



CORAL CREEK REPLAT 3  
FINANCIAL STATEMENT  
FEBRUARY 2026

# CORAL CREEK REPLAT 3 HOA

Run Date: 02/27/2026

Run Time: 09:52 AM

## BALANCE SHEET As of: 02/28/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01020	Valley National Bank Operating	\$6,762.83
01025	Valley National Bank Reserve	\$71,964.81
01310	Accounts Receivable	\$6,968.00
	ASSET TOTAL:	<u>\$85,695.64</u>
	TOTAL ASSETS:	<u>\$85,695.64</u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$11,614.16
	LIABILITY TOTAL:	<u>\$11,614.16</u>
	TOTAL LIABILITIES:	<u>\$11,614.16</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05010	Betterment/Improvement	\$71,964.81
	RESERVES TOTAL:	<u>\$71,964.81</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	(\$8,851.15)
	MEMBERS EQUITY TOTAL:	<u>(\$8,851.15)</u>
	Current Year Net Income/(Loss)	\$10,967.82
	TOTAL EQUITY:	<u>\$74,081.48</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$85,695.64</u>

# CORAL CREEK REPLAT 3 HOA

## INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Run Date: 02/27/2026  
Run Time: 09:52 AM

### 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	44,191.00	44,240.75	(49.75)	176,963.00
06340 Late Fee Income	498.00	0.00	498.00	498.00	0.00	498.00	0.00
06360 Misc. Owner Income	9.00	0.00	9.00	9.00	0.00	9.00	0.00
<b>Income Total</b>	<b>507.00</b>	<b>0.00</b>	<b>507.00</b>	<b>44,698.00</b>	<b>44,240.75</b>	<b>457.25</b>	<b>176,963.00</b>
<b>Total Income</b>	<b>507.00</b>	<b>0.00</b>	<b>507.00</b>	<b>44,698.00</b>	<b>44,240.75</b>	<b>457.25</b>	<b>176,963.00</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	12,947.00	11,663.00	(1,284.00)	46,652.00
07010 Management Fees	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
07020 Accounting Fees	0.00	91.66	91.66	0.00	183.32	183.32	1,100.00
07160 Legal Fees	0.00	416.67	416.67	875.00	833.34	(41.66)	5,000.00
07280 Property/Liability Insurance	10.00	750.00	740.00	10.00	1,500.00	1,490.00	9,000.00
07320 Office Expenses	44.17	145.83	101.66	399.80	291.66	(108.14)	1,750.00
07330 Taxes, License and Fees	0.00	5.08	5.08	61.25	10.20	(51.05)	61.00
<b>General &amp; Administrative Total</b>	<b>1,054.17</b>	<b>2,409.24</b>	<b>1,355.07</b>	<b>16,293.05</b>	<b>16,481.52</b>	<b>188.47</b>	<b>75,563.00</b>
<b>Site Improvement</b>							
08510 Landscaping	288.00	416.66	128.66	288.00	833.32	545.32	5,000.00
<b>Site Improvement Total</b>	<b>288.00</b>	<b>416.66</b>	<b>128.66</b>	<b>288.00</b>	<b>833.32</b>	<b>545.32</b>	<b>5,000.00</b>
<b>Utilities</b>							
08910 Electricity	1,107.80	1,125.00	17.20	2,165.28	2,250.00	84.72	13,500.00
08930 Water & Sewer	25.54	916.67	891.13	51.08	1,833.34	1,782.26	11,000.00
08990 Telephone	89.25	0.00	(89.25)	178.50	0.00	(178.50)	0.00
<b>Utilities Total</b>	<b>1,222.59</b>	<b>2,041.67</b>	<b>819.08</b>	<b>2,394.86</b>	<b>4,083.34</b>	<b>1,688.48</b>	<b>24,500.00</b>
<b>Maintenance</b>							
09005 General Maintenance & Repair	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
09111 Irrigation Repair	0.00	41.67	41.67	225.00	83.34	(141.66)	500.00
<b>Maintenance Total</b>	<b>0.00</b>	<b>458.34</b>	<b>458.34</b>	<b>225.00</b>	<b>916.68</b>	<b>691.68</b>	<b>5,500.00</b>
<b>Contract Services</b>							
09610 Lawn Service	450.00	450.00	0.00	900.00	900.00	0.00	5,400.00
09655 Entry System	0.00	416.66	416.66	1,129.27	833.32	(295.95)	5,000.00
09755 Holiday Decorations	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
09920 Betterment Reserve	0.00	0.00	0.00	12,500.00	12,500.00	0.00	50,000.00
<b>Contract Services Total</b>	<b>450.00</b>	<b>1,366.66</b>	<b>916.66</b>	<b>14,529.27</b>	<b>15,233.32</b>	<b>704.05</b>	<b>66,400.00</b>
<b>Total Expense</b>	<b>3,014.76</b>	<b>6,692.57</b>	<b>3,677.81</b>	<b>33,730.18</b>	<b>37,548.18</b>	<b>3,818.00</b>	<b>176,963.00</b>
<b>Net Income</b>	<b>(2,507.76)</b>	<b>(6,692.57)</b>	<b>4,184.81</b>	<b>10,967.82</b>	<b>6,692.57</b>	<b>4,275.25</b>	<b>0.00</b>

**CORAL CREEK REPLAT 3 HOA**  
**BANK RECONCILIATION**  
Statement Date: 2/27/2026

Run Date: 02/27/2026  
Run Time: 09:52 AM

Reconciliation Summary: 4 - Valley National Bank		GL Account: 01020 - Valley National Bank Operating	
Bank Statement Balance	\$8,574.08	Account Balance	\$6,762.83
GL Account Balance	\$6,762.83	+ Uncleared Payments	\$1,811.25
Difference	\$1,811.25	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$8,574.08
		- Statement Balance	\$8,574.08
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
1733	2/11/2026	AP 248509 IPM - INTEGRITY PROPERTY MANAG...	Uncleared	0.00	1,000.00
1731	2/4/2026	AP 246483 000413 - 413 LANDSCAPING	Uncleared	0.00	450.00
1729	1/19/2026	AP 236454 DEPART - FLORIDA DEPT. OF STATE	Uncleared	0.00	61.25
	12/6/2024	175632 1594	Uncleared	0.00	300.00
<b>Totals</b>				<b>\$0.00</b>	<b>\$1,811.25</b>