



**FirstService**  
RESIDENTIAL

# COCO WOOD LAKES HOMEOWNERS ASSOCIATION

Period Ending January 31, 2023

FINANCIAL REPORTING PACKAGE



*Confidential – For Management Use Only*



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## **COVER LETTER**

Dear Owners & Board of Directors,

Please find enclosed in this binder all the financial details for Coco Wood Lakes Homeowners Association for the month of January 2023.

This report was completed in accordance with FirstService Residential's policies and procedures based upon the highest quality standards in our industry. In an effort to achieve excellence in the reporting accuracy and presentation of the financial data, we are always striving to implement improvements to meet the objectives of our clients.

The following compilation is a result of precise record keeping as provided by our on-site Property Managers and supporting personnel and FirstService Residential's corporate accounting professionals, as supervised by our Assistant Controllers and myself before being distributed to you.

Please do not hesitate to contact me if we may be of further service. Thank you for the opportunity to be your property management company.

Best Regards,

Andrea Bucknor  
FirstService Residential  
Senior Accounting Manager



# Get more bank for your buck.

*Treasury* and *investment* solutions that help our clients navigate the complex association banking landscape.

## MONEY MARKET ACCOUNTS

FirstService Financial Program Rates Effective February 2023

| Money Market Accounts | Total Assets | Balances < \$100k | Balances > \$100k | FDIC Cert. # |
|-----------------------|--------------|-------------------|-------------------|--------------|
| City National Bank    | \$17B        | 3.70%             | 3.70%             | 20234        |
| Truist Bank           | \$161B       | 2.71%             | 2.71%             | 9846         |
|                       |              |                   |                   |              |
|                       |              |                   |                   |              |
|                       |              |                   |                   |              |
|                       |              |                   |                   |              |

**Kristina Lebrevelec**  
 Director of Financial Products & Services  
 kristina.lebrevelec@firstservicefinancial.com  
 Direct: 561.549.0721

## Creating value one step at a time.

FirstService Financial is an affiliate of your management company and receives a fee from the financial institutions listed above for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial.



## EXECUTIVE SUMMARY

### MANAGEMENT NARRATIVE

- Processed all invoices received for payment
- Approved all invoices using StrongRoom
- Processed all HOA payment checks
- Processed all applications
- Estoppels completed in homewisedocs.com
- Homewise Docs information updated
- Performed weekly community inspections
- Sent violation letters where needed
- Prepared board meeting agendas and posted
- Prepared board meeting minutes
- Attended Board Meeting
- Posted Meeting Notices
- Prepared ARC Meeting Minutes
- Received 2 new Orientation Applications
- Received 9 new ARC Applications
- Mailed ARC decision letters
- Completed monthly newsletter, printed and distributed
- Updates made to Channel 63 and Website
- Assisted committees with orientations and with events advertising
- Contacted delinquent homeowners
- Updated Comcast Business account
- Attorney prepared amendments
- Collected information sheets by 1/4/23
- Set up new landscape vendor
- Set up 2023 insurance payments under finance agreement
- Ordered cleaning wipes for the fitness center
- Ordered a "play at your own risk" sign for the common areas
- Sent use/voting rights letter certified and first class mail to homeowners 90 days or more delinquent
- Second Notice of Annual Meeting and Elections was mailed 1/21/23

**ARC COMMITTEE MEETING** – Committee met on 1/09/2023 and 1/30/2023

### APPROVED/DENIED ARC APPLICATIONS

- 14657 Sunny Waters Way - Roof Replacement – Approved
- 6375 Sagewood Way – Fence Installation – Approved
- 14741 Summersong Lane – Roof Replacement – Approved
- 6320 Country Wood Way – Landscape Improvement – Approved
- 6176 Winding Brook Way – Landscape Improvement – Approved
- 6407 Hitchin Post Way – Exterior Paint (doors only) – Approved
- 6333 Country Wood Way – Tree Removal – Approved



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- 6192 Springdale Way – Driveway Improvement/Extension – Approved
- 6192 Springdale Way – Exterior Paint (trim only) - Approved

**PURCHASE AND LEASE APPLICATION**

- 6405 Sagewood Way
- 14533 Sunny Waters Way

**DELINQUENCY REPORT** – TOTAL DELINQUENCY **\$23,400.05**

**ACCOUNTS AT THE ATTORNEY – KBR**

- 1049032301**
- 1049008821**
- 1049034501**

**Meetings Held:**

Monday, January 09, 2023  
Architectural Review Committee

Monday, January 30, 2023  
Architectural Review Committee

Tuesday, January 17, 2023  
Board Meeting

Tuesday, January 31, 2023  
Board Meeting

**Maintenance Items:**

**Allstate Resource Management:**

- o Performed their monthly maintenance on the lakes **\$562.00**

**Smart Communities:**

- Performed their monthly services on CH63 **\$132.05**

**Utilities:**

- Comcast: Bulk cable contract– Monthly costs **\$17, 486.95**
- FPL: **\$3,693.19**
- Water: **\$643.76**



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### **Nozzle Nolen:**

- Monthly pest control **\$85.60**
- Monthly termite control **\$43.11**

### **GreenCare Commercial, LLC. - Landscape:**

- Monthly Services performed: **\$2,395.00**

### **Swim and Fun:**

- Performed their 3x week services **\$475.00**

### **Additional Maintenance Items:**

- Speed Limit Sign repaired by PBC
- Jog Road sign was cleaned no further action will be
- Women's restroom toilet repair
- Women's restroom shower repair
- Hot tub jets were cleaned and unclogged
- Installed string lights

### **Action required from the Board**

- None at this time

### **Projects/ Recommendations:**

- **Saunas:** Scheduled for repair February 2023
- **Parking lot:** Future Project 23/24 - Mill and Pave with sealcoating, striping and parking stops.
- **Roof Replacement:** Future Project – Full replacement
- **Fitness Center:** Future upgrades - Add mirror to the wall and a core machine
- **Lighting:** Black cage post lights around the clubhouse need to be replaced. Getting Quote – TBD-
- **Monument:** New annuals to be installed February 2023.
- **Pool:** Will need to be refinished including chemical tank 2023. French drain needed.
- **Kitchen:** Need to update/remodel.
- **Restrooms:** Need to update
- **Separation Tanks :** They are old and rusted. Will need to be replaced in 2023.-  
Will be included with French drain install.

### **Narrative on Capital Expenditures and Legal Issues**

- Attorney continues to monitor foreclosures, collections and bankruptcies

### **Narrative on Rules and Regulations**

- Management continues to enforce current Rules and Regulations of the Association.

**Kristine Russo Diaz**  
**Property Manager, LCAM**

**Coco Wood Lakes Association, Inc.**  
**Balance Sheet**  
**1/31/2023**

|  | <b>Operating</b>           | <b>Reserves</b>            | <b>Total</b>               |
|--|----------------------------|----------------------------|----------------------------|
| Assets                                 |                            |                            |                            |
| <b><u>Assets</u></b>                   |                            |                            |                            |
| 10001 - Petty Cash                     | \$32.89                    |                            | \$32.89                    |
| 10104 - CNB - New Operating            | \$273,539.85               |                            | \$273,539.85               |
| 10409 - Cash Reserves CNB              |                            | \$185,405.76               | \$185,405.76               |
| 11000 - Assessments Receivable         | \$23,400.05                |                            | \$23,400.05                |
| 11500 - Allowance for Doubtful Account | (\$208.33)                 |                            | (\$208.33)                 |
| 14010 - Prepaid Insurance              | \$105,900.36               |                            | \$105,900.36               |
| 14045 - Prepaid Expenses               | \$1,733.41                 |                            | \$1,733.41                 |
| Total Assets                           | <b><u>\$404,398.23</u></b> | <b><u>\$185,405.76</u></b> | <b><u>\$589,803.99</u></b> |
| Assets Total                           | <b><u>\$404,398.23</u></b> | <b><u>\$185,405.76</u></b> | <b><u>\$589,803.99</u></b> |
| Liabilities & Equity                   |                            |                            |                            |
| <b><u>Current Liabilities</u></b>      |                            |                            |                            |
| 20000 - Accounts Payable               | \$5,391.05                 |                            | \$5,391.05                 |
| 20003 - Credit Card Liability          | \$14.54                    |                            | \$14.54                    |
| 20005 - A/P - Insurance                | \$106,085.32               |                            | \$106,085.32               |
| 20100 - Assessments Rec'd in Advance   | \$44,415.42                |                            | \$44,415.42                |
| 20115 - Deferred Association Fees      | \$111,251.32               |                            | \$111,251.32               |
| 22000 - Accrued Expenses               | \$6,513.72                 |                            | \$6,513.72                 |
| 23000 - Deferred Cable Revenue         | \$26,200.00                |                            | \$26,200.00                |
| Total Current Liabilities              | <b><u>\$299,871.37</u></b> | <b><u>\$0.00</u></b>       | <b><u>\$299,871.37</u></b> |
| <b><u>Reserves</u></b>                 |                            |                            |                            |
| 35000 - Common Area Improvement        |                            | \$123,996.46               | \$123,996.46               |
| 35001 - Reserves - General             |                            | \$39,917.98                | \$39,917.98                |
| 35005 - Reserves - Club House          |                            | \$16,803.38                | \$16,803.38                |
| 35007 - Reserves - Landscape           |                            | \$2,928.40                 | \$2,928.40                 |
| 35090 - Reserves - Interest            |                            | \$1,759.54                 | \$1,759.54                 |
| Total Reserves                         | <b><u>\$0.00</u></b>       | <b><u>\$185,405.76</u></b> | <b><u>\$185,405.76</u></b> |
| <b><u>Fund Balances</u></b>            |                            |                            |                            |
| 39005 - Oper.Fund Balance              | \$103,131.01               |                            | \$103,131.01               |
| Total Fund Balances                    | <b><u>\$103,131.01</u></b> | <b><u>\$0.00</u></b>       | <b><u>\$103,131.01</u></b> |
| Net Income                             | <b><u>\$1,395.85</u></b>   | <b><u>\$0.00</u></b>       | <b><u>\$1,395.85</u></b>   |
| Liabilities and Equity Total           | <b><u>\$404,398.23</u></b> | <b><u>\$185,405.76</u></b> | <b><u>\$589,803.99</u></b> |



Coco Wood Lakes  
Statement of Revenue and Expenses  
For the Period Ending January 31, 2023

| Description                                     | Current Period   |                  |                 | Year-To-Date     |                  |                 | Yearly            | Variance Explanation   |
|---|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|--|
|   | Actual           | Budget           | Variance        | Actual           | Budget           | Variance        | Annual Budget     |  |
| <b>Revenue</b>                                  |                  |                  |                 |                  |                  |                 |                   |  |
| 40000 - Owner Assessment Fees                   | 53,959.01        | 53,962.25        | (3.24)          | 53,959.01        | 53,962.25        | (3.24)          | 647,547.00        | Monthly allocation of quarterly billing; variance due to rounding  |
| 40002 - Reserve Income                          | 1,666.67         | 1,666.67         | 0.00            | 1,666.67         | 1,666.67         | 0.00            | 20,000.00         | Reserve Income   |
| 40017 - Gate Key Cards Income                   | 75.00            | 16.67            | 58.33           | 75.00            | 16.67            | 58.33           | 200.00            | Gate Key Card Income collected this period.  |
| 44000 - Late Charge Income                      | 1,195.40         | 166.67           | 1,028.73        | 1,195.40         | 166.67           | 1,028.73        | 2,000.00          | Late fee billed this periods   |
| 44100 - NSF Fees                                | 80.00            | 0.00             | 80.00           | 80.00            | 0.00             | 80.00           | 0.00              | NSF Fees billed this period  |
| 44780 - Cable Revenue                           | 818.75           | 818.75           | 0.00            | 818.75           | 818.75           | 0.00            | 9,825.00          | Monthly Cable Revenue  |
| 45000 - Misc. Income                            | 425.00           | 0.00             | 425.00          | 425.00           | 0.00             | 425.00          | 0.00              | Misc.Income collected this period (Violation fees).  |
| 45010 - Newsletter Income                       | 0.00             | 83.33            | (83.33)         | 0.00             | 83.33            | (83.33)         | 1,000.00          | No newsletter income for this period   |
| 46000 - Interest Income                         | 769.59           | 16.67            | 752.92          | 769.59           | 16.67            | 752.92          | 200.00            | Interest earned on operating funds bank account.   |
| <b>Total Revenue</b>                            | <b>58,989.42</b> | <b>56,731.01</b> | <b>2,258.41</b> | <b>58,989.42</b> | <b>56,731.01</b> | <b>2,258.41</b> | <b>680,772.00</b> |  |
| <b>Expense</b>                                  |                  |                  |                 |                  |                  |                 |                   |  |
| <b>Payroll &amp; Related</b>                    |                  |                  |                 |                  |                  |                 |                   |  |
| 60000 - Salary Expenses                         | 150.00           | 583.33           | 433.33          | 150.00           | 583.33           | 433.33          | 7,000.00          | Handyman - repair leakage  |
| <b>Total Payroll &amp; Related</b>              | <b>150.00</b>    | <b>583.33</b>    | <b>433.33</b>   | <b>150.00</b>    | <b>583.33</b>    | <b>433.33</b>   | <b>7,000.00</b>   |  |
| <b>Utilities</b>                                |                  |                  |                 |                  |                  |                 |                   |  |
| 62000 - Electric- Clubhouse                     | 1,448.70         | 1,666.67         | 217.97          | 1,448.70         | 1,666.67         | 217.97          | 20,000.00         | Electricity provided by FPL  |
| 62010 - Electric- Street Lights                 | 2,105.66         | 2,083.33         | (22.33)         | 2,105.66         | 2,083.33         | (22.33)         | 25,000.00         | Street lighting provided by FPL  |
| 62100 - Water & Sewer                           | 688.47           | 583.33           | (105.14)        | 688.47           | 583.33           | (105.14)        | 7,000.00          | Services provided by Palm Beach County Water Utilities. Higher usage in showers and kitchen  |
| 62400 - Trash Removal                           | 82.24            | 83.33            | 1.09            | 82.24            | 83.33            | 1.09            | 1,000.00          | Services provided by County Services.  |
| 62500 - Telephone                               | 519.52           | 433.33           | (86.19)         | 519.52           | 433.33           | (86.19)         | 5,200.00          | Telephone/Internet service provided by Comcast and Smart Communities expense for the community channel. Updated contract and credit will show next month for Comcast |
| <b>Total Utilities</b>                          | <b>4,844.59</b>  | <b>4,849.99</b>  | <b>5.40</b>     | <b>4,844.59</b>  | <b>4,849.99</b>  | <b>5.40</b>     | <b>58,200.00</b>  |  |
| <b>Management &amp; Professional Fees</b>       |                  |                  |                 |                  |                  |                 |                   |  |
| 63000 - Management Fee Expense                  | 11,853.42        | 12,062.75        | 209.33          | 11,853.42        | 12,062.75        | 209.33          | 144,753.00        | General Assn. Management and bookkeeping services.   |
| 63100 - Legal Expense                           | 0.00             | 583.33           | 583.33          | 0.00             | 583.33           | 583.33          | 7,000.00          | No expenses this period.   |
| 63103 - Legal - Litigations                     | 275.00           | 416.67           | 141.67          | 275.00           | 416.67           | 141.67          | 5,000.00          | Legal services provided by Kaye Bender.  |
| 63105 - Legal Document Expense                  | 0.00             | 21.67            | 21.67           | 0.00             | 21.67            | 21.67           | 260.00            | No expenses this period.   |
| 63300 - Audit Fees                              | 375.00           | 375.00           | 0.00            | 375.00           | 375.00           | 0.00            | 4,500.00          | 2023 Audit Accrual   |
| 63400 - Other Professional Fees                 | 0.00             | 8.33             | 8.33            | 0.00             | 8.33             | 8.33            | 100.00            | No expenditure required this reporting period.   |
| <b>Total Management &amp; Professional Fees</b> | <b>12,503.42</b> | <b>13,467.75</b> | <b>964.33</b>   | <b>12,503.42</b> | <b>13,467.75</b> | <b>964.33</b>   | <b>161,613.00</b> |  |
| <b>Monthly Service Contracts</b>                |                  |                  |                 |                  |                  |                 |                   |  |
| 63500 - Landscaping                             | 2,395.00         | 2,664.25         | 269.25          | 2,395.00         | 2,664.25         | 269.25          | 31,971.00         | Per contract with Greencare Commercial \$2,395/month   |
| 63510 - Lakes/Canals/Preserves                  | 562.00           | 587.17           | 25.17           | 562.00           | 587.17           | 25.17           | 7,046.00          | Per contract with AllstateLake Management \$562/month.   |
| 63520 - Pool/Spa Maintenance                    | 475.00           | 531.08           | 56.08           | 475.00           | 531.08           | 56.08           | 6,373.00          | Per contract provided Swim and Fun \$475/month.  |
| 63530 - Pest Control Contract                   | 85.60            | 77.00            | (8.60)          | 85.60            | 77.00            | (8.60)          | 924.00            | Per contract with Nozzle Nolan - \$85.6/month-Vendor increased after budget  |
| 63541 - Termite Contract                        | 43.11            | 44.17            | 1.06            | 43.11            | 44.17            | 1.06            | 530.00            | Service with Nozzle Nolan - \$43.11/month.   |
| 63550 - Security Alarm Monitoring               | 21.39            | 21.42            | 0.03            | 21.39            | 21.42            | 0.03            | 257.00            | Per contract with The Monitoring Center Florida \$21.39/month.   |
| 63564 - Fitness Machine Maint.                  | 71.32            | 71.33            | 0.01            | 71.32            | 71.33            | 0.01            | 856.00            | Per contract with Pro Fitness Sales @214/qu  |
| 63575 - Cable Contract Service                  | 17,486.95        | 17,675.00        | 188.05          | 17,486.95        | 17,675.00        | 188.05          | 212,100.00        | Per contract provided by Comcast   |
| 63591 - HVAC Contract                           | 146.65           | 146.67           | 0.02            | 146.65           | 146.67           | 0.02            | 1,760.00          | Per contract with Astro Air Conditioning.  |
| <b>Total Monthly Service Contracts</b>          | <b>21,287.02</b> | <b>21,818.09</b> | <b>531.07</b>   | <b>21,287.02</b> | <b>21,818.09</b> | <b>531.07</b>   | <b>261,817.00</b> |  |

