

Coco Lakes HOA

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Balance Sheet
As of 01/31/25**ASSETS**

Popular Bank Operating	\$ 504.17	
Kestra Investment Services	1,272,308.34	
Valley Bank - Operating	64.13	
Valley Bank - Reserves	133,365.02	
Valley Bank Security Deposits	11,000.00	
Assessments Receivable	8,639.63	
Allowance For Doubtful Account	(4,177.74)	
TOTAL ASSETS		\$ 1,421,703.55
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LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Accounts Payable	\$ 8,996.70	
Security Deposits	11,000.00	
Prepaid Owner Assessments	21,745.75	
Subtotal Current Liab.		\$ 41,742.45

RESERVES:

Reserves - Roads	\$ 66,648.69	
Reserves - Irrigation Systems	14,719.63	
Reserves - Pool Equipment	1,816.32	
Reserves - Pool House Roof	11,618.88	
Reserves - Pool Resurfacing	12,273.98	
Reserves - Interest.	32,010.45	
Subtotal Reserves		\$ 139,087.95

EQUITY:

Prior Year Net Inc./Loss	\$ 1,274,137.10	
Current Year Net Income/(Loss)	(33,263.95)	
Subtotal Equity		\$ 1,240,873.15
TOTAL LIABILITIES & EQUITY		\$ 1,421,703.55
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Coco Lakes HOA
Income/Expense Statement
Period: 01/01/25 to 01/31/25

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	31,350.00	31,350.00	.00	376,200.00
06340	Late Fee Income	375.00	.00	375.00	375.00	.00	375.00	.00
06910	Interest Income	1,098.58	2,066.66	(968.08)	1,098.58	2,066.66	(968.08)	24,800.00
	Subtotal Income	32,823.58	33,416.66	(593.08)	32,823.58	33,416.66	(593.08)	401,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	2,200.00	2,200.00	.00	2,200.00	2,200.00	.00	26,400.00
07020	Accounting Fees	.00	175.00	175.00	.00	175.00	175.00	2,100.00
07160	Legal Fees	.00	416.66	416.66	.00	416.66	416.66	5,000.00
07280	Insurance	30,319.76	2,500.00	(27,819.76)	30,319.76	2,500.00	(27,819.76)	30,000.00
07320	Office Supplies	181.65	166.66	(14.99)	181.65	166.66	(14.99)	2,000.00
	General & Administrative	32,701.41	5,458.32	(27,243.09)	32,701.41	5,458.32	(27,243.09)	65,500.00
Community Room/Building								
08210	Pool Operation & Mgmt.	900.00	583.33	(316.67)	900.00	583.33	(316.67)	7,000.00
08340	Telephone	94.65	.00	(94.65)	94.65	.00	(94.65)	.00
08510	Landscaping & Trees	.00	666.66	666.66	.00	666.66	666.66	8,000.00
	Community Room/Building	994.65	1,249.99	255.34	994.65	1,249.99	255.34	15,000.00
Utilities								
08910	Electricity	3,532.16	3,125.00	(407.16)	3,532.16	3,125.00	(407.16)	37,500.00
08930	Water & Sewer	82.09	250.00	167.91	82.09	250.00	167.91	3,000.00
	Utilities	3,614.25	3,375.00	(239.25)	3,614.25	3,375.00	(239.25)	40,500.00
Maintenance								
09110	Gen. Maint. & Repair	998.14	1,000.00	1.86	998.14	1,000.00	1.86	12,000.00
09111	Irrigation Repairs	598.59	416.66	(181.93)	598.59	416.66	(181.93)	5,000.00
	Maintenance	1,596.73	1,416.66	(180.07)	1,596.73	1,416.66	(180.07)	17,000.00
Contract Services								
09610	Lawn Maint. & Landscaping	24,890.84	20,000.00	(4,890.84)	24,890.84	20,000.00	(4,890.84)	240,000.00
09800	Lake Maintenance	877.00	916.66	39.66	877.00	916.66	39.66	11,000.00
09850	Janitorial Services	995.99	583.33	(412.66)	995.99	583.33	(412.66)	7,000.00
	Contract Services	26,763.83	21,499.99	(5,263.84)	26,763.83	21,499.99	(5,263.84)	258,000.00
Reserve Contributions								
09915	Reserves - Pavement	416.66	416.66	.00	416.66	416.66	.00	5,000.00
	Reserve Contributions	416.66	416.66	.00	416.66	416.66	.00	5,000.00
	TOTAL EXPENSES	66,087.53	33,416.62	(32,670.91)	66,087.53	33,416.62	(32,670.91)	401,000.00
	CURRENT YEAR NET INCOME/(LOSS)	(33,263.95)	.04	(33,263.99)	(33,263.95)	.04	(33,263.99)	.00