



CORAL CREEK REPLAT 3
FINANCIAL STATEMENT
JANUARY 2026

CORAL CREEK REPLAT 3 HOA

Run Date: 01/30/2026
Run Time: 06:20 PM

BALANCE SHEET As of: 01/31/2026

Assets

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Asset		
01020	Valley National Bank Operating	(\$1,358.41)
01025	Valley National Bank Reserve	\$59,363.60
01310	Accounts Receivable	\$14,667.00
	ASSET TOTAL:	<u>\$72,672.19</u>
	TOTAL ASSETS:	<u>\$72,672.19</u>

Liabilities

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Liability		
03310	Prepaid Owner Assessments	\$8,684.16
	LIABILITY TOTAL:	<u>\$8,684.16</u>
	TOTAL LIABILITIES:	<u>\$8,684.16</u>

Equity

<u>Account #</u>	<u>Account Name</u>	<u>Total</u>
Reserves		
05010	Betterment/Improvement	\$74,363.60
	RESERVES TOTAL:	<u>\$74,363.60</u>
Members Equity		
05510	Prior Year Net Inc./Loss	(\$20,062.90)
	MEMBERS EQUITY TOTAL:	<u>(\$20,062.90)</u>
	Current Year Net Income/(Loss)	\$9,687.33
	TOTAL EQUITY:	<u>\$63,988.03</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$72,672.19</u>

CORAL CREEK REPLAT 3 HOA
INCOME STATEMENT
Start: 01/01/2026 | End: 01/31/2026
Income

Run Date: 01/30/2026
Run Time: 06:20 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	44,191.00	44,240.75	(49.75)	44,191.00	44,240.75	(49.75)	176,963.00
Income Total	44,191.00	44,240.75	(49.75)	44,191.00	44,240.75	(49.75)	176,963.00
Total Income	44,191.00	44,240.75	(49.75)	44,191.00	44,240.75	(49.75)	176,963.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Master Association Fees	12,947.00	11,663.00	(1,284.00)	12,947.00	11,663.00	(1,284.00)	46,652.00
07010 Management Fees	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	12,000.00
07020 Accounting Fees	1,300.00	91.66	(1,208.34)	1,300.00	91.66	(1,208.34)	1,100.00
07160 Legal Fees	875.00	416.67	(458.33)	875.00	416.67	(458.33)	5,000.00
07280 Property/Liability Insurance	0.00	750.00	750.00	0.00	750.00	750.00	9,000.00
07320 Office Expenses	355.63	145.83	(209.80)	355.63	145.83	(209.80)	1,750.00
07330 Taxes, License and Fees	61.25	5.12	(56.13)	61.25	5.12	(56.13)	61.00
General & Administrative Total	16,538.88	14,072.28	(2,466.60)	16,538.88	14,072.28	(2,466.60)	75,563.00
Site Improvement							
08510 Landscaping	1,097.25	416.66	(680.59)	1,097.25	416.66	(680.59)	5,000.00
Site Improvement Total	1,097.25	416.66	(680.59)	1,097.25	416.66	(680.59)	5,000.00
Utilities							
08910 Electricity	1,057.48	1,125.00	67.52	1,057.48	1,125.00	67.52	13,500.00
08930 Water & Sewer	25.54	916.67	891.13	25.54	916.67	891.13	11,000.00
08990 Telephone	89.25	0.00	(89.25)	89.25	0.00	(89.25)	0.00
Utilities Total	1,172.27	2,041.67	869.40	1,172.27	2,041.67	869.40	24,500.00
Maintenance							
09005 General Maintenance & Repair	0.00	416.67	416.67	0.00	416.67	416.67	5,000.00
09111 Irrigation Repair	225.00	41.67	(183.33)	225.00	41.67	(183.33)	500.00
Maintenance Total	225.00	458.34	233.34	225.00	458.34	233.34	5,500.00
Contract Services							
09610 Lawn Service	450.00	450.00	0.00	450.00	450.00	0.00	5,400.00
09655 Entry System	1,129.27	416.66	(712.61)	1,129.27	416.66	(712.61)	5,000.00
09755 Holiday Decorations	1,391.00	500.00	(891.00)	1,391.00	500.00	(891.00)	6,000.00
09920 Betterment Reserve	12,500.00	12,500.00	0.00	12,500.00	12,500.00	0.00	50,000.00
Contract Services Total	15,470.27	13,866.66	(1,603.61)	15,470.27	13,866.66	(1,603.61)	66,400.00
Total Expense	34,503.67	30,855.61	(3,648.06)	34,503.67	30,855.61	(3,648.06)	176,963.00
Net Income	9,687.33	13,385.14	(3,697.81)	9,687.33	13,385.14	(3,697.81)	0.00