



COCO LAKES HOA  
FINANCIAL STATEMENT  
DECEMBER 2024

**Coco Lakes HOA**  
**Balance Sheet**  
**As of 12/31/24**

**ASSETS**

Popular Bank Operating	\$	586.26	
Kestra Investment Services		1,296,009.76	
Valley Bank - Operating		4,075.77	
Valley Bank - Reserves		132,250.19	
Valley Bank Security Deposits		11,000.00	
Assessments Receivable		8,268.30	
Allowance For Doubtful Account		(4,177.74)	
<b>TOTAL ASSETS</b>			\$ 1,448,012.54

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

Security Deposits	\$	11,000.00	
Prepaid Owner Assessments		15,125.62	
<b>Subtotal Current Liab.</b>			\$ 26,125.62

**RESERVES:**

Reserves - Roads	\$	74,812.07	
Reserves - Pool Equipment		1,816.32	
Reserves - Pool House Roof		11,618.88	
Reserves - Pool Resurfacing		12,273.98	
Reserves - Interest.		31,728.94	
<b>Subtotal Reserves</b>			\$ 132,250.19

**EQUITY:**

Prior Year Net Inc./Loss	\$	1,261,206.25	
Current Year Net Income/(Loss)		28,430.48	
<b>Subtotal Equity</b>			\$ 1,289,636.73
<b>TOTAL LIABILITIES &amp; EQUITY</b>			\$ 1,448,012.54

**Coco Lakes HOA**  
**Income/Expense Statement**  
**Period: 12/01/24 to 12/31/24**

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>								
06310	Assessment Income	29,700.00	29,700.12	(.12)	356,399.60	356,401.00	(1.40)	356,401.00
06340	Late Fee Income	(81.80)	.00	(81.80)	3,438.40	.00	3,438.40	.00
06360	Misc. Owner Income	.00	.00	.00	50.00	.00	50.00	.00
06910	Interest Income	2,235.79	3,339.62	(1,103.83)	60,956.51	40,075.00	20,881.51	40,075.00
	<b>Subtotal Income</b>	<b>31,853.99</b>	<b>33,039.74</b>	<b>(1,185.75)</b>	<b>420,844.51</b>	<b>396,476.00</b>	<b>24,368.51</b>	<b>396,476.00</b>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
07010	Management Fees	2,200.00	2,100.00	(100.00)	25,420.00	25,200.00	(220.00)	25,200.00
07020	Accounting Fees	.00	175.00	175.00	.00	2,100.00	2,100.00	2,100.00
07160	Legal Fees	.00	208.37	208.37	4,521.04	2,500.00	(2,021.04)	2,500.00
07280	Insurance	2,136.24	3,416.74	1,280.50	25,824.18	41,000.00	15,175.82	41,000.00
07320	Office Supplies	630.48	166.74	(463.74)	2,505.01	2,000.00	(505.01)	2,000.00
	<b>General &amp; Administrative</b>	<b>4,966.72</b>	<b>6,066.85</b>	<b>1,100.13</b>	<b>58,270.23</b>	<b>72,800.00</b>	<b>14,529.77</b>	<b>72,800.00</b>
<b>Community Room/Building</b>								
08210	Pool Operation & Mgmt.	500.00	541.74	41.74	8,699.35	6,500.00	(2,199.35)	6,500.00
08340	Telephone	88.56	.00	(88.56)	1,029.51	.00	(1,029.51)	.00
08510	Landscaping & Trees	.00	666.74	666.74	5,750.00	8,000.00	2,250.00	8,000.00
	<b>Community Room/Building</b>	<b>588.56</b>	<b>1,208.48</b>	<b>619.92</b>	<b>15,478.86</b>	<b>14,500.00</b>	<b>(978.86)</b>	<b>14,500.00</b>
<b>Utilities</b>								
08910	Electricity	2,944.00	2,833.37	(110.63)	35,840.37	34,000.00	(1,840.37)	34,000.00
08930	Water & Sewer	52.72	166.74	114.02	2,187.90	2,000.00	(187.90)	2,000.00
	<b>Utilities</b>	<b>2,996.72</b>	<b>3,000.11</b>	<b>3.39</b>	<b>38,028.27</b>	<b>36,000.00</b>	<b>(2,028.27)</b>	<b>36,000.00</b>
<b>Maintenance</b>								
09110	Gen. Maint. & Repair	6,026.21	1,000.00	(5,026.21)	30,943.48	12,000.00	(18,943.48)	12,000.00
09111	Irrigation Repairs	.00	.00	.00	7,038.17	.00	(7,038.17)	.00
	<b>Maintenance</b>	<b>6,026.21</b>	<b>1,000.00</b>	<b>(5,026.21)</b>	<b>37,981.65</b>	<b>12,000.00</b>	<b>(25,981.65)</b>	<b>12,000.00</b>
<b>Contract Services</b>								
09610	Lawn Maint. & Landscaping	21,625.00	19,848.00	(1,777.00)	221,393.74	238,176.00	16,782.26	238,176.00
09800	Lake Maintenance	851.00	916.74	65.74	10,518.00	11,000.00	482.00	11,000.00
09850	Janitorial Services	785.00	583.37	(201.63)	5,743.36	7,000.00	1,256.64	7,000.00
	<b>Contract Services</b>	<b>23,261.00</b>	<b>21,348.11</b>	<b>(1,912.89)</b>	<b>237,655.10</b>	<b>256,176.00</b>	<b>18,520.90</b>	<b>256,176.00</b>
<b>Reserve Contributions</b>								
09915	Reserves - Pavement	416.66	416.74	.08	4,999.92	5,000.00	.08	5,000.00
	<b>Reserve Contributions</b>	<b>416.66</b>	<b>416.74</b>	<b>.08</b>	<b>4,999.92</b>	<b>5,000.00</b>	<b>.08</b>	<b>5,000.00</b>
	<b>TOTAL EXPENSES</b>	<b>38,255.87</b>	<b>33,040.29</b>	<b>(5,215.58)</b>	<b>392,414.03</b>	<b>396,476.00</b>	<b>4,061.97</b>	<b>396,476.00</b>
	<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(6,401.88)</b>	<b>(.55)</b>	<b>(6,401.33)</b>	<b>28,430.48</b>	<b>.00</b>	<b>28,430.48</b>	<b>.00</b>