

Coco Lakes HOA
Balance Sheet
As of 02/28/25

ASSETS

Popular Bank Operating	\$	87.85	
Kestra Investment Services		1,276,141.30	
Valley Bank - Operating		1,973.54	
Valley Bank - Reserves		124,065.66	
Valley Bank Security Deposits		12,000.00	
Assessments Receivable		9,261.00	
Allowance For Doubtful Account		(4,177.74)	
TOTAL ASSETS			\$ 1,419,351.61

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Security Deposits	\$	12,000.00	
Prepaid Owner Assessments		28,233.91	
Subtotal Current Liab.			\$ 40,233.91

RESERVES:

Reserves - Roads	\$	67,065.35	
Reserves - Pool Equipment		1,816.32	
Reserves - Pool House Roof		11,618.88	
Reserves - Pool Resurfacing		12,273.98	
Reserves - Interest.		31,291.13	
Subtotal Reserves			\$ 124,065.66

EQUITY:

Prior Year Net Inc./Loss	\$	1,298,686.73	
Current Year Net Income/(Loss)		(43,634.69)	
Subtotal Equity			\$ 1,255,052.04
TOTAL LIABILITIES & EQUITY			\$ 1,419,351.61

Period: 02/01/25 to 02/28/25

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	31,350.00	31,350.00	.00	62,700.00	62,700.00	.00	376,200.00
06340	Late Fee Income	450.00	.00	450.00	825.00	.00	825.00	.00
06910	Interest Income	3,832.97	2,066.66	1,766.31	4,931.55	4,133.32	798.23	24,800.00
	Subtotal Income	35,632.97	33,416.66	2,216.31	68,456.55	66,833.32	1,623.23	401,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	2,200.00	2,200.00	.00	4,400.00	4,400.00	.00	26,400.00
07020	Accounting Fees	.00	175.00	175.00	.00	350.00	350.00	2,100.00
07160	Legal Fees	.00	416.66	416.66	.00	833.32	833.32	5,000.00
07280	Insurance	.00	2,500.00	2,500.00	30,319.76	5,000.00	(25,319.76)	30,000.00
07320	Office Supplies	463.31	166.66	(296.65)	644.96	333.32	(311.64)	2,000.00
	General & Administrative	2,663.31	5,458.32	2,795.01	35,364.72	10,916.64	(24,448.08)	65,500.00
Community Room/Building								
08210	Pool Operation & Mgmt.	500.00	583.33	83.33	1,400.00	1,166.66	(233.34)	7,000.00
08340	Telephone	94.65	.00	(94.65)	189.30	.00	(189.30)	.00
08510	Landscaping & Trees	950.00	666.66	(283.34)	950.00	1,333.32	383.32	8,000.00
	Community Room/Building	1,544.65	1,249.99	(294.66)	2,539.30	2,499.98	(39.32)	15,000.00
Utilities								
08910	Electricity	2,347.05	3,125.00	777.95	5,879.21	6,250.00	370.79	37,500.00
08930	Water & Sewer	832.66	250.00	(582.66)	914.75	500.00	(414.75)	3,000.00
	Utilities	3,179.71	3,375.00	195.29	6,793.96	6,750.00	(43.96)	40,500.00
Maintenance								
09110	Gen. Maint. & Repair	76.68	1,000.00	923.32	1,074.82	2,000.00	925.18	12,000.00
09111	Irrigation Repairs	.00	416.66	416.66	598.59	833.32	234.73	5,000.00
	Maintenance	76.68	1,416.66	1,339.98	1,673.41	2,833.32	1,159.91	17,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	34,900.00	20,000.00	(14,900.00)	59,790.84	40,000.00	(19,790.84)	240,000.00
09800	Lake Maintenance	877.00	916.66	39.66	1,754.00	1,833.32	79.32	11,000.00
09850	Janitorial Services	2,345.70	583.33	(1,762.37)	3,341.69	1,166.66	(2,175.03)	7,000.00
	Contract Services	38,122.70	21,499.99	(16,622.71)	64,886.53	42,999.98	(21,886.55)	258,000.00
Reserve Contributions								
09915	Reserves - Pavement	416.66	416.66	.00	833.32	833.32	.00	5,000.00
	Reserve Contributions	416.66	416.66	.00	833.32	833.32	.00	5,000.00
	TOTAL EXPENSES	46,003.71	33,416.62	(12,587.09)	112,091.24	66,833.24	(45,258.00)	401,000.00
	CURRENT YEAR NET INCOME/(LOSS)	(10,370.74)	.04	(10,370.78)	(43,634.69)	.08	(43,634.77)	.00