|   |                   |                   |                     |                   |                   |                     |                    |  |
|---|-------------------|-------------------|---------------------|-------------------|-------------------|---------------------|--------------------|--|
| <b>Administrative &amp; General</b>           |                   |                   |                     |                   |                   |                     |                    |  |
| 64000 - Administrative & General              | \$0.00            | \$83.33           | \$83.33             | \$0.00            | \$83.33           | \$83.33             | \$1,000.00         | No expenditure required this period.   |
| 64002 - Fire Extinguisher Inspection          | \$0.00            | \$8.33            | \$8.33              | \$0.00            | \$8.33            | \$8.33              | \$100.00           | No expenditure required this period.   |
| 64003 - Admin & General - Election Monitoring | \$2,057.06        | \$541.67          | (\$1,515.39)        | \$2,057.06        | \$541.67          | (\$1,515.39)        | \$6,500.00         | Election monitoring \$1,532, 1st Notice mail out \$525.  |
| 64010 - Annual Corporate Report               | \$0.00            | \$5.17            | \$5.17              | \$0.00            | \$5.17            | \$5.17              | \$62.00            | No expenditure required this period.   |
| 64120 - Bad Debt Exp.                         | \$208.33          | \$208.33          | \$0.00              | \$208.33          | \$208.33          | \$0.00              | \$2,500.00         | Estimated uncollectible maintenance fees as anticipated in the budget. Actual bad debt is written off to allowance for doubtful accounts on the balance sheet as incurred. |
| 64140 - Gate / Key Cards Exp.                 | \$120.75          | \$40.00           | (\$80.75)           | \$120.75          | \$40.00           | (\$80.75)           | \$480.00           | Key Fobs purchased.  |
| 64200 - Bank Charges                          | \$19.48           | \$16.67           | (\$2.81)            | \$19.48           | \$16.67           | (\$2.81)            | \$200.00           | Bank fees this period.   |
| 64250 - Licenses, Taxes & Permits             | \$0.00            | \$208.33          | \$208.33            | \$0.00            | \$208.33          | \$208.33            | \$2,500.00         | No expenditure required this period.   |
| 64300 - Office Supplies                       | \$171.28          | \$66.67           | (\$104.61)          | \$171.28          | \$66.67           | (\$104.61)          | \$800.00           | Tape and Envelopes   |
| 64350 - Postage                               | \$573.44          | \$166.67          | (\$406.77)          | \$573.44          | \$166.67          | (\$406.77)          | \$2,000.00         | Monthly postage FS Contract \$78.60/Fine Ltrs \$31.40/Stamps \$240/First Notice \$223.44   |
| 64355 - Subscriptions & Memberships           | \$12.50           | \$12.50           | \$0.00              | \$12.50           | \$12.50           | \$0.00              | \$150.00           | Subscription @ Alliance of Delray - \$12.50/month  |
| 64370 - Computer Expense                      | \$37.98           | \$16.67           | (\$21.31)           | \$37.98           | \$16.67           | (\$21.31)           | \$200.00           | Battery for laptop \$38  |
| <b>Total Administrative &amp; General</b>     | <b>\$3,200.82</b> | <b>\$1,374.34</b> | <b>(\$1,826.48)</b> | <b>\$3,200.82</b> | <b>\$1,374.34</b> | <b>(\$1,826.48)</b> | <b>\$16,492.00</b> |  |
| <b>Marketing/Promotional</b>                  |                   |                   |                     |                   |                   |                     |                    |  |
| 64545 - Newsletters                           | 243.08            | 333.33            | 90.25               | 243.08            | 333.33            | 90.25               | 4,000.00           | Period includes Minutemen Press-Delray: 10 newsletters per year  |
| <b>Total Marketing/Promotional</b>            | <b>243.08</b>     | <b>333.33</b>     | <b>90.25</b>        | <b>243.08</b>     | <b>333.33</b>     | <b>90.25</b>        | <b>4,000.00</b>    |  |
| <b>Repairs &amp; Maintenance</b>              |                   |                   |                     |                   |                   |                     |                    |  |
| 65000 - Common Area Supplies                  | 698.89            | 208.33            | (490.56)            | 698.89            | 208.33            | (490.56)            | 2,500.00           | Faucet \$175, 2 parking lot lights \$467, sign \$14, various supplies from Home Depot \$42.  |
| 65030 - Pool/Spa Supplies                     | 0.00              | 41.67             | 41.67               | 0.00              | 41.67             | 41.67               | 500.00             | No expenditure required this reporting period.   |
| 65035 - HVAC Supplies                         | 0.00              | 8.33              | 8.33                | 0.00              | 8.33              | 8.33                | 100.00             | No expenditure required this reporting period.   |
| 65050 - Hardware Supplies                     | 0.00              | 8.33              | 8.33                | 0.00              | 8.33              | 8.33                | 100.00             | No expenditure required this reporting period.   |
| 65065 - Lock & Key Supplies                   | 0.00              | 8.33              | 8.33                | 0.00              | 8.33              | 8.33                | 100.00             | No expenditure required this reporting period.   |
| 65100 - Cleaning Supplies                     | 0.00              | 83.33             | 83.33               | 0.00              | 83.33             | 83.33               | 1,000.00           | No expenditure required this reporting period.   |
| 65117 - Tree Trimming                         | 0.00              | 541.67            | 541.67              | 0.00              | 541.67            | 541.67              | 6,500.00           | No expenditure required this reporting period.   |
| 65330 - R & M - Fire safety Maint.            | 0.00              | 8.33              | 8.33                | 0.00              | 8.33              | 8.33                | 100.00             | No expenditure required this reporting period.   |
| 65342 - R & M - Pool                          | 125.00            | 1,458.33          | 1,333.33            | 125.00            | 1,458.33          | 1,333.33            | 17,500.00          | Hot tub clean valves \$125.  |
| 65343 - R & M - Lighting                      | 0.00              | 8.33              | 8.33                | 0.00              | 8.33              | 8.33                | 100.00             | No expenditure required this reporting period.   |
| 65346 - R & M - Signage                       | 0.00              | 41.67             | 41.67               | 0.00              | 41.67             | 41.67               | 500.00             | No expenditure required this reporting period.   |
| 65354 - R & M - General                       | 0.00              | 150.00            | 150.00              | 0.00              | 150.00            | 150.00              | 1,800.00           | No expenditure required this reporting period.   |
| 65357 - R & M - Plumbing.                     | 0.00              | 20.83             | 20.83               | 0.00              | 20.83             | 20.83               | 250.00             | No expenditure required this reporting period.   |
| 65360 - R & M - Bldg Maint. & Repairs         | 2,950.00          | 716.67            | (2,233.33)          | 2,950.00          | 716.67            | (2,233.33)          | 8,600.00           | Sauna repairs \$2,950.   |
| 65361 - R & M Sprinklers                      | 95.00             | 208.33            | 113.33              | 95.00             | 208.33            | 113.33              | 2,500.00           | Sprinkler repair \$95.   |
| 65366 - Landscape Extras                      | 0.00              | 500.00            | 500.00              | 0.00              | 500.00            | 500.00              | 6,000.00           | No expenditure required this reporting period.   |
| 65388 - R & M - Contingency                   | 0.00              | 250.00            | 250.00              | 0.00              | 250.00            | 250.00              | 3,000.00           | No expenditure required this reporting period.   |
| 65400 - COVID-19 Supplies                     | 0.00              | 41.67             | 41.67               | 0.00              | 41.67             | 41.67               | 500.00             | No expenditure required this reporting period.   |
| <b>Total Repairs &amp; Maintenance</b>        | <b>3,868.89</b>   | <b>4,304.15</b>   | <b>435.26</b>       | <b>3,868.89</b>   | <b>4,304.15</b>   | <b>435.26</b>       | <b>51,650.00</b>   |  |
| <b>Taxes, Licenses, &amp; Insurance</b>       |                   |                   |                     |                   |                   |                     |                    |  |
| 66000 - Property & Gen'l Liab Ins.            | 9,829.08          | 7,916.67          | (1,912.41)          | 9,829.08          | 7,916.67          | (1,912.41)          | 95,000.00          | Monthly allocations of General Association. Policy in place 01/2023 - 12/2023. Renewal premium was increased after budget was approved.                                    |
| <b>Total Taxes, Licenses, &amp; Insurance</b> | <b>9,829.08</b>   | <b>7,916.67</b>   | <b>(1,912.41)</b>   | <b>9,829.08</b>   | <b>7,916.67</b>   | <b>(1,912.41)</b>   | <b>95,000.00</b>   |  |
| <b>Replacement Reserve</b>                    |                   |                   |                     |                   |                   |                     |                    |  |
| 70400 - Replacement Reserve Transfer          | 1,666.67          | 1,666.67          | 0.00                | 1,666.67          | 1,666.67          | 0.00                | 20,000.00          | Replacement Reserve Transfer   |
| <b>Total Replacement Reserve</b>              | <b>1,666.67</b>   | <b>1,666.67</b>   | <b>0.00</b>         | <b>1,666.67</b>   | <b>1,666.67</b>   | <b>0.00</b>         | <b>20,000.00</b>   |  |
| <b>Capital Expenditures</b>                   |                   |                   |                     |                   |                   |                     |                    |  |
| 70437 - Common Area Improvements              | 0.00              | 416.67            | 416.67              | 0.00              | 416.67            | 416.67              | 5,000.00           | No expenditure required this reporting period.   |
| <b>Total Capital Expenditures</b>             | <b>0.00</b>       | <b>416.67</b>     | <b>416.67</b>       | <b>0.00</b>       | <b>416.67</b>     | <b>416.67</b>       | <b>5,000.00</b>    |  |
| <b>Total Expense</b>                          | <b>57,593.57</b>  | <b>56,730.99</b>  | <b>(862.58)</b>     | <b>57,593.57</b>  | <b>56,730.99</b>  | <b>(862.58)</b>     | <b>680,772.00</b>  |  |
| <b>Excess Revenue over Expenses</b>           | <b>1,395.85</b>   | <b>0.02</b>       | <b>3,120.99</b>     | <b>1,395.85</b>   | <b>0.02</b>       | <b>3,120.99</b>     | <b>0.00</b>        |  |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

Client: Coco Wood Lakes Association, Inc.  
Account: 10001 - Petty Cash

Account Category: Assets  
Account Type: Asset

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit   | Credit | Balance |
|--------------------------|--------|-------------|------------|-------------|---------|--------|---------|
| <b>Beginning Balance</b> |        |             |            |             |         |        | \$32.89 |
| <b>Account Total</b>     |        |             |            |             | \$0.00  | \$0.00 | \$32.89 |
| <b>Beginning Balance</b> |        |             |            |             | \$32.89 |        |         |
| <b>Net Change</b>        |        |             |            |             | \$0.00  |        |         |

