00           | (115.00)          | 492.50           | 225.00           | (267.50)          | 300.00           |
| <b>Maintenance Total</b>                  | <b>2,640.00</b> | <b>858.33</b>   | <b>(1,781.67)</b> | <b>6,561.25</b>  | <b>7,724.97</b>  | <b>1,163.72</b>   | <b>10,300.00</b> |
| <b>Contract Services</b>                  |                 |                 |                   |                  |                  |                   |                  |
| 09610 Lawn Service                        | 450.00          | 650.00          | 200.00            | 4,050.00         | 5,850.00         | 1,800.00          | 7,800.00         |
| 09655 Entry System                        | 214.00          | 416.66          | 202.66            | 13,931.59        | 3,749.94         | (10,181.65)       | 5,000.00         |
| 09755 Holiday Decorations                 | 0.00            | 500.00          | 500.00            | 1,391.00         | 4,500.00         | 3,109.00          | 6,000.00         |
| 09920 Betterment Reserve                  | 0.00            | 0.00            | 0.00              | 37,500.00        | 37,500.00        | 0.00              | 50,000.00        |
| <b>Contract Services Total</b>            | <b>664.00</b>   | <b>1,566.66</b> | <b>902.66</b>     | <b>56,872.59</b> | <b>51,599.94</b> | <b>(5,272.65)</b> | <b>68,800.00</b> |

| Account       | Current    |            |            | Year to Date |            |            | Yearly     |
|---------------|------------|------------|------------|--------------|------------|------------|------------|
|               | Actual     | Budget     | Variance   | Actual       | Budget     | Variance   | Budget     |
| Total Expense | 9,698.64   | 6,256.88   | (3,441.76) | 130,382.40   | 125,269.96 | (5,112.44) | 167,027.00 |
| Net Income    | (9,886.64) | (6,256.88) | (3,629.76) | (2,688.16)   | 0.29       | (2,688.45) | 0.00       |