



CORAL CREEK REPLAT 3  
FINANCIAL STATEMENT  
NOVEMBER 2025

# CORAL CREEK REPLAT 3 HOA

Run Date: 11/29/2025

Run Time: 09:42 AM

## BALANCE SHEET As of: 11/30/2025

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01020	Valley National Bank Operating	\$1,578.43
01025	Valley National Bank Reserve	\$74,168.93
01310	Accounts Receivable	\$5,067.00
	ASSET TOTAL:	<u>\$80,814.36</u>
	TOTAL ASSETS:	<u><u>\$80,814.36</u></u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$8,022.16
	LIABILITY TOTAL:	<u>\$8,022.16</u>
	TOTAL LIABILITIES:	<u>\$8,022.16</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05010	Betterment/Improvement	\$74,168.93
	RESERVES TOTAL:	<u>\$74,168.93</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)	\$4,953.46
	TOTAL EQUITY:	<u>\$72,792.20</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$80,814.36</u></u>

# CORAL CREEK REPLAT 3 HOA

Run Date: 11/29/2025

Run Time: 09:42 AM

## INCOME STATEMENT

Start: 11/01/2025 | End: 11/30/2025

### 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	166,950.00	167,027.00	(77.00)	167,027.00
06330 Special Assmt. Income	0.00	0.00	0.00	(300.00)	0.00	(300.00)	0.00
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	27.00	0.00	27.00	802.00	0.00	802.00	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
<b>Income Total</b>	<b>27.00</b>	<b>0.00</b>	<b>27.00</b>	<b>169,160.24</b>	<b>167,027.00</b>	<b>2,133.24</b>	<b>167,027.00</b>
<b>Total Income</b>	<b>27.00</b>	<b>0.00</b>	<b>27.00</b>	<b>169,160.24</b>	<b>167,027.00</b>	<b>2,133.24</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	41,944.00	41,944.00	0.00	41,944.00
07010 Management Fees	856.00	856.00	0.00	9,416.00	9,416.00	0.00	10,272.00
07020 Accounting Fees	0.00	91.66	91.66	0.00	1,008.26	1,008.26	1,100.00
07160 Legal Fees	0.00	83.33	83.33	4,989.42	916.63	(4,072.79)	1,000.00
07280 Property/Liability Insurance	0.00	750.00	750.00	0.00	8,250.00	8,250.00	9,000.00
07320 Office Expenses	460.62	145.83	(314.79)	2,568.98	1,604.13	(964.85)	1,750.00
07330 Taxes, License and Fees	0.00	5.08	5.08	61.25	55.92	(5.33)	61.00
<b>General &amp; Administrative Total</b>	<b>1,316.62</b>	<b>1,931.90</b>	<b>615.28</b>	<b>58,979.65</b>	<b>63,194.94</b>	<b>4,215.29</b>	<b>65,127.00</b>
<b>Site Improvement</b>							
08510 Landscaping	0.00	416.66	416.66	7,344.40	4,583.26	(2,761.14)	5,000.00
<b>Site Improvement Total</b>	<b>0.00</b>	<b>416.66</b>	<b>416.66</b>	<b>7,344.40</b>	<b>4,583.26</b>	<b>(2,761.14)</b>	<b>5,000.00</b>
<b>Utilities</b>							
08910 Electricity	1,015.61	1,000.00	(15.61)	11,187.20	11,000.00	(187.20)	12,000.00
08930 Water & Sewer	758.21	483.33	(274.88)	7,389.95	5,316.63	(2,073.32)	5,800.00
08990 Telephone	88.75	0.00	(88.75)	887.50	0.00	(887.50)	0.00
<b>Utilities Total</b>	<b>1,862.57</b>	<b>1,483.33</b>	<b>(379.24)</b>	<b>19,464.65</b>	<b>16,316.63</b>	<b>(3,148.02)</b>	<b>17,800.00</b>
<b>Maintenance</b>							
09005 General Maintenance & Repair	6,191.90	833.33	(5,358.57)	12,345.65	9,166.63	(3,179.02)	10,000.00
09111 Irrigation Repair	0.00	25.00	25.00	527.50	275.00	(252.50)	300.00
<b>Maintenance Total</b>	<b>6,191.90</b>	<b>858.33</b>	<b>(5,333.57)</b>	<b>12,873.15</b>	<b>9,441.63</b>	<b>(3,431.52)</b>	<b>10,300.00</b>
<b>Contract Services</b>							
09610 Lawn Service	450.00	650.00	200.00	4,950.00	7,150.00	2,200.00	7,800.00
09655 Entry System	279.00	416.66	137.66	9,203.93	4,583.26	(4,620.67)	5,000.00
09755 Holiday Decorations	0.00	500.00	500.00	1,391.00	5,500.00	4,109.00	6,000.00
09920 Betterment Reserve	0.00	0.00	0.00	50,000.00	50,000.00	0.00	50,000.00
<b>Contract Services Total</b>	<b>729.00</b>	<b>1,566.66</b>	<b>837.66</b>	<b>65,544.93</b>	<b>67,233.26</b>	<b>1,688.33</b>	<b>68,800.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Total Expense</b>	10,100.09	6,256.88	(3,843.21)	164,206.78	160,769.72	(3,437.06)	167,027.00
<b>Net Income</b>	(10,073.09)	(6,256.88)	(3,816.21)	4,953.46	6,257.28	(1,303.82)	0.00