Client: Coco Wood Lakes Association, Inc.  
Account: 10104 - CNB - New Operating

Account Category: Assets  
Account Type: Bank

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit       | Credit      | Balance      |
|--------------------------|--------|---|------------|-------------|-------------|-------------|--------------|
| <b>Beginning Balance</b> |        |   |            |             |             |             | \$188,016.29 |
| 1/3/2023                 | AR     | CLICKPAY  |            | Operating   | \$13,895.00 |             | \$201,911.29 |
| 1/3/2023                 | AP     | Payment: THE PLASTRIDGE AGENCY, INC., On-Line Payment, Invoice #: 01012023                                  |            | Operating   |             | \$9,644.12  | \$192,267.17 |
| 1/4/2023                 | AR     | CLICKPAY  |            | Operating   | \$5,907.00  |             | \$198,174.17 |
| 1/4/2023                 | AR     | Payment   |            | Operating   | \$30,445.01 |             | \$228,619.18 |
| 1/5/2023                 | AR     | CLICKPAY  |            | Operating   | \$5,945.00  |             | \$234,564.18 |
| 1/6/2023                 | AR     | CLICKPAY  |            | Operating   | \$11,127.00 |             | \$245,691.18 |
| 1/6/2023                 | AP     | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300058, Invoice #: 0435796-012023                   |            | Operating   |             | \$315.52    | \$245,375.66 |
| 1/6/2023                 | AR     | Payment   |            | Operating   | \$7,560.90  |             | \$252,936.56 |
| 1/6/2023                 | GL     | US Bank CC Payment  |            | Operating   |             | \$353.00    | \$252,583.56 |
| 1/9/2023                 | AR     | CLICKPAY  |            | Operating   | \$3,406.00  |             | \$255,989.56 |
| 1/9/2023                 | AR     | Payment   |            | Operating   | \$6,808.00  |             | \$262,797.56 |
| 1/9/2023                 | AR     | REVERSAL - [CLICKPAY]   |            | Operating   |             | \$420.00    | \$262,377.56 |
| 1/10/2023                | AR     | CLICKPAY  |            | Operating   | \$2,963.00  |             | \$265,340.56 |
| 1/10/2023                | AR     | Payment   |            | Operating   | \$519.00    |             | \$265,859.56 |
| 1/10/2023                | AR     | Payment- 1st quarter 2023-paid at closing   |            | Operating   | \$420.00    |             | \$266,279.56 |
| 1/10/2023                | AR     | Payment   |            | Operating   | \$2,543.00  |             | \$268,822.56 |
| 1/11/2023                | AR     | CLICKPAY  |            | Operating   | \$840.00    |             | \$269,662.56 |
| 1/12/2023                | AR     | CLICKPAY  |            | Operating   | \$1,386.00  |             | \$271,048.56 |
| 1/12/2023                | AP     | Payment: J.P. COMMERCIAL CLEANING, INC. DBA/ INTER KLEEN, API Payment - Check #: 100078, Invoice #: 0123028 |            | Operating   |             | \$85.60     | \$270,962.96 |
| 1/12/2023                | AP     | Payment: XTREME CLEAN LLC., API Payment - Check #: 100079, Invoice #: 12197                                 |            | Operating   |             | \$1,500.00  | \$269,462.96 |
| 1/13/2023                | AR     | CLICKPAY  |            | Operating   | \$3,738.00  |             | \$273,200.96 |
| 1/13/2023                | AP     | Payment: FPL , API Payment - Check #: 300059, Invoice #: 13528-012023                                       |            | Operating   |             | \$405.76    | \$272,795.20 |
| 1/13/2023                | AP     | Payment: FPL , API Payment - Check #: 300060, Invoice #: 14501-012023                                       |            | Operating   |             | \$463.28    | \$272,331.92 |
| 1/13/2023                | AP     | Payment: FPL , API Payment - Check #: 300061, Invoice #: 12521-012023                                       |            | Operating   |             | \$12.20     | \$272,319.72 |
| 1/13/2023                | AP     | Payment: FPL , API Payment - Check #: 300062, Invoice #: 12543-012023                                       |            | Operating   |             | \$1,271.22  | \$271,048.50 |
| 1/13/2023                | AR     | Payment   |            | Operating   | \$21,987.45 |             | \$293,035.95 |
| 1/13/2023                | AR     | REVERSAL - [Payment]  |            | Operating   |             | \$21,987.45 | \$271,048.50 |
| 1/13/2023                | AR     | Payment   |            | Operating   | \$21,987.45 |             | \$293,035.95 |
| 1/16/2023                | AR     | Payment   |            | Operating   | \$1,703.00  |             | \$294,738.95 |
| 1/16/2023                |        | CWL 011623 O  |            | Operating   | \$75.00     |             | \$294,813.95 |
| 1/17/2023                | AR     | CLICKPAY  |            | Operating   | \$1,260.00  |             | \$296,073.95 |
| 1/17/2023                | AP     | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300063, Invoice #: 1359937-012023                   |            | Operating   |             | \$71.95     | \$296,002.00 |
| 1/17/2023                | AP     | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300064, Invoice #: 0117188-012023                   |            | Operating   |             | \$17,486.95 | \$278,515.05 |
| 1/17/2023                | AR     | Payment   |            | Operating   | \$2,980.90  |             | \$281,495.95 |
| 1/18/2023                | AR     | CLICKPAY  |            | Operating   | \$798.00    |             | \$282,293.95 |
| 1/18/2023                | AP     | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 3, Invoice #: 3436, 3436A                                    |            | Operating   |             | \$2,950.00  | \$279,343.95 |
| 1/18/2023                | AP     | [VOID] - Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 3, Invoice #: 3436, 3436A                           |            | Operating   | \$2,950.00  |             | \$282,293.95 |
| 1/18/2023                | AP     | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 4, Invoice #: 3436   |            | Operating   |             | \$1,475.00  | \$280,818.95 |
| 1/18/2023                | AP     | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 5, Invoice #: 3436A  |            | Operating   |             | \$1,475.00  | \$279,343.95 |
| 1/18/2023                | AP     | Payment: RELIANCE MANAGEMENT & CONSULTING, API Payment - Check #: 100080, Invoice #: 2727                   |            | Operating   |             | \$1,532.50  | \$277,811.45 |
| 1/18/2023                | AP     | Payment: MINUTEMAN PRESS-DELRAY, API Payment - Check #: 100081, Invoice #: 125632                           |            | Operating   |             | \$243.08    | \$277,568.37 |
| 1/18/2023                | AP     | Payment: SMART COMMUNITIES, API Payment - Check #: 100082, Invoice #: 4230                                  |            | Operating   |             | \$132.05    | \$277,436.32 |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|                          |    |   |           |            |              |                    |
|--------------------------|----|---|-----------|------------|--------------|--------------------|
| 1/18/2023                | AP | Payment: SWIM AND FUN INC, API Payment - Check #: 100083, Invoice #: 51734                                    | Operating |            | \$475.00     | \$276,961.32       |
| 1/18/2023                | AP | Payment: FirstService Residential Boca (FSR), API Payment - Check #: 100084, Invoice #: 10856983              | Operating |            | \$11,932.02  | \$265,029.30       |
| 1/18/2023                | AP | Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100085, Invoice #: 5294                             | Operating |            | \$2,395.00   | \$262,634.30       |
| 1/18/2023                | AR | Payment   | Operating | \$3,544.84 |              | \$266,179.14       |
| 1/19/2023                | AR | CLICKPAY  | Operating | \$1,260.00 |              | \$267,439.14       |
| 1/19/2023                | AR | Payment   | Operating | \$5,078.70 |              | \$272,517.84       |
| 1/19/2023                | AR | Payment   | Operating | \$1,703.00 |              | \$274,220.84       |
| 1/19/2023                | AR | REVERSAL - [Payment]  | Operating |            | \$420.00     | \$273,800.84       |
| 1/20/2023                | AR | CLICKPAY  | Operating | \$462.94   |              | \$274,263.78       |
| 1/24/2023                | AR | CLICKPAY  | Operating | \$877.80   |              | \$275,141.58       |
| 1/24/2023                | AR | REVERSAL - [CLICKPAY]   | Operating |            | \$420.00     | \$274,721.58       |
| 1/24/2023                | AP | Payment: OFFICE DEPOT BUSINESS CREDIT 85062, API Payment - Check #: 300065, Invoice #: 0589-122022            | Operating |            | \$411.28     | \$274,310.30       |
| 1/25/2023                | GL | Trasfer from CNB Oper to CNB Reserve  | Operating |            | \$1,666.67   | \$272,643.63       |
| 1/25/2023                | AP | Payment: HOME DEPOT CREDIT SVCS-790420, API Payment - Check #: 300066, Invoice #: 1173-122022                 | Operating |            | \$42.04      | \$272,601.59       |
| 1/25/2023                | AP | Payment: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, API Payment - Check #: 300067, Invoice #: 54865-012023 | Operating |            | \$643.73     | \$271,957.86       |
| 1/26/2023                | AR | Payment   | Operating | \$756.00   |              | \$272,713.86       |
| 1/30/2023                | AR | CLICKPAY  | Operating | \$474.49   |              | \$273,188.35       |
| 1/30/2023                | AP | Payment: KAYE BENDER REMBAUM, P.L., API Payment - Check #: 100086, Invoice #: 73405                           | Operating |            | \$275.00     | \$272,913.35       |
| 1/30/2023                | AP | Payment: ALLSTATE RESOURCE MANAGEMENT INC, API Payment - Check #: 100087, Invoice #: 190459                   | Operating |            | \$562.00     | \$272,351.35       |
| 1/30/2023                | AP | Payment: NOZZLE NOLEN, INC. 33461, API Payment - Check #: 100088, Invoice #: 2195028                          | Operating |            | \$85.60      | \$272,265.75       |
| 1/30/2023                | AP | Payment: SUNSHINE STATE WATER RESTORATION INC, API Payment - Check #: 100089, Invoice #: 3971                 | Operating |            | \$150.00     | \$272,115.75       |
| 1/30/2023                | AP | Payment: MICHAEL DORMAN, API Payment - Check #: 100090, Invoice #: REIMB01132023                              | Operating |            | \$175.01     | \$271,940.74       |
| 1/31/2023                | AR | Payment- 2nd Quarter of 2023  | Operating | \$443.00   |              | \$272,383.74       |
| 1/31/2023                | AR | Payment   | Operating | \$400.00   |              | \$272,783.74       |
| 1/31/2023                | GL | ICS In-Transit  | Operating | \$102.57   |              | \$272,886.31       |
| 1/31/2023                | GL | ICS In-Transit  | Operating |            | \$102.57     | \$272,783.74       |
| 1/31/2023                |    | Bank Statement Interest   | Operating | \$769.59   |              | \$273,553.33       |
| 1/31/2023                |    | Bank Statement Fees   | Operating |            | \$13.48      | \$273,539.85       |
| <b>Account Total</b>     |    |   |           |            | \$167,117.64 | \$81,594.08        |
| <b>Beginning Balance</b> |    |   |           |            |              | \$273,539.85       |
| <b>Net Change</b>        |    |   |           |            |              | <b>\$85,523.56</b> |

Client: Coco Wood Lakes Association, Inc.

Account: 10409 - Cash Reserves CNB

|                          |        |                                      | Account Category: Assets |             |            |        |                     |
|--------------------------|--------|--------------------------------------|--------------------------|-------------|------------|--------|---------------------|
|                          |        |                                      | Account Type: Bank       |             |            |        |                     |
| Posting Date             | Source | Description                          | Long Desc.               | Cost Center | Debit      | Credit | Balance             |
| <b>Beginning Balance</b> |        |                                      |                          |             |            |        | \$183,488.06        |
| 1/25/2023                | GL     | Trasfer from CNB Oper to CNB Reserve |                          | Reserves    | \$1,666.67 |        | \$185,154.73        |
| 1/31/2023                | GL     | ICS In-Transit                       |                          | Reserves    | \$8.77     |        | \$185,163.50        |
| 1/31/2023                | GL     | ICS In-Transit                       |                          | Reserves    |            | \$8.77 | \$185,154.73        |
| 1/31/2023                |        | Bank Statement Interest              |                          | Reserves    | \$251.03   |        | \$185,405.76        |
| <b>Account Total</b>     |        |                                      |                          |             | \$1,926.47 | \$8.77 | \$185,405.76        |
| <b>Beginning Balance</b> |        |                                      |                          |             |            |        | <b>\$183,488.06</b> |
| <b>Net Change</b>        |        |                                      |                          |             |            |        | <b>\$1,917.70</b>   |

Client: Coco Wood Lakes Association, Inc.

