



CORAL CREEK REPLAT 3
FINANCIAL STATEMENT
OCTOBER 2025

CORAL CREEK REPLAT 3 HOA

Run Date: 10/31/2025

Run Time: 08:39 AM

BALANCE SHEET As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01020	Valley National Bank Operating	\$5,126.52
01025	Valley National Bank Reserve	\$74,041.91
01310	Accounts Receivable	\$8,405.50
	ASSET TOTAL:	<u>\$87,573.93</u>
	TOTAL ASSETS:	<u>\$87,573.93</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$4,535.66
	LIABILITY TOTAL:	<u>\$4,535.66</u>
	TOTAL LIABILITIES:	<u>\$4,535.66</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Betterment/Improvement	\$74,041.91
	RESERVES TOTAL:	<u>\$74,041.91</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)	\$15,326.55
	TOTAL EQUITY:	<u>\$83,038.27</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$87,573.93</u>

CORAL CREEK REPLAT 3 HOA

Run Date: 10/31/2025
Run Time: 08:39 AM

INCOME STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	41,730.00	41,756.75	(26.75)	166,950.00	167,027.00	(77.00)	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	0.00	0.00	0.00	775.00	0.00	775.00	0.00
06370 Gate Opener	0.00	0.00	0.00	30.00	0.00	30.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	439.55	0.00	439.55	0.00
Income Total	41,730.00	41,756.75	(26.75)	169,433.24	167,027.00	2,406.24	167,027.00
Total Income	41,730.00	41,756.75	(26.75)	169,433.24	167,027.00	2,406.24	167,027.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	10,486.00	10,486.00	0.00	41,944.00	41,944.00	0.00	41,944.00
07010 Management Fees	856.00	856.00	0.00	8,560.00	8,560.00	0.00	10,272.00
07020 Accounting Fees	0.00	91.66	91.66	0.00	916.60	916.60	1,100.00
07160 Legal Fees	1,428.86	83.33	(1,345.53)	4,989.42	833.30	(4,156.12)	1,000.00
07280 Property/Liability Insurance	0.00	750.00	750.00	0.00	7,500.00	7,500.00	9,000.00
07320 Office Expenses	321.88	145.83	(176.05)	2,108.36	1,458.30	(650.06)	1,750.00
07330 Taxes, License and Fees	0.00	5.08	5.08	61.25	50.84	(10.41)	61.00
General & Administrative Total	13,092.74	12,417.90	(674.84)	57,663.03	61,263.04	3,600.01	65,127.00
Site Improvement							
08510 Landscaping	793.25	416.66	(376.59)	7,344.40	4,166.60	(3,177.80)	5,000.00
Site Improvement Total	793.25	416.66	(376.59)	7,344.40	4,166.60	(3,177.80)	5,000.00
Utilities							
08910 Electricity	1,017.92	1,000.00	(17.92)	10,171.59	10,000.00	(171.59)	12,000.00
08930 Water & Sewer	668.29	483.33	(184.96)	6,631.74	4,833.30	(1,798.44)	5,800.00
08990 Telephone	88.75	0.00	(88.75)	798.75	0.00	(798.75)	0.00
Utilities Total	1,774.96	1,483.33	(291.63)	17,602.08	14,833.30	(2,768.78)	17,800.00
Maintenance							
09005 General Maintenance & Repair	85.00	833.33	748.33	6,153.75	8,333.30	2,179.55	10,000.00
09111 Irrigation Repair	35.00	25.00	(10.00)	527.50	250.00	(277.50)	300.00
Maintenance Total	120.00	858.33	738.33	6,681.25	8,583.30	1,902.05	10,300.00
Contract Services							
09610 Lawn Service	450.00	650.00	200.00	4,500.00	6,500.00	2,000.00	7,800.00
09655 Entry System	(5,006.66)	416.66	5,423.32	8,924.93	4,166.60	(4,758.33)	5,000.00
09755 Holiday Decorations	0.00	500.00	500.00	1,391.00	5,000.00	3,609.00	6,000.00
09920 Betterment Reserve	12,500.00	12,500.00	0.00	50,000.00	50,000.00	0.00	50,000.00
Contract Services Total	7,943.34	14,066.66	6,123.32	64,815.93	65,666.60	850.67	68,800.00
Total Expense	23,724.29	29,242.88	5,518.59	154,106.69	154,512.84	406.15	167,027.00

Net Income	18,005.71	12,513.87	5,491.84	15,326.55	12,514.16	2,812.39	0.00
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