Account: 11000 - Assessments Receivable

|                          |        |                                   | Account Category: Assets |             |              |             |              |
|--------------------------|--------|-----------------------------------|--------------------------|-------------|--------------|-------------|--------------|
|                          |        |                                   | Account Type: Asset      |             |              |             |              |
| Posting Date             | Source | Description                       | Long Desc.               | Cost Center | Debit        | Credit      | Balance      |
| <b>Beginning Balance</b> |        |                                   |                          |             |              |             | \$4,974.00   |
| 1/1/2023                 | AR     | Quarterly Assessment              | Operating                |             | \$166,877.00 |             | \$171,851.00 |
| 1/1/2023                 | AR     | Payment Application               | Operating                |             |              | \$31,377.30 | \$140,473.70 |
| 1/1/2023                 | AR     | REVERSAL - [Quarterly Assessment] | Operating                |             |              | \$443.00    | \$140,030.70 |
| 1/1/2023                 | AR     | Quarterly Assessment              | Operating                |             | \$443.00     |             | \$140,473.70 |
| 1/1/2023                 | AR     | REVERSAL - [Quarterly Assessment] | Operating                |             |              | \$420.00    | \$140,053.70 |
| 1/1/2023                 | AR     | Quarterly Assessment              | Operating                |             | \$420.00     |             | \$140,473.70 |
| 1/3/2023                 | AR     | Payment Application               | Operating                |             |              | \$13,895.00 | \$126,578.70 |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|           |    |   |           |             |              |
|-----------|----|---|-----------|-------------|--------------|
| 1/4/2023  | AR | Payment Application   | Operating | \$5,907.00  | \$120,671.70 |
| 1/4/2023  | AR | Payment Application   | Operating | \$22,313.00 | \$98,358.70  |
| 1/5/2023  | AR | Payment Application   | Operating | \$5,891.42  | \$92,467.28  |
| 1/6/2023  | AR | Payment Application   | Operating | \$11,110.00 | \$81,357.28  |
| 1/6/2023  | AR | Payment Application   | Operating | \$5,836.22  | \$75,521.06  |
| 1/9/2023  | AR | Payment Application   | Operating | \$3,354.55  | \$72,166.51  |
| 1/9/2023  | AR | Payment Application   | Operating | \$4,276.33  | \$67,890.18  |
| 1/9/2023  | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$68,310.18  |
| 1/9/2023  | AR | Returned Item: CLICKPAY RETURN: NSF JLL (ref #: 0144934184 ,desc: CLICKPAY, date: 1/4/2023) | Operating | \$40.00     | \$68,350.18  |
| 1/10/2023 | AR | Payment Application   | Operating | \$2,963.00  | \$65,387.18  |
| 1/10/2023 | AR | Payment Application   | Operating | \$519.00    | \$64,868.18  |
| 1/10/2023 | AR | Payment Application   | Operating | \$420.00    | \$64,448.18  |
| 1/10/2023 | AR | Violation fees approved on 11.29.22-YP  | Operating | \$425.00    | \$64,873.18  |
| 1/10/2023 | AR | Payment Application   | Operating | \$1,283.00  | \$63,590.18  |
| 1/11/2023 | AR | Payment Application   | Operating | \$840.00    | \$62,750.18  |
| 1/12/2023 | AR | Payment Application   | Operating | \$1,386.00  | \$61,364.18  |
| 1/13/2023 | AR | Payment Application   | Operating | \$2,441.12  | \$58,923.06  |
| 1/13/2023 | AR | Payment Application   | Operating | \$19,873.78 | \$39,049.28  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$140.00    | \$39,189.28  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$39,609.28  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$40,029.28  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$419.90    | \$40,449.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$40,869.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$41,289.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$41,709.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$42,129.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$415.00    | \$42,544.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$42,964.18  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$319.39    | \$43,283.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$397.00    | \$43,680.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$44,123.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$430.00    | \$44,553.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$44,996.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$45,439.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$45,882.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$46,325.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$46.00     | \$46,371.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$46,814.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$47,257.57  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$299.64    | \$47,557.21  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$17.85     | \$47,575.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$378.00    | \$47,953.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$9.02      | \$47,962.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$443.00    | \$48,405.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$86.19     | \$48,491.27  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$333.81    | \$48,825.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$395.00    | \$49,220.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$49,640.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$50,060.08  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$402.99    | \$50,463.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$50,883.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$51,303.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$10.26     | \$51,313.33  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$125.00    | \$51,438.33  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$284.74    | \$51,723.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$52,143.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$52,563.07  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$402.98    | \$52,966.05  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$53,386.05  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$419.01    | \$53,805.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$54,225.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$54,645.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$55,065.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$55,485.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$55,905.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$56,325.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$56,745.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$57,165.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$83.00     | \$57,248.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$57,668.06  |
| 1/13/2023 | AR | [REVERSAL] - Payment Application  | Operating | \$420.00    | \$58,088.06  |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
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|           |    |                                  |           |            |             |
|-----------|----|----------------------------------|-----------|------------|-------------|
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating | \$420.00   | \$58,508.06 |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating | \$37.00    | \$58,545.06 |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating | \$378.00   | \$58,923.06 |
| 1/13/2023 | AR | Payment Application              | Operating |            | \$39,753.79 |
| 1/16/2023 | AR | Payment Application              | Operating | \$1,685.99 | \$38,067.80 |
| 1/17/2023 | AR | Payment Application              | Operating | \$1,120.96 | \$36,946.84 |
| 1/17/2023 | AR | Payment Application              | Operating | \$2,506.96 | \$34,439.88 |
| 1/18/2023 | AR | Payment Application              | Operating | \$798.00   | \$33,641.88 |
| 1/18/2023 | AR | Payment Application              | Operating | \$2,875.69 | \$30,766.19 |
| 1/19/2023 | AR | Payment Application              | Operating | \$1,260.00 | \$29,506.19 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,525.09 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$15.38    | \$29,540.47 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$29,560.41 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.93    | \$29,580.34 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.86    | \$29,600.20 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,619.10 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$17.10    | \$29,636.20 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$17.01    | \$29,653.21 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$17.38    | \$29,670.59 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,689.49 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,708.39 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$15.07    | \$29,723.46 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$29,743.40 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,762.30 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$20.78    | \$29,783.08 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,801.98 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.70    | \$29,821.68 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,840.58 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,859.48 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,878.38 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,897.28 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,916.18 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,935.08 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.09    | \$29,954.17 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$15.04    | \$29,969.21 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$29,988.11 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,007.01 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,025.91 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.69    | \$30,045.60 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,064.50 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.70    | \$30,084.20 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,104.14 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.67    | \$30,123.81 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,143.75 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$17.01    | \$30,160.76 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,179.66 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,198.56 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,218.50 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,238.44 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.62    | \$30,258.06 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,276.96 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,296.90 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,315.80 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.94    | \$30,335.74 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.67    | \$30,355.41 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,374.31 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,393.21 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,412.11 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,431.01 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$6.09     | \$30,437.10 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,456.00 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.30    | \$30,475.30 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,494.20 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,513.10 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$19.70    | \$30,532.80 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,551.70 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,570.60 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,589.50 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.06    | \$30,607.56 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,626.46 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,645.36 |
| 1/19/2023 | AR | Interest fee                     | Operating | \$18.90    | \$30,664.26 |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
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|                          |    |   |           |              |              |                    |
|--------------------------|----|---|-----------|--------------|--------------|--------------------|
| 1/19/2023                | AR | Interest fee  | Operating | \$18.90      |              | \$30,683.16        |
| 1/19/2023                | AR | Interest fee  | Operating | \$18.43      |              | \$30,701.59        |
| 1/19/2023                | AR | Payment Application   | Operating |              | \$3,814.70   | \$26,886.89        |
| 1/19/2023                | AR | Payment Application   | Operating |              | \$1,703.00   | \$25,183.89        |
| 1/19/2023                | AR | Payment Application   | Operating |              | \$71.50      | \$25,112.39        |
| 1/20/2023                | AR | Payment Application   | Operating |              | \$462.92     | \$24,649.47        |
| 1/24/2023                | AR | Payment Application   | Operating |              | \$877.80     | \$23,771.67        |
| 1/24/2023                | AR | [REVERSAL] - Payment Application  | Operating | \$420.00     |              | \$24,191.67        |
| 1/24/2023                | AR | Returned Item: CLICKPAY RETURN: NOT AUTHORIZED- JLL (ref #: 0144414698 ,desc: CLICKPAY, date: 1/3/2023) | Operating | \$40.00      |              | \$24,231.67        |
| 1/30/2023                | AR | Payment Application   | Operating |              | \$474.49     | \$23,757.18        |
| 1/31/2023                | AR | Payment Application   | Operating |              | \$341.75     | \$23,415.43        |
| 1/31/2023                | AR | Payment Application   | Operating |              | \$15.38      | \$23,400.05        |
| <b>Account Total</b>     |    |   |           | \$190,154.18 | \$171,728.13 | \$23,400.05        |
| <b>Beginning Balance</b> |    |   |           |              |              | <b>\$4,974.00</b>  |
| <b>Net Change</b>        |    |   |           |              |              | <b>\$18,426.05</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 11500 - Allowance for Doubtful Account

Account Category: Assets  
Account Type: Accounts Receivable

| Posting Date             | Source | Description       | Long Desc. | Cost Center | Debit  | Credit   | Balance           |
|--------------------------|--------|-------------------|------------|-------------|--------|----------|-------------------|
| <b>Beginning Balance</b> |        |                   |            |             |        |          | \$0.00            |
| 1/31/2023                | GL     | Bad Debt Estimate |            | Operating   |        | \$208.33 | (\$208.33)        |
| <b>Account Total</b>     |        |                   |            |             | \$0.00 | \$208.33 | (\$208.33)        |
| <b>Beginning Balance</b> |        |                   |            |             |        |          | <b>\$0.00</b>     |
| <b>Net Change</b>        |        |                   |            |             |        |          | <b>(\$208.33)</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 14010 - Prepaid Insurance

Account Category: Assets  
Account Type: Asset

| Posting Date             | Source | Description           | Long Desc. | Cost Center | Debit        | Credit | Balance             |
|--------------------------|--------|-----------------------|------------|-------------|--------------|--------|---------------------|
| <b>Beginning Balance</b> |        |                       |            |             |              |        | \$0.00              |
| 1/31/2023                | GL     | 2023 Renwal Insurance |            | Operating   | \$105,900.36 |        | \$105,900.36        |
| <b>Account Total</b>     |        |                       |            |             | \$105,900.36 | \$0.00 | \$105,900.36        |
| <b>Beginning Balance</b> |        |                       |            |             |              |        | <b>\$0.00</b>       |
| <b>Net Change</b>        |        |                       |            |             |              |        | <b>\$105,900.36</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 14045 - Prepaid Expenses

Account Category: Assets  
Account Type: Asset

| Posting Date             | Source | Description      | Long Desc. | Cost Center | Debit      | Credit   | Balance           |
|--------------------------|--------|------------------|------------|-------------|------------|----------|-------------------|
| <b>Beginning Balance</b> |        |                  |            |             |            |          | \$268.38          |
| 1/31/2023                | GL     | Prepaid Expenses |            | Operating   |            | \$148.32 | \$120.06          |
| 1/31/2023                | GL     | RCL to PPD       |            | Operating   | \$1,613.35 |          | \$1,733.41        |
| <b>Account Total</b>     |        |                  |            |             | \$1,613.35 | \$148.32 | \$1,733.41        |
| <b>Beginning Balance</b> |        |                  |            |             |            |          | <b>\$268.38</b>   |
| <b>Net Change</b>        |        |                  |            |             |            |          | <b>\$1,465.03</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 20000 - Accounts Payable

Account Category: Current Liabilities  
Account Type: Accounts Payable

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit       | Credit   | Balance       |
|--------------------------|--------|--|------------|-------------|-------------|----------|---------------|
| <b>Beginning Balance</b> |        |  |            |             |             |          | (\$1,585.60)  |
| 1/1/2023                 | AP     | FirstService Residential Boca (FSR), Invoice #: 10856983                   |            | Operating   | \$11,932.02 |          | (\$13,517.62) |
| 1/1/2023                 | AP     | SWIM AND FUN INC, Invoice #: 51734   |            | Operating   | \$475.00    |          | (\$13,992.62) |
| 1/1/2023                 | AP     | SMART COMMUNITIES, Invoice #: 4230   |            | Operating   | \$132.05    |          | (\$14,124.67) |
| 1/1/2023                 | AP     | ALLSTATE RESOURCE MANAGEMENT INC, Invoice #: 190459                        |            | Operating   | \$562.00    |          | (\$14,686.67) |
| 1/3/2023                 | AP     | MINUTEMAN PRESS-DELRAY, Invoice #: 125632                                  |            | Operating   | \$243.08    |          | (\$14,929.75) |
| 1/3/2023                 | AP     | THE PLASTRIDGE AGENCY, INC. (820 Ne 6th Ave), Invoice #: 01012023          |            | Operating   | \$9,644.12  |          | (\$24,573.87) |
| 1/3/2023                 | AP     | Payment: THE PLASTRIDGE AGENCY, INC., On-Line Payment, Invoice #: 01012023 |            | Operating   | \$9,644.12  |          | (\$14,929.75) |
| 1/4/2023                 | AP     | TROPICAL LANDSCAPE LAWN CARE INC, Invoice #: 14669                         |            | Operating   |             | \$95.00  | (\$15,024.75) |
| 1/6/2023                 | AP     | COMCAST BUSINESS 71211, Invoice #: 0435796-012023                          |            | Operating   |             | \$315.52 | (\$15,340.27) |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
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|           |    |   |           |             |               |
|-----------|----|---|-----------|-------------|---------------|
| 1/6/2023  | AP | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300058, Invoice #: 0435796-012023                     | Operating | \$315.52    | (\$15,024.75) |
| 1/9/2023  | AP | KAYE BENDER REMBAUM, P.L., Invoice #: 73405   | Operating | \$275.00    | (\$15,299.75) |
| 1/11/2023 | AP | GREENCARE COMMERCIAL LLC, Invoice #: 5294   | Operating | \$2,395.00  | (\$17,694.75) |
| 1/12/2023 | AP | FPL , Invoice #: 12543-012023   | Operating | \$1,271.22  | (\$18,965.97) |
| 1/12/2023 | AP | FPL , Invoice #: 13528-012023   | Operating | \$405.76    | (\$19,371.73) |
| 1/12/2023 | AP | FPL , Invoice #: 14501-012023   | Operating | \$463.28    | (\$19,835.01) |
| 1/12/2023 | AP | FPL , Invoice #: 12521-012023   | Operating | \$12.20     | (\$19,847.21) |
| 1/12/2023 | AP | Payment: J.P. COMMERCIAL CLEANING, INC. DBA/ INTER KLEEN, API Payment - Check #: 100078, Invoice #: 0123028   | Operating | \$85.60     | (\$19,761.61) |
| 1/12/2023 | AP | Payment: XTREME CLEAN LLC., API Payment - Check #: 100079, Invoice #: 12197                                   | Operating | \$1,500.00  | (\$18,261.61) |
| 1/13/2023 | AP | RELIANCE MANAGEMENT & CONSULTING, Invoice #: 2727   | Operating | \$1,532.50  | (\$19,794.11) |
| 1/13/2023 | AP | Payment: FPL , API Payment - Check #: 300059, Invoice #: 13528-012023   | Operating | \$405.76    | (\$19,388.35) |
| 1/13/2023 | AP | Payment: FPL , API Payment - Check #: 300060, Invoice #: 14501-012023   | Operating | \$463.28    | (\$18,925.07) |
| 1/13/2023 | AP | Payment: FPL , API Payment - Check #: 300061, Invoice #: 12521-012023   | Operating | \$12.20     | (\$18,912.87) |
| 1/13/2023 | AP | Payment: FPL , API Payment - Check #: 300062, Invoice #: 12543-012023   | Operating | \$1,271.22  | (\$17,641.65) |
| 1/13/2023 | AP | MICHAEL DORMAN, Invoice #: REIMB01132023  | Operating | \$175.01    | (\$17,816.66) |
| 1/17/2023 | AP | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436  | Operating | \$1,475.00  | (\$19,291.66) |
| 1/17/2023 | AP | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436A   | Operating | \$1,475.00  | (\$20,766.66) |
| 1/17/2023 | AP | COMCAST BUSINESS 71211, Invoice #: 1359937-012023   | Operating | \$71.95     | (\$20,838.61) |
| 1/17/2023 | AP | COMCAST BUSINESS 71211, Invoice #: 0117188-012023   | Operating | \$17,486.95 | (\$38,325.56) |
| 1/17/2023 | AP | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300063, Invoice #: 1359937-012023                     | Operating | \$71.95     | (\$38,253.61) |
| 1/17/2023 | AP | Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300064, Invoice #: 0117188-012023                     | Operating | \$17,486.95 | (\$20,766.66) |
| 1/18/2023 | AP | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 3, Invoice #: 3436, 3436A                                      | Operating | \$2,950.00  | (\$17,816.66) |
| 1/18/2023 | AP | [VOID] - Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 3, Invoice #: 3436, 3436A                             | Operating | \$2,950.00  | (\$20,766.66) |
| 1/18/2023 | AP | [REVERSAL] - STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436                                 | Operating | \$1,475.00  | (\$19,291.66) |
| 1/18/2023 | AP | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436  | Operating | \$1,475.00  | (\$20,766.66) |
| 1/18/2023 | AP | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 4, Invoice #: 3436   | Operating | \$1,475.00  | (\$19,291.66) |
| 1/18/2023 | AP | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 5, Invoice #: 3436A  | Operating | \$1,475.00  | (\$17,816.66) |
| 1/18/2023 | AP | Payment: RELIANCE MANAGEMENT & CONSULTING, API Payment - Check #: 100080, Invoice #: 2727                     | Operating | \$1,532.50  | (\$16,284.16) |
| 1/18/2023 | AP | Payment: MINUTEMAN PRESS-DELRAY, API Payment - Check #: 100081, Invoice #: 125632                             | Operating | \$243.08    | (\$16,041.08) |
| 1/18/2023 | AP | Payment: SMART COMMUNITIES, API Payment - Check #: 100082, Invoice #: 4230                                    | Operating | \$132.05    | (\$15,909.03) |
| 1/18/2023 | AP | Payment: SWIM AND FUN INC, API Payment - Check #: 100083, Invoice #: 51734                                    | Operating | \$475.00    | (\$15,434.03) |
| 1/18/2023 | AP | Payment: FirstService Residential Boca (FSR), API Payment - Check #: 100084, Invoice #: 10856983              | Operating | \$11,932.02 | (\$3,502.01)  |
| 1/18/2023 | AP | Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100085, Invoice #: 5294                             | Operating | \$2,395.00  | (\$1,107.01)  |
| 1/18/2023 | AP | OFFICE DEPOT BUSINESS CREDIT 85062, Invoice #: 0589-122022  | Operating | \$411.28    | (\$1,518.29)  |
| 1/18/2023 | AP | ATECH, Invoice #: 108087  | Operating | \$120.75    | (\$1,639.04)  |
| 1/19/2023 | AP | SUNSHINE STATE WATER RESTORATION INC, Invoice #: 3971   | Operating | \$150.00    | (\$1,789.04)  |
| 1/21/2023 | AP | NOZZLE NOLEN, INC. 33461, Invoice #: 2195028  | Operating | \$85.60     | (\$1,874.64)  |
| 1/23/2023 | AP | HOME DEPOT CREDIT SVCS-790420, Invoice #: 1173-122022   | Operating | \$42.04     | (\$1,916.68)  |
| 1/24/2023 | AP | Payment: OFFICE DEPOT BUSINESS CREDIT 85062, API Payment - Check #: 300065, Invoice #: 0589-122022            | Operating | \$411.28    | (\$1,505.40)  |
| 1/25/2023 | AP | PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, Invoice #: 54865-012023   | Operating | \$643.73    | (\$2,149.13)  |
| 1/25/2023 | AP | Payment: HOME DEPOT CREDIT SVCS-790420, API Payment - Check #: 300066, Invoice #: 1173-122022                 | Operating | \$42.04     | (\$2,107.09)  |
| 1/25/2023 | AP | Payment: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, API Payment - Check #: 300067, Invoice #: 54865-012023 | Operating | \$643.73    | (\$1,463.36)  |
| 1/26/2023 | AP | SWIM AND FUN INC, Invoice #: 51882  | Operating | \$125.00    | (\$1,588.36)  |
| 1/27/2023 | AP | HAFER & COMPANY, LLC, Invoice #: 40984  | Operating | \$2,075.00  | (\$3,663.36)  |
| 1/30/2023 | AP | Payment: KAYE BENDER REMBAUM, P.L., API Payment - Check #: 100086, Invoice #: 73405                           | Operating | \$275.00    | (\$3,388.36)  |
| 1/30/2023 | AP | Payment: ALLSTATE RESOURCE MANAGEMENT INC, API Payment - Check #: 100087, Invoice #: 190459                   | Operating | \$562.00    | (\$2,826.36)  |
| 1/30/2023 | AP | Payment: NOZZLE NOLEN, INC. 33461, API Payment - Check #: 100088, Invoice #: 2195028                          | Operating | \$85.60     | (\$2,740.76)  |



**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
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|                          |    |   |           |             |             |              |
|--------------------------|----|---|-----------|-------------|-------------|--------------|
| 1/30/2023                | AP | Payment: SUNSHINE STATE WATER RESTORATION INC, API Payment - Check #: 100089, Invoice #: 3971 | Operating | \$150.00    |             | (\$2,590.76) |
| 1/30/2023                | AP | Payment: MICHAEL DORMAN, API Payment - Check #: 100090, Invoice #: REIMB01132023              | Operating | \$175.01    |             | (\$2,415.75) |
| 1/31/2023                | AP | ASTRO AIR INC, Invoice #: 0000043356  | Operating |             | \$1,760.00  | (\$4,175.75) |
| 1/31/2023                | AP | RELIANCE MANAGEMENT & CONSULTING, Invoice #: 2728   | Operating |             | \$748.00    | (\$4,923.75) |
| 1/31/2023                | AP | SOS LIGHTING LLC, Invoice #: 2368COCOA  | Operating |             | \$467.30    | (\$5,391.05) |
| <b>Account Total</b>     |    |   |           | \$57,685.91 | \$61,491.36 | (\$5,391.05) |
| <b>Beginning Balance</b> |    |   |           |             |             | (\$1,585.60) |
| <b>Net Change</b>        |    |   |           |             |             | (\$3,805.45) |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 20003 - Credit Card Liability**

**Account Category: Current Liabilities**  
**Account Type: Liability**

| Posting Date             | Source | Description                           | Long Desc. | Cost Center | Debit    | Credit  | Balance    |
|--------------------------|--------|---------------------------------------|------------|-------------|----------|---------|------------|
| <b>Beginning Balance</b> |        |                                       |            |             |          |         | (\$277.62) |
| 1/6/2023                 | GL     | US Bank CC Payment                    |            | Operating   | \$353.00 |         | \$75.38    |
| 1/31/2023                | GL     | US Bank Credit card December Expenses |            | Operating   |          | \$75.38 | \$0.00     |
| 1/31/2023                | GL     | US Bank Credit card DJanuary Expenses |            | Operating   |          | \$14.54 | (\$14.54)  |
| <b>Account Total</b>     |        |                                       |            |             | \$353.00 | \$89.92 | (\$14.54)  |
| <b>Beginning Balance</b> |        |                                       |            |             |          |         | (\$277.62) |
| <b>Net Change</b>        |        |                                       |            |             |          |         | \$263.08   |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 20005 - A/P - Insurance**

**Account Category: Current Liabilities**  
**Account Type: Accounts Payable**

| Posting Date             | Source | Description           | Long Desc. | Cost Center | Debit      | Credit       | Balance        |
|--------------------------|--------|-----------------------|------------|-------------|------------|--------------|----------------|
| <b>Beginning Balance</b> |        |                       |            |             |            |              | \$0.00         |
| 1/31/2023                | GL     | RCL Insurance Payment |            | Operating   | \$9,644.12 |              | \$9,644.12     |
| 1/31/2023                | GL     | 2023 Renwal Insurance |            | Operating   |            | \$115,729.44 | (\$106,085.32) |
| <b>Account Total</b>     |        |                       |            |             | \$9,644.12 | \$115,729.44 | (\$106,085.32) |
| <b>Beginning Balance</b> |        |                       |            |             |            |              | \$0.00         |
| <b>Net Change</b>        |        |                       |            |             |            |              | (\$106,085.32) |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 20100 - Assessments Rec'd in Advance**

**Account Category: Current Liabilities**  
**Account Type: Liability**

| Posting Date             | Source | Description                               | Long Desc. | Cost Center | Debit       | Credit      | Balance       |
|--------------------------|--------|---|------------|-------------|-------------|-------------|---------------|
| <b>Beginning Balance</b> |        |   |            |             |             |             | (\$54,593.74) |
| 1/1/2023                 | AR     | Payment Application                       |            | Operating   | \$31,377.30 |             | (\$23,216.44) |
| 1/3/2023                 | AR     | CLICKPAY                                  |            | Operating   |             | \$13,895.00 | (\$37,111.44) |
| 1/3/2023                 | AR     | Payment Application                       |            | Operating   | \$13,895.00 |             | (\$23,216.44) |
| 1/4/2023                 | AR     | CLICKPAY                                  |            | Operating   |             | \$5,907.00  | (\$29,123.44) |
| 1/4/2023                 | AR     | Payment Application                       |            | Operating   | \$5,907.00  |             | (\$23,216.44) |
| 1/4/2023                 | AR     | Payment                                   |            | Operating   |             | \$30,445.01 | (\$53,661.45) |
| 1/4/2023                 | AR     | Payment Application                       |            | Operating   | \$22,313.00 |             | (\$31,348.45) |
| 1/5/2023                 | AR     | CLICKPAY                                  |            | Operating   |             | \$5,945.00  | (\$37,293.45) |
| 1/5/2023                 | AR     | Payment Application                       |            | Operating   | \$5,891.42  |             | (\$31,402.03) |
| 1/6/2023                 | AR     | CLICKPAY                                  |            | Operating   |             | \$11,127.00 | (\$42,529.03) |
| 1/6/2023                 | AR     | Payment Application                       |            | Operating   | \$11,110.00 |             | (\$31,419.03) |
| 1/6/2023                 | AR     | Payment                                   |            | Operating   |             | \$7,560.90  | (\$38,979.93) |
| 1/6/2023                 | AR     | Payment Application                       |            | Operating   | \$5,836.22  |             | (\$33,143.71) |
| 1/9/2023                 | AR     | CLICKPAY                                  |            | Operating   |             | \$3,406.00  | (\$36,549.71) |
| 1/9/2023                 | AR     | Payment Application                       |            | Operating   | \$3,354.55  |             | (\$33,195.16) |
| 1/9/2023                 | AR     | Payment                                   |            | Operating   |             | \$6,808.00  | (\$40,003.16) |
| 1/9/2023                 | AR     | Payment Application                       |            | Operating   | \$4,276.33  |             | (\$35,726.83) |
| 1/9/2023                 | AR     | REVERSAL - [CLICKPAY]                     |            | Operating   | \$420.00    |             | (\$35,306.83) |
| 1/9/2023                 | AR     | [REVERSAL] - Payment Application          |            | Operating   |             | \$420.00    | (\$35,726.83) |
| 1/10/2023                | AR     | CLICKPAY                                  |            | Operating   |             | \$2,963.00  | (\$38,689.83) |
| 1/10/2023                | AR     | Payment Application                       |            | Operating   | \$2,963.00  |             | (\$35,726.83) |
| 1/10/2023                | AR     | Payment                                   |            | Operating   |             | \$519.00    | (\$36,245.83) |
| 1/10/2023                | AR     | Payment Application                       |            | Operating   | \$519.00    |             | (\$35,726.83) |
| 1/10/2023                | AR     | Payment- 1st quarter 2023-paid at closing |            | Operating   |             | \$420.00    | (\$36,146.83) |
| 1/10/2023                | AR     | Payment Application                       |            | Operating   | \$420.00    |             | (\$35,726.83) |
| 1/10/2023                | AR     | Payment                                   |            | Operating   |             | \$2,543.00  | (\$38,269.83) |
| 1/10/2023                | AR     | Payment Application                       |            | Operating   | \$1,283.00  |             | (\$36,986.83) |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|           |    |                                  |           |             |             |               |
|-----------|----|----------------------------------|-----------|-------------|-------------|---------------|
| 1/11/2023 | AR | CLICKPAY                         | Operating |             | \$840.00    | (\$37,826.83) |
| 1/11/2023 | AR | Payment Application              | Operating | \$840.00    |             | (\$36,986.83) |
| 1/12/2023 | AR | CLICKPAY                         | Operating |             | \$1,386.00  | (\$38,372.83) |
| 1/12/2023 | AR | Payment Application              | Operating | \$1,386.00  |             | (\$36,986.83) |
| 1/13/2023 | AR | CLICKPAY                         | Operating |             | \$3,738.00  | (\$40,724.83) |
| 1/13/2023 | AR | Payment Application              | Operating | \$2,441.12  |             | (\$38,283.71) |
| 1/13/2023 | AR | Payment                          | Operating |             | \$21,987.45 | (\$60,271.16) |
| 1/13/2023 | AR | Payment Application              | Operating | \$19,873.78 |             | (\$40,397.38) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$140.00    | (\$40,537.38) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$40,957.38) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$41,377.38) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$419.90    | (\$41,797.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$42,217.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$42,637.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$43,057.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$43,477.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$415.00    | (\$43,892.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$44,312.28) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$319.39    | (\$44,631.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$397.00    | (\$45,028.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$45,471.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$430.00    | (\$45,901.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$46,344.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$46,787.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$47,230.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$47,673.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$46.00     | (\$47,719.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$48,162.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$48,605.67) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$299.64    | (\$48,905.31) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$17.85     | (\$48,923.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$378.00    | (\$49,301.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$9.02      | (\$49,310.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$443.00    | (\$49,753.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$86.19     | (\$49,839.37) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$333.81    | (\$50,173.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$395.00    | (\$50,568.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$50,988.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$51,408.18) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$402.99    | (\$51,811.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$52,231.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$52,651.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$10.26     | (\$52,661.43) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$125.00    | (\$52,786.43) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$284.74    | (\$53,071.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$53,491.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$53,911.17) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$402.98    | (\$54,314.15) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$54,734.15) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$419.01    | (\$55,153.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$55,573.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$55,993.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$56,413.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$56,833.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$57,253.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$57,673.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$58,093.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$58,513.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$83.00     | (\$58,596.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$59,016.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$59,436.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$420.00    | (\$59,856.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$37.00     | (\$59,893.16) |
| 1/13/2023 | AR | [REVERSAL] - Payment Application | Operating |             | \$378.00    | (\$60,271.16) |
| 1/13/2023 | AR | REVERSAL - [Payment]             | Operating | \$21,987.45 |             | (\$38,283.71) |
| 1/13/2023 | AR | Payment                          | Operating |             | \$21,987.45 | (\$60,271.16) |
| 1/13/2023 | AR | Payment Application              | Operating | \$19,169.27 |             | (\$41,101.89) |
| 1/16/2023 | AR | Payment                          | Operating |             | \$1,703.00  | (\$42,804.89) |
| 1/16/2023 | AR | Payment Application              | Operating | \$1,685.99  |             | (\$41,118.90) |
| 1/17/2023 | AR | CLICKPAY                         | Operating |             | \$1,260.00  | (\$42,378.90) |
| 1/17/2023 | AR | Payment Application              | Operating | \$1,120.96  |             | (\$41,257.94) |
| 1/17/2023 | AR | Payment                          | Operating |             | \$2,980.90  | (\$44,238.84) |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|                          |    |                                  |           |              |              |               |
|--------------------------|----|----------------------------------|-----------|--------------|--------------|---------------|
| 1/17/2023                | AR | Payment Application              | Operating | \$2,506.96   |              | (\$41,731.88) |
| 1/18/2023                | AR | CLICKPAY                         | Operating |              | \$798.00     | (\$42,529.88) |
| 1/18/2023                | AR | Payment Application              | Operating | \$798.00     |              | (\$41,731.88) |
| 1/18/2023                | AR | Payment                          | Operating |              | \$3,544.84   | (\$45,276.72) |
| 1/18/2023                | AR | Payment Application              | Operating | \$2,875.69   |              | (\$42,401.03) |
| 1/19/2023                | AR | CLICKPAY                         | Operating |              | \$1,260.00   | (\$43,661.03) |
| 1/19/2023                | AR | Payment Application              | Operating | \$1,260.00   |              | (\$42,401.03) |
| 1/19/2023                | AR | Payment                          | Operating |              | \$5,078.70   | (\$47,479.73) |
| 1/19/2023                | AR | Payment Application              | Operating | \$3,814.70   |              | (\$43,665.03) |
| 1/19/2023                | AR | Payment                          | Operating |              | \$1,703.00   | (\$45,368.03) |
| 1/19/2023                | AR | Payment Application              | Operating | \$1,703.00   |              | (\$43,665.03) |
| 1/19/2023                | AR | Payment Application              | Operating | \$71.50      |              | (\$43,593.53) |
| 1/19/2023                | AR | REVERSAL - [Payment]             | Operating | \$420.00     |              | (\$43,173.53) |
| 1/20/2023                | AR | CLICKPAY                         | Operating |              | \$462.94     | (\$43,636.47) |
| 1/20/2023                | AR | Payment Application              | Operating | \$462.92     |              | (\$43,173.55) |
| 1/24/2023                | AR | CLICKPAY                         | Operating |              | \$877.80     | (\$44,051.35) |
| 1/24/2023                | AR | Payment Application              | Operating | \$877.80     |              | (\$43,173.55) |
| 1/24/2023                | AR | REVERSAL - [CLICKPAY]            | Operating | \$420.00     |              | (\$42,753.55) |
| 1/24/2023                | AR | [REVERSAL] - Payment Application | Operating |              | \$420.00     | (\$43,173.55) |
| 1/26/2023                | AR | Payment                          | Operating |              | \$756.00     | (\$43,929.55) |
| 1/30/2023                | AR | CLICKPAY                         | Operating |              | \$474.49     | (\$44,404.04) |
| 1/30/2023                | AR | Payment Application              | Operating | \$474.49     |              | (\$43,929.55) |
| 1/31/2023                | AR | Payment- 2nd Quarter of 2023     | Operating |              | \$443.00     | (\$44,372.55) |
| 1/31/2023                | AR | Payment Application              | Operating | \$341.75     |              | (\$44,030.80) |
| 1/31/2023                | AR | Payment Application              | Operating | \$15.38      |              | (\$44,015.42) |
| 1/31/2023                | AR | Payment                          | Operating |              | \$400.00     | (\$44,415.42) |
| <b>Account Total</b>     |    |                                  |           | \$194,112.58 | \$183,934.26 | (\$44,415.42) |
| <b>Beginning Balance</b> |    |                                  |           |              |              | (\$54,593.74) |
| <b>Net Change</b>        |    |                                  |           |              |              | \$10,178.32   |

Client: Coco Wood Lakes Association, Inc.  
Account: 20115 - Deferred Association Fees

Account Category: Current Liabilities  
Account Type: Liability

| Posting Date             | Source | Description         | Long Desc. | Cost Center | Debit  | Credit       | Balance        |
|--------------------------|--------|---------------------|------------|-------------|--------|--------------|----------------|
| <b>Beginning Balance</b> |        |                     |            |             |        |              | \$0.00         |
| 1/31/2023                | GL     | Deferred Assessment |            | Operating   |        | \$111,251.32 | (\$111,251.32) |
| <b>Account Total</b>     |        |                     |            |             | \$0.00 | \$111,251.32 | (\$111,251.32) |
| <b>Beginning Balance</b> |        |                     |            |             |        |              | \$0.00         |
| <b>Net Change</b>        |        |                     |            |             |        |              | (\$111,251.32) |

Client: Coco Wood Lakes Association, Inc.  
Account: 22000 - Accrued Expenses

Account Category: Current Liabilities  
Account Type: Liability

| Posting Date             | Source | Description                    | Long Desc. | Cost Center | Debit      | Credit     | Balance      |
|--------------------------|--------|--------------------------------|------------|-------------|------------|------------|--------------|
| <b>Beginning Balance</b> |        |                                |            |             |            |            | (\$6,684.84) |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals |            | Operating   | \$6,684.84 |            | \$0.00       |
| 1/31/2023                | GL     | January Accruals               |            | Operating   |            | \$6,488.72 | (\$6,488.72) |
| 1/31/2023                | GL     | January Accruals Corr.         |            | Operating   |            | \$25.00    | (\$6,513.72) |
| <b>Account Total</b>     |        |                                |            |             | \$6,684.84 | \$6,513.72 | (\$6,513.72) |
| <b>Beginning Balance</b> |        |                                |            |             |            |            | (\$6,684.84) |
| <b>Net Change</b>        |        |                                |            |             |            |            | \$171.12     |

Client: Coco Wood Lakes Association, Inc.  
Account: 23000 - Deferred Cable Revenue

Account Category: Current Liabilities  
Account Type: Liability

| Posting Date             | Source | Description           | Long Desc. | Cost Center | Debit    | Credit | Balance       |
|--------------------------|--------|-----------------------|------------|-------------|----------|--------|---------------|
| <b>Beginning Balance</b> |        |                       |            |             |          |        | (\$27,018.75) |
| 1/31/2023                | GL     | Monthly Cable revenue |            | Operating   | \$818.75 |        | (\$26,200.00) |
| <b>Account Total</b>     |        |                       |            |             | \$818.75 | \$0.00 | (\$26,200.00) |
| <b>Beginning Balance</b> |        |                       |            |             |          |        | (\$27,018.75) |
| <b>Net Change</b>        |        |                       |            |             |          |        | \$818.75      |

Client: Coco Wood Lakes Association, Inc.  
Account: 35000 - Common Area Improvement

Account Category: Reserves  
Account Type: Equity

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

| Posting Date             | Source | Description        | Long Desc. | Cost Center | Debit  | Credit     | Balance        |
|--------------------------|--------|--------------------|------------|-------------|--------|------------|----------------|
| <b>Beginning Balance</b> |        |                    |            |             |        |            | (\$122,329.79) |
| 1/25/2023                | GL     | Reserve Allocation |            | Reserves    |        | \$1,666.67 | (\$123,996.46) |
| <b>Account Total</b>     |        |                    |            |             | \$0.00 | \$1,666.67 | (\$123,996.46) |
| <b>Beginning Balance</b> |        |                    |            |             |        |            | (\$122,329.79) |
| <b>Net Change</b>        |        |                    |            |             |        |            | (\$1,666.67)   |

Client: Coco Wood Lakes Association, Inc.  
Account: 35001 - Reserves - General

Account Category: Reserves  
Account Type: Equity

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit  | Credit | Balance       |
|--------------------------|--------|-------------|------------|-------------|--------|--------|---------------|
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$39,917.98) |
| <b>Account Total</b>     |        |             |            |             | \$0.00 | \$0.00 | (\$39,917.98) |
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$39,917.98) |
| <b>Net Change</b>        |        |             |            |             |        |        | \$0.00        |

Client: Coco Wood Lakes Association, Inc.  
Account: 35005 - Reserves - Club House

Account Category: Reserves  
Account Type: Equity

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit  | Credit | Balance       |
|--------------------------|--------|-------------|------------|-------------|--------|--------|---------------|
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$16,803.38) |
| <b>Account Total</b>     |        |             |            |             | \$0.00 | \$0.00 | (\$16,803.38) |
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$16,803.38) |
| <b>Net Change</b>        |        |             |            |             |        |        | \$0.00        |

Client: Coco Wood Lakes Association, Inc.  
Account: 35007 - Reserves - Landscape

Account Category: Reserves  
Account Type: Equity

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit  | Credit | Balance      |
|--------------------------|--------|-------------|------------|-------------|--------|--------|--------------|
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$2,928.40) |
| <b>Account Total</b>     |        |             |            |             | \$0.00 | \$0.00 | (\$2,928.40) |
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$2,928.40) |
| <b>Net Change</b>        |        |             |            |             |        |        | \$0.00       |

Client: Coco Wood Lakes Association, Inc.  
Account: 35090 - Reserves - Interest

Account Category: Reserves  
Account Type: Equity

| Posting Date             | Source | Description             | Long Desc. | Cost Center | Debit  | Credit   | Balance      |
|--------------------------|--------|-------------------------|------------|-------------|--------|----------|--------------|
| <b>Beginning Balance</b> |        |                         |            |             |        |          | (\$1,508.51) |
| 1/31/2023                |        | Bank Statement Interest |            | Reserves    |        | \$251.03 | (\$1,759.54) |
| <b>Account Total</b>     |        |                         |            |             | \$0.00 | \$251.03 | (\$1,759.54) |
| <b>Beginning Balance</b> |        |                         |            |             |        |          | (\$1,508.51) |
| <b>Net Change</b>        |        |                         |            |             |        |          | (\$251.03)   |

Client: Coco Wood Lakes Association, Inc.  
Account: 39005 - Oper.Fund Balance

Account Category: Fund Balances  
Account Type: Equity

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit  | Credit | Balance        |
|--------------------------|--------|-------------|------------|-------------|--------|--------|----------------|
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$103,131.01) |
| <b>Account Total</b>     |        |             |            |             | \$0.00 | \$0.00 | (\$103,131.01) |
| <b>Beginning Balance</b> |        |             |            |             |        |        | (\$103,131.01) |
| <b>Net Change</b>        |        |             |            |             |        |        | \$0.00         |

Client: Coco Wood Lakes Association, Inc.  
Account: 40000 - Owner Assessment Fees

Account Category: Revenue  
Account Type: Income

| Posting Date             | Source | Description          | Long Desc. | Cost Center | Debit | Credit       | Balance        |
|--------------------------|--------|----------------------|------------|-------------|-------|--------------|----------------|
| <b>Beginning Balance</b> |        |                      |            |             |       |              | \$0.00         |
| 1/1/2023                 | AR     | Quarterly Assessment |            | Operating   |       | \$166,877.00 | (\$166,877.00) |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|                          |    |                                   |           |              |              |                      |
|--------------------------|----|-----------------------------------|-----------|--------------|--------------|----------------------|
| 1/1/2023                 | AR | REVERSAL - [Quarterly Assessment] | Operating | \$443.00     |              | (\$166,434.00)       |
| 1/1/2023                 | AR | Quarterly Assessment              | Operating |              | \$443.00     | (\$166,877.00)       |
| 1/1/2023                 | AR | REVERSAL - [Quarterly Assessment] | Operating | \$420.00     |              | (\$166,457.00)       |
| 1/1/2023                 | AR | Quarterly Assessment              | Operating |              | \$420.00     | (\$166,877.00)       |
| 1/25/2023                | GL | Reserve Fee                       | Operating | \$1,666.67   |              | (\$165,210.33)       |
| 1/31/2023                | GL | Deferred Assessment               | Operating | \$111,251.32 |              | (\$53,959.01)        |
| <b>Account Total</b>     |    |                                   |           | \$113,780.99 | \$167,740.00 | (\$53,959.01)        |
| <b>Beginning Balance</b> |    |                                   |           |              |              | <b>\$0.00</b>        |
| <b>Net Change</b>        |    |                                   |           |              |              | <b>(\$53,959.01)</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 40002 - Reserve Income

Account Category: Revenue  
Account Type: Income

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit  | Credit     | Balance             |
|--------------------------|--------|-------------|------------|-------------|--------|------------|---------------------|
| <b>Beginning Balance</b> |        |             |            |             |        |            | \$0.00              |
| 1/25/2023                | GL     | Reserve Fee |            | Reserves    |        | \$1,666.67 | (\$1,666.67)        |
| <b>Account Total</b>     |        |             |            |             | \$0.00 | \$1,666.67 | (\$1,666.67)        |
| <b>Beginning Balance</b> |        |             |            |             |        |            | <b>\$0.00</b>       |
| <b>Net Change</b>        |        |             |            |             |        |            | <b>(\$1,666.67)</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 40017 - Gate Key Cards Income

Account Category: Revenue  
Account Type: Income

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit  | Credit  | Balance          |
|--------------------------|--------|--------------|------------|-------------|--------|---------|------------------|
| <b>Beginning Balance</b> |        |              |            |             |        |         | \$0.00           |
| 1/16/2023                |        | CWL 011623 O |            | Operating   |        | \$75.00 | (\$75.00)        |
| <b>Account Total</b>     |        |              |            |             | \$0.00 | \$75.00 | (\$75.00)        |
| <b>Beginning Balance</b> |        |              |            |             |        |         | <b>\$0.00</b>    |
| <b>Net Change</b>        |        |              |            |             |        |         | <b>(\$75.00)</b> |

Client: Coco Wood Lakes Association, Inc.  
Account: 44000 - Late Charge Income

Account Category: Revenue  
Account Type: Income

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit | Credit  | Balance    |
|--------------------------|--------|--------------|------------|-------------|-------|---------|------------|
| <b>Beginning Balance</b> |        |              |            |             |       |         | \$0.00     |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$18.90)  |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$15.38 | (\$34.28)  |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.94 | (\$54.22)  |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.93 | (\$74.15)  |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.86 | (\$94.01)  |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$112.91) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$17.10 | (\$130.01) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$17.01 | (\$147.02) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$17.38 | (\$164.40) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$183.30) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$202.20) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$15.07 | (\$217.27) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.94 | (\$237.21) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$256.11) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$20.78 | (\$276.89) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$295.79) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.70 | (\$315.49) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$334.39) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$353.29) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$372.19) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$391.09) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$409.99) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$428.89) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.09 | (\$447.98) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$15.04 | (\$463.02) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$481.92) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$500.82) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$519.72) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.69 | (\$539.41) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$18.90 | (\$558.31) |
| 1/19/2023                | AR     | Interest fee |            | Operating   |       | \$19.70 | (\$578.01) |

**Coco Wood Lakes Association, Inc.**  
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|                          |    |              |           |              |                         |
|--------------------------|----|--------------|-----------|--------------|-------------------------|
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$597.95)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.67      | (\$617.62)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$637.56)              |
| 1/19/2023                | AR | Interest fee | Operating | \$17.01      | (\$654.57)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$673.47)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$692.37)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$712.31)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$732.25)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.62      | (\$751.87)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$770.77)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$790.71)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$809.61)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.94      | (\$829.55)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.67      | (\$849.22)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$868.12)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$887.02)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$905.92)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$924.82)              |
| 1/19/2023                | AR | Interest fee | Operating | \$6.09       | (\$930.91)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$949.81)              |
| 1/19/2023                | AR | Interest fee | Operating | \$19.30      | (\$969.11)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$988.01)              |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,006.91)            |
| 1/19/2023                | AR | Interest fee | Operating | \$19.70      | (\$1,026.61)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,045.51)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,064.41)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,083.31)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.06      | (\$1,101.37)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,120.27)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,139.17)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,158.07)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.90      | (\$1,176.97)            |
| 1/19/2023                | AR | Interest fee | Operating | \$18.43      | (\$1,195.40)            |
| <b>Account Total</b>     |    |              |           | \$0.00       | \$1,195.40 (\$1,195.40) |
| <b>Beginning Balance</b> |    |              |           | \$0.00       |                         |
| <b>Net Change</b>        |    |              |           | (\$1,195.40) |                         |

Client: Coco Wood Lakes Association, Inc.

Account Category: Revenue

Account: 44100 - NSF Fees

Account Type: Income

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit     | Credit  | Balance   |        |
|--------------------------|--------|---|------------|-------------|-----------|---------|-----------|--------|
| <b>Beginning Balance</b> |        |   |            |             |           |         |           | \$0.00 |
| 1/9/2023                 | AR     | Returned Item: CLICKPAY RETURN: NSF JLL (ref #: 0144934184 ,desc: CLICKPAY, date: 1/4/2023)             |            | Operating   |           | \$40.00 | (\$40.00) |        |
| 1/24/2023                | AR     | Returned Item: CLICKPAY RETURN: NOT AUTHORIZED- JLL (ref #: 0144414698 ,desc: CLICKPAY, date: 1/3/2023) |            | Operating   |           | \$40.00 | (\$80.00) |        |
| <b>Account Total</b>     |        |   |            |             | \$0.00    | \$80.00 | (\$80.00) |        |
| <b>Beginning Balance</b> |        |   |            |             | \$0.00    |         |           |        |
| <b>Net Change</b>        |        |   |            |             | (\$80.00) |         |           |        |

Client: Coco Wood Lakes Association, Inc.

Account Category: Revenue

Account: 44780 - Cable Revenue

Account Type: Income

| Posting Date             | Source | Description           | Long Desc. | Cost Center | Debit      | Credit   | Balance    |        |
|--------------------------|--------|-----------------------|------------|-------------|------------|----------|------------|--------|
| <b>Beginning Balance</b> |        |                       |            |             |            |          |            | \$0.00 |
| 1/31/2023                | GL     | Monthly Cable revenue |            | Operating   |            | \$818.75 | (\$818.75) |        |
| <b>Account Total</b>     |        |                       |            |             | \$0.00     | \$818.75 | (\$818.75) |        |
| <b>Beginning Balance</b> |        |                       |            |             | \$0.00     |          |            |        |
| <b>Net Change</b>        |        |                       |            |             | (\$818.75) |          |            |        |

Client: Coco Wood Lakes Association, Inc.

Account Category: Revenue

Account: 45000 - Misc. Income

Account Type: Income

| Posting Date             | Source | Description                            | Long Desc. | Cost Center | Debit | Credit   | Balance    |        |
|--------------------------|--------|--|------------|-------------|-------|----------|------------|--------|
| <b>Beginning Balance</b> |        |  |            |             |       |          |            | \$0.00 |
| 1/10/2023                | AR     | Violation fees approved on 11.29.22-YP |            | Operating   |       | \$425.00 | (\$425.00) |        |

**Coco Wood Lakes Association, Inc.**  
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|                          |  |            |          |            |
|--------------------------|--|------------|----------|------------|
| <b>Account Total</b>     |  | \$0.00     | \$425.00 | (\$425.00) |
| <b>Beginning Balance</b> |  | \$0.00     |          |            |
| <b>Net Change</b>        |  | (\$425.00) |          |            |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 46000 - Interest Income**

**Account Category: Revenue**  
**Account Type: Income**

| Posting Date             | Source | Description             | Long Desc. | Cost Center | Debit  | Credit   | Balance    |
|--------------------------|--------|-------------------------|------------|-------------|--------|----------|------------|
| <b>Beginning Balance</b> |        |                         |            |             |        |          |            |
| 1/31/2023                |        | Bank Statement Interest |            | Operating   |        | \$769.59 | (\$769.59) |
| <b>Account Total</b>     |        |                         |            |             |        |          |            |
| <b>Beginning Balance</b> |        |                         |            |             |        |          |            |
| <b>Net Change</b>        |        |                         |            |             |        |          |            |
|                          |        |                         |            |             | \$0.00 | \$769.59 | (\$769.59) |
|                          |        |                         |            |             | \$0.00 |          | (\$769.59) |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 60000 - Salary Expenses**

**Account Category: Payroll & Related**  
**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit    | Credit | Balance  |
|--------------------------|--------|---|------------|-------------|----------|--------|----------|
| <b>Beginning Balance</b> |        |   |            |             |          |        |          |
| 1/19/2023                | AP     | SUNSHINE STATE WATER RESTORATION INC, Invoice #: 3971; Repair leaking shower and toilet |            | Operating   | \$150.00 |        | \$150.00 |
| <b>Account Total</b>     |        |   |            |             |          |        |          |
| <b>Beginning Balance</b> |        |   |            |             |          |        |          |
| <b>Net Change</b>        |        |   |            |             |          |        |          |
|                          |        |   |            |             | \$150.00 | \$0.00 | \$150.00 |
|                          |        |   |            |             | \$0.00   |        | \$150.00 |
|                          |        |   |            |             | \$150.00 |        | \$150.00 |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 62000 - Electric- Clubhouse**

**Account Category: Utilities**  
**Account Type: Expense**

| Posting Date             | Source | Description                    | Long Desc. | Cost Center | Debit      | Credit  | Balance    |
|--------------------------|--------|--------------------------------|------------|-------------|------------|---------|------------|
| <b>Beginning Balance</b> |        |                                |            |             |            |         |            |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals |            | Operating   |            | \$46.73 | (\$46.73)  |
| 1/31/2023                | GL     | January Accruals               |            | Operating   | \$1,495.43 |         | \$1,448.70 |
| <b>Account Total</b>     |        |                                |            |             |            |         |            |
| <b>Beginning Balance</b> |        |                                |            |             |            |         |            |
| <b>Net Change</b>        |        |                                |            |             |            |         |            |
|                          |        |                                |            |             | \$1,495.43 | \$46.73 | \$1,448.70 |
|                          |        |                                |            |             | \$0.00     |         | \$1,448.70 |
|                          |        |                                |            |             | \$1,448.70 |         | \$1,448.70 |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 62010 - Electric- Street Lights**

**Account Category: Utilities**  
**Account Type: Expense**

| Posting Date             | Source | Description                                      | Long Desc. | Cost Center | Debit      | Credit     | Balance      |
|--------------------------|--------|--|------------|-------------|------------|------------|--------------|
| <b>Beginning Balance</b> |        |  |            |             |            |            |              |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals                   |            | Operating   |            | \$1,459.35 | (\$1,459.35) |
| 1/12/2023                | AP     | FPL , Invoice #: 12543-012023; 12/09/22-01/10/23 |            | Operating   | \$1,271.22 |            | (\$188.13)   |
| 1/12/2023                | AP     | FPL , Invoice #: 13528-012023; 12/09/22-01/10/23 |            | Operating   | \$405.76   |            | \$217.63     |
| 1/12/2023                | AP     | FPL , Invoice #: 14501-012023; 12/09/22-01/10/23 |            | Operating   | \$463.28   |            | \$680.91     |
| 1/12/2023                | AP     | FPL , Invoice #: 12521-012023; 12/09/22-01/10/23 |            | Operating   | \$12.20    |            | \$693.11     |
| 1/31/2023                | GL     | January Accruals                                 |            | Operating   | \$1,412.55 |            | \$2,105.66   |
| <b>Account Total</b>     |        |  |            |             |            |            |              |
| <b>Beginning Balance</b> |        |  |            |             |            |            |              |
| <b>Net Change</b>        |        |  |            |             |            |            |              |
|                          |        |  |            |             | \$3,565.01 | \$1,459.35 | \$2,105.66   |
|                          |        |  |            |             | \$0.00     |            | \$2,105.66   |
|                          |        |  |            |             | \$2,105.66 |            | \$2,105.66   |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 62100 - Water & Sewer**

**Account Category: Utilities**  
**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit      | Credit   | Balance    |
|--------------------------|--------|--|------------|-------------|------------|----------|------------|
| <b>Beginning Balance</b> |        |  |            |             |            |          |            |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals   |            | Operating   |            | \$349.80 | (\$349.80) |
| 1/25/2023                | AP     | PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, Invoice #: 54865-012023; 12/12/2022-01/12/2023 |            | Operating   | \$643.73   |          | \$293.93   |
| 1/31/2023                | GL     | January Accruals   |            | Operating   | \$394.54   |          | \$688.47   |
| <b>Account Total</b>     |        |  |            |             |            |          |            |
| <b>Beginning Balance</b> |        |  |            |             |            |          |            |
| <b>Net Change</b>        |        |  |            |             |            |          |            |
|                          |        |  |            |             | \$1,038.27 | \$349.80 | \$688.47   |
|                          |        |  |            |             | \$0.00     |          | \$688.47   |
|                          |        |  |            |             | \$688.47   |          | \$688.47   |

**Coco Wood Lakes Association, Inc.**  
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**Net Change** **\$688.47**

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Utilities**

**Account: 62400 - Trash Removal**

**Account Type: Expense**

| Posting Date             | Source | Description                    | Long Desc. | Cost Center | Debit          | Credit   | Balance    |
|--------------------------|--------|--------------------------------|------------|-------------|----------------|----------|------------|
| <b>Beginning Balance</b> |        |                                |            |             |                |          | \$0.00     |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals |            | Operating   |                | \$328.96 | (\$328.96) |
| 1/31/2023                | GL     | January Accruals               |            | Operating   | \$411.20       |          | \$82.24    |
| <b>Account Total</b>     |        |                                |            |             | \$411.20       | \$328.96 | \$82.24    |
| <b>Beginning Balance</b> |        |                                |            |             | <b>\$0.00</b>  |          |            |
| <b>Net Change</b>        |        |                                |            |             | <b>\$82.24</b> |          |            |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Utilities**

**Account: 62500 - Telephone**

**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|---|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |   |            |             |                 |        | \$0.00   |
| 1/1/2023                 | AP     | SMART COMMUNITIES, Invoice #: 4230; Monthly Contracted Services 01/2023 |            | Operating   | \$132.05        |        | \$132.05 |
| 1/6/2023                 | AP     | COMCAST BUSINESS 71211, Invoice #: 0435796-012023; 01/07/23-02/06/23    |            | Operating   | \$315.52        |        | \$447.57 |
| 1/17/2023                | AP     | COMCAST BUSINESS 71211, Invoice #: 1359937-012023; 01/23/23-02/22/23    |            | Operating   | \$71.95         |        | \$519.52 |
| <b>Account Total</b>     |        |   |            |             | \$519.52        | \$0.00 | \$519.52 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |   |            |             | <b>\$519.52</b> |        |          |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Management & Professional Fees**

**Account: 63000 - Management Fee Expense**

**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit              | Credit | Balance     |
|--------------------------|--------|---|------------|-------------|--------------------|--------|-------------|
| <b>Beginning Balance</b> |        |   |            |             |                    |        | \$0.00      |
| 1/1/2023                 | AP     | FirstService Residential Boca (FSR), Invoice #: 10856983; 01/2023 Contracted Services |            | Operating   | \$11,853.42        |        | \$11,853.42 |
| <b>Account Total</b>     |        |   |            |             | \$11,853.42        | \$0.00 | \$11,853.42 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>      |        |             |
| <b>Net Change</b>        |        |   |            |             | <b>\$11,853.42</b> |        |             |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Management & Professional Fees**

**Account: 63103 - Legal - Litigations**

**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|---|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |   |            |             |                 |        | \$0.00   |
| 1/9/2023                 | AP     | KAYE BENDER REMBAUM, P.L., Invoice #: 73405; 12/05-12/29/2022 #2059 |            | Operating   | \$275.00        |        | \$275.00 |
| <b>Account Total</b>     |        |   |            |             | \$275.00        | \$0.00 | \$275.00 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |   |            |             | <b>\$275.00</b> |        |          |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Management & Professional Fees**

**Account: 63300 - Audit Fees**

**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit         | Credit     | Balance      |
|--------------------------|--------|---|------------|-------------|---------------|------------|--------------|
| <b>Beginning Balance</b> |        |   |            |             |               |            | \$0.00       |
| 1/1/2023                 | GL     | [REVERSAL] - December Accruals  |            | Operating   |               | \$4,500.00 | (\$4,500.00) |
| 1/27/2023                | AP     | HAFER & COMPANY, LLC, Invoice #: 40984; Partial Payment for 2022 Financials |            | Operating   | \$2,075.00    |            | (\$2,425.00) |
| 1/31/2023                | GL     | January Accruals  |            | Operating   | \$2,775.00    |            | \$350.00     |
| 1/31/2023                | GL     | January Accruals Corr.  |            | Operating   | \$25.00       |            | \$375.00     |
| <b>Account Total</b>     |        |   |            |             | \$4,875.00    | \$4,500.00 | \$375.00     |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b> |            |              |



**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

**Net Change** **\$375.00**

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Monthly Service Contracts**

**Account: 63500 - Landscaping**

**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit             | Credit | Balance    |
|--------------------------|--------|--|------------|-------------|-------------------|--------|------------|
| <b>Beginning Balance</b> |        |  |            |             |                   |        | \$0.00     |
| 1/11/2023                | AP     | GREENCARE COMMERCIAL LLC, Invoice #: 5294; Monthly Contracted Services - First Month |            | Operating   | \$2,395.00        |        | \$2,395.00 |
| <b>Account Total</b>     |        |  |            |             | \$2,395.00        | \$0.00 | \$2,395.00 |
| <b>Beginning Balance</b> |        |  |            |             | <b>\$0.00</b>     |        |            |
| <b>Net Change</b>        |        |  |            |             | <b>\$2,395.00</b> |        |            |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Monthly Service Contracts**

**Account: 63510 - Lakes/Canals/Preserves**

**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|--|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |  |            |             |                 |        | \$0.00   |
| 1/1/2023                 | AP     | ALLSTATE RESOURCE MANAGEMENT INC, Invoice #: 190459; 01/2023 Monthly Contracted Services |            | Operating   | \$562.00        |        | \$562.00 |
| <b>Account Total</b>     |        |  |            |             | \$562.00        | \$0.00 | \$562.00 |
| <b>Beginning Balance</b> |        |  |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |  |            |             | <b>\$562.00</b> |        |          |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Monthly Service Contracts**

**Account: 63520 - Pool/Spa Maintenance**

**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|--|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |  |            |             |                 |        | \$0.00   |
| 1/1/2023                 | AP     | SWIM AND FUN INC, Invoice #: 51734; 01/2023 Monthly Contracted Svc |            | Operating   | \$475.00        |        | \$475.00 |
| <b>Account Total</b>     |        |  |            |             | \$475.00        | \$0.00 | \$475.00 |
| <b>Beginning Balance</b> |        |  |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |  |            |             | <b>\$475.00</b> |        |          |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Monthly Service Contracts**

**Account: 63530 - Pest Control Contract**

**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit          | Credit | Balance |
|--------------------------|--------|--|------------|-------------|----------------|--------|---------|
| <b>Beginning Balance</b> |        |  |            |             |                |        | \$0.00  |
| 1/21/2023                | AP     | NOZZLE NOLEN, INC. 33461, Invoice #: 2195028; 01/2023 monthly contract |            | Operating   | \$85.60        |        | \$85.60 |
| <b>Account Total</b>     |        |  |            |             | \$85.60        | \$0.00 | \$85.60 |
| <b>Beginning Balance</b> |        |  |            |             | <b>\$0.00</b>  |        |         |
| <b>Net Change</b>        |        |  |            |             | <b>\$85.60</b> |        |         |

**Client: Coco Wood Lakes Association, Inc.**

**Account Category: Monthly Service Contracts**

**Account: 63541 - Termite Contract**

**Account Type: Expense**

| Posting Date             | Source | Description      | Long Desc. | Cost Center | Debit          | Credit | Balance |
|--------------------------|--------|------------------|------------|-------------|----------------|--------|---------|
| <b>Beginning Balance</b> |        |                  |            |             |                |        | \$0.00  |
| 1/31/2023                | GL     | Prepaid Expenses |            | Operating   | \$43.11        |        | \$43.11 |
| <b>Account Total</b>     |        |                  |            |             | \$43.11        | \$0.00 | \$43.11 |
| <b>Beginning Balance</b> |        |                  |            |             | <b>\$0.00</b>  |        |         |
| <b>Net Change</b>        |        |                  |            |             | <b>\$43.11</b> |        |         |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 63550 - Security Alarm Monitoring**

**Account Category: Monthly Service Contracts**  
**Account Type: Expense**

| Posting Date             | Source | Description | Long Desc. | Cost Center | Debit | Credit | Balance |
|--------------------------|--------|-------------|------------|-------------|-------|--------|---------|
| <b>Beginning Balance</b> |        |             |            |             |       |        | \$0.00  |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|                          |    |                      |           |         |        |         |
|--------------------------|----|----------------------|-----------|---------|--------|---------|
| 1/31/2023                | GL | Prepaid Nozzel Nolen | Operating | \$21.39 |        | \$21.39 |
| <b>Account Total</b>     |    |                      |           | \$21.39 | \$0.00 | \$21.39 |
| <b>Beginning Balance</b> |    |                      |           | \$0.00  |        |         |
| <b>Net Change</b>        |    |                      |           | \$21.39 |        |         |

Client: Coco Wood Lakes Association, Inc.  
Account: 63564 - Fitness Machine Maint.

Account Category: Monthly Service Contracts  
Account Type: Expense

| Posting Date             | Source | Description         | Long Desc. | Cost Center | Debit   | Credit | Balance |
|--------------------------|--------|---------------------|------------|-------------|---------|--------|---------|
| <b>Beginning Balance</b> |        |                     |            |             |         |        | \$0.00  |
| 1/31/2023                | GL     | Prepaid Pro-Fitness |            | Operating   | \$71.32 |        | \$71.32 |
| <b>Account Total</b>     |        |                     |            |             | \$71.32 | \$0.00 | \$71.32 |
| <b>Beginning Balance</b> |        |                     |            |             | \$0.00  |        |         |
| <b>Net Change</b>        |        |                     |            |             | \$71.32 |        |         |

Client: Coco Wood Lakes Association, Inc.  
Account: 63575 - Cable Contract Service

Account Category: Monthly Service Contracts  
Account Type: Expense

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit       | Credit | Balance     |
|--------------------------|--------|--|------------|-------------|-------------|--------|-------------|
| <b>Beginning Balance</b> |        |  |            |             |             |        | \$0.00      |
| 1/17/2023                | AP     | COMCAST BUSINESS 71211, Invoice #: 0117188-012023; 01/2023 |            | Operating   | \$17,486.95 |        | \$17,486.95 |
| <b>Account Total</b>     |        |  |            |             | \$17,486.95 | \$0.00 | \$17,486.95 |
| <b>Beginning Balance</b> |        |  |            |             | \$0.00      |        |             |
| <b>Net Change</b>        |        |  |            |             | \$17,486.95 |        |             |

Client: Coco Wood Lakes Association, Inc.  
Account: 63591 - HVAC Contract

Account Category: Monthly Service Contracts  
Account Type: Expense

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit      | Credit     | Balance    |
|--------------------------|--------|---|------------|-------------|------------|------------|------------|
| <b>Beginning Balance</b> |        |   |            |             |            |            | \$0.00     |
| 1/31/2023                | AP     | ASTRO AIR INC, Invoice #: 0000043356; Annual Service Agreement 2023 |            | Operating   | \$1,760.00 |            | \$1,760.00 |
| 1/31/2023                | GL     | RCL to PPD  |            | Operating   |            | \$1,613.35 | \$146.65   |
| <b>Account Total</b>     |        |   |            |             | \$1,760.00 | \$1,613.35 | \$146.65   |
| <b>Beginning Balance</b> |        |   |            |             | \$0.00     |            |            |
| <b>Net Change</b>        |        |   |            |             | \$146.65   |            |            |

Client: Coco Wood Lakes Association, Inc.  
Account: 64000 - Administrative & General

Account Category: Administrative & General  
Account Type: Expense

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit    | Credit   | Balance  |
|--------------------------|--------|--|------------|-------------|----------|----------|----------|
| <b>Beginning Balance</b> |        |  |            |             |          |          | \$0.00   |
| 1/18/2023                | AP     | OFFICE DEPOT BUSINESS CREDIT 85062, Invoice #: 0589-122022 |            | Operating   | \$411.28 |          | \$411.28 |
| 1/31/2023                | GL     | RCL Office Depot expenses                                  |            | Operating   |          | \$411.28 | \$0.00   |
| <b>Account Total</b>     |        |  |            |             | \$411.28 | \$411.28 | \$0.00   |
| <b>Beginning Balance</b> |        |  |            |             | \$0.00   |          |          |
| <b>Net Change</b>        |        |  |            |             | \$0.00   |          |          |

Client: Coco Wood Lakes Association, Inc.  
Account: 64003 - Admin & General - Election Monitoring

Account Category: Administrative & General  
Account Type: Expense

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit      | Credit   | Balance    |
|--------------------------|--------|---|------------|-------------|------------|----------|------------|
| <b>Beginning Balance</b> |        |   |            |             |            |          | \$0.00     |
| 1/13/2023                | AP     | RELIANCE MANAGEMENT & CONSULTING, Invoice #: 2727; Election Monitoring 2023 |            | Operating   | \$1,532.50 |          | \$1,532.50 |
| 1/31/2023                | AP     | RELIANCE MANAGEMENT & CONSULTING, Invoice #: 2728; First Notice mail out    |            | Operating   | \$748.00   |          | \$2,280.50 |
| 1/31/2023                | GL     | RCL postage   |            | Operating   |            | \$223.44 | \$2,057.06 |
| <b>Account Total</b>     |        |   |            |             | \$2,280.50 | \$223.44 | \$2,057.06 |
| <b>Beginning Balance</b> |        |   |            |             | \$0.00     |          |            |
| <b>Net Change</b>        |        |   |            |             | \$2,057.06 |          |            |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

Client: Coco Wood Lakes Association, Inc.  
 Account: 64120 - Bad Debt Exp.

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description       | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|-------------------|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |                   |            |             |                 |        | \$0.00   |
| 1/31/2023                | GL     | Bad Debt Estimate |            | Operating   | \$208.33        |        | \$208.33 |
| <b>Account Total</b>     |        |                   |            |             | \$208.33        | \$0.00 | \$208.33 |
| <b>Beginning Balance</b> |        |                   |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |                   |            |             | <b>\$208.33</b> |        |          |

Client: Coco Wood Lakes Association, Inc.  
 Account: 64140 - Gate / Key Cards Exp.

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description                        | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|------------------------------------|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |                                    |            |             |                 |        | \$0.00   |
| 1/18/2023                | AP     | ATECH, Invoice #: 108087; Key Fobs |            | Operating   | \$120.75        |        | \$120.75 |
| <b>Account Total</b>     |        |                                    |            |             | \$120.75        | \$0.00 | \$120.75 |
| <b>Beginning Balance</b> |        |                                    |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |                                    |            |             | <b>\$120.75</b> |        |          |

Client: Coco Wood Lakes Association, Inc.  
 Account: 64200 - Bank Charges

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description         | Long Desc. | Cost Center | Debit          | Credit | Balance |
|--------------------------|--------|---------------------|------------|-------------|----------------|--------|---------|
| <b>Beginning Balance</b> |        |                     |            |             |                |        | \$0.00  |
| 1/31/2023                | GL     | Bank Fee            |            | Operating   | \$6.00         |        | \$6.00  |
| 1/31/2023                |        | Bank Statement Fees |            | Operating   | \$13.48        |        | \$19.48 |
| <b>Account Total</b>     |        |                     |            |             | \$19.48        | \$0.00 | \$19.48 |
| <b>Beginning Balance</b> |        |                     |            |             | <b>\$0.00</b>  |        |         |
| <b>Net Change</b>        |        |                     |            |             | <b>\$19.48</b> |        |         |

Client: Coco Wood Lakes Association, Inc.  
 Account: 64300 - Office Supplies

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description               | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|---------------------------|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |                           |            |             |                 |        | \$0.00   |
| 1/31/2023                | GL     | RCL Office Depot expenses |            | Operating   | \$171.28        |        | \$171.28 |
| <b>Account Total</b>     |        |                           |            |             | \$171.28        | \$0.00 | \$171.28 |
| <b>Beginning Balance</b> |        |                           |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |                           |            |             | <b>\$171.28</b> |        |          |

Client: Coco Wood Lakes Association, Inc.  
 Account: 64350 - Postage

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit           | Credit | Balance  |
|--------------------------|--------|---|------------|-------------|-----------------|--------|----------|
| <b>Beginning Balance</b> |        |   |            |             |                 |        | \$0.00   |
| 1/1/2023                 | AP     | FirstService Residential Boca (FSR), Invoice #: 10856983; 01/2023 |            | Operating   | \$78.60         |        | \$78.60  |
| 1/31/2023                | GL     | Contracted Services   |            | Operating   | \$31.40         |        | \$110.00 |
| 1/31/2023                | GL     | USPS Postage  |            | Operating   | \$240.00        |        | \$350.00 |
| 1/31/2023                | GL     | RCL Office Depot expenses   |            | Operating   | \$223.44        |        | \$573.44 |
| 1/31/2023                | GL     | RCL postage   |            | Operating   | \$223.44        |        | \$573.44 |
| <b>Account Total</b>     |        |   |            |             | \$573.44        | \$0.00 | \$573.44 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>   |        |          |
| <b>Net Change</b>        |        |   |            |             | <b>\$573.44</b> |        |          |

Client: Coco Wood Lakes Association, Inc.  
 Account: 64355 - Subscriptions & Memberships

Account Category: Administrative & General  
 Account Type: Expense

| Posting Date             | Source | Description                | Long Desc. | Cost Center | Debit   | Credit | Balance |
|--------------------------|--------|----------------------------|------------|-------------|---------|--------|---------|
| <b>Beginning Balance</b> |        |                            |            |             |         |        | \$0.00  |
| 1/31/2023                | GL     | Prepaid Alliance of Delray |            | Operating   | \$12.50 |        | \$12.50 |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

|                          |  |                |        |         |
|--------------------------|--|----------------|--------|---------|
| <b>Account Total</b>     |  | \$12.50        | \$0.00 | \$12.50 |
| <b>Beginning Balance</b> |  | <b>\$0.00</b>  |        |         |
| <b>Net Change</b>        |  | <b>\$12.50</b> |        |         |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 64370 - Computer Expense**

**Account Category: Administrative & General**  
**Account Type: Expense**

| Posting Date             | Source | Description        | Long Desc. | Cost Center | Debit          | Credit        | Balance        |
|--------------------------|--------|--------------------|------------|-------------|----------------|---------------|----------------|
| <b>Beginning Balance</b> |        |                    |            |             |                |               |                |
| 1/31/2023                | GL     | Battery for laptop |            | Operating   | \$37.98        |               | \$37.98        |
| <b>Account Total</b>     |        |                    |            |             |                |               |                |
|                          |        |                    |            |             | <b>\$37.98</b> | <b>\$0.00</b> | <b>\$37.98</b> |
| <b>Beginning Balance</b> |        |                    |            |             |                |               |                |
|                          |        |                    |            |             | <b>\$0.00</b>  |               |                |
| <b>Net Change</b>        |        |                    |            |             |                |               |                |
|                          |        |                    |            |             | <b>\$37.98</b> |               |                |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 64545 - Newsletters**

**Account Category: Marketing/Promotional**  
**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit           | Credit        | Balance         |
|--------------------------|--------|--|------------|-------------|-----------------|---------------|-----------------|
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
| 1/3/2023                 | AP     | MINUTEMAN PRESS-DELRAY, Invoice #: 125632; Monthly Newsletter Printing 01/2023 |            | Operating   | \$243.08        |               | \$243.08        |
| <b>Account Total</b>     |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$243.08</b> | <b>\$0.00</b> | <b>\$243.08</b> |
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$0.00</b>   |               |                 |
| <b>Net Change</b>        |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$243.08</b> |               |                 |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 65000 - Common Area Supplies**

**Account Category: Repairs & Maintenance**  
**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit           | Credit        | Balance         |
|--------------------------|--------|--|------------|-------------|-----------------|---------------|-----------------|
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
| 1/13/2023                | AP     | MICHAEL DORMAN, Invoice #: REIMB01132023; Reimbursement for faucet |            | Operating   | \$175.01        |               | \$175.01        |
| 1/23/2023                | AP     | HOME DEPOT CREDIT SVCS-790420, Invoice #: 1173-122022; supplies    |            | Operating   | \$42.04         |               | \$217.05        |
| 1/31/2023                | AP     | SOS LIGHTING LLC, Invoice #: 2368COCOA; 2 Parking lot lights       |            | Operating   | \$467.30        |               | \$684.35        |
| 1/31/2023                | GL     | Play at own risk sign  |            | Operating   | \$14.54         |               | \$698.89        |
| <b>Account Total</b>     |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$698.89</b> | <b>\$0.00</b> | <b>\$698.89</b> |
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$0.00</b>   |               |                 |
| <b>Net Change</b>        |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$698.89</b> |               |                 |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 65342 - R & M - Pool**

**Account Category: Repairs & Maintenance**  
**Account Type: Expense**

| Posting Date             | Source | Description  | Long Desc. | Cost Center | Debit           | Credit        | Balance         |
|--------------------------|--------|--|------------|-------------|-----------------|---------------|-----------------|
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
| 1/26/2023                | AP     | SWIM AND FUN INC, Invoice #: 51882; 01/2023 Service call |            | Operating   | \$125.00        |               | \$125.00        |
| <b>Account Total</b>     |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$125.00</b> | <b>\$0.00</b> | <b>\$125.00</b> |
| <b>Beginning Balance</b> |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$0.00</b>   |               |                 |
| <b>Net Change</b>        |        |  |            |             |                 |               |                 |
|                          |        |  |            |             | <b>\$125.00</b> |               |                 |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 65360 - R & M - Bldg Maint. & Repairs**

**Account Category: Repairs & Maintenance**  
**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit             | Credit            | Balance           |
|--------------------------|--------|---|------------|-------------|-------------------|-------------------|-------------------|
| <b>Beginning Balance</b> |        |   |            |             |                   |                   |                   |
| 1/17/2023                | AP     | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436; Final balance |            | Operating   | \$1,475.00        |                   | \$1,475.00        |
| 1/17/2023                | AP     | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436A; 50% deposit  |            | Operating   | \$1,475.00        |                   | \$2,950.00        |
| 1/18/2023                | AP     | [REVERSAL] - STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436   |            | Operating   |                   | \$1,475.00        | \$1,475.00        |
| 1/18/2023                | AP     | STEAM AND SAUNA EXPERTS LLC (4327 VELEIROS AVE), Invoice #: 3436; Final balance |            | Operating   | \$1,475.00        |                   | \$2,950.00        |
| <b>Account Total</b>     |        |   |            |             |                   |                   |                   |
|                          |        |   |            |             | <b>\$4,425.00</b> | <b>\$1,475.00</b> | <b>\$2,950.00</b> |

**Coco Wood Lakes Association, Inc.**  
**General Ledger Report**  
**1/1/2023 - 1/31/2023**

**Beginning Balance** **\$0.00**  
**Net Change** **\$2,950.00**

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 65361 - R & M Sprinklers**

**Account Category: Repairs & Maintenance**  
**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit          | Credit | Balance |
|--------------------------|--------|---|------------|-------------|----------------|--------|---------|
| <b>Beginning Balance</b> |        |   |            |             |                |        | \$0.00  |
| 1/4/2023                 | AP     | TROPICAL LANDSCAPE LAWN CARE INC, Invoice #: 14669; 12/13/2022 Sprinkler repair |            | Operating   | \$95.00        |        | \$95.00 |
| <b>Account Total</b>     |        |   |            |             | \$95.00        | \$0.00 | \$95.00 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>  |        |         |
| <b>Net Change</b>        |        |   |            |             | <b>\$95.00</b> |        |         |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 66000 - Property & Gen'l Liab Ins.**

**Account Category: Taxes, Licenses, & Insurance**  
**Account Type: Expense**

| Posting Date             | Source | Description   | Long Desc. | Cost Center | Debit             | Credit     | Balance    |
|--------------------------|--------|---|------------|-------------|-------------------|------------|------------|
| <b>Beginning Balance</b> |        |   |            |             |                   |            | \$0.00     |
| 1/3/2023                 | AP     | THE PLASTRIDGE AGENCY, INC. (820 Ne 6th Ave), Invoice #: 01012023; 01/2023 monthly contract |            | Operating   | \$9,644.12        |            | \$9,644.12 |
| 1/31/2023                | GL     | RCL Insurance Payment   |            | Operating   |                   | \$9,644.12 | \$0.00     |
| 1/31/2023                | GL     | 2023 Renwal Insurance   |            | Operating   | \$9,829.08        |            | \$9,829.08 |
| <b>Account Total</b>     |        |   |            |             | \$19,473.20       | \$9,644.12 | \$9,829.08 |
| <b>Beginning Balance</b> |        |   |            |             | <b>\$0.00</b>     |            |            |
| <b>Net Change</b>        |        |   |            |             | <b>\$9,829.08</b> |            |            |

**Client: Coco Wood Lakes Association, Inc.**  
**Account: 70400 - Replacement Reserve Transfer**

**Account Category: Replacement Reserve**  
**Account Type: Expense**

| Posting Date             | Source | Description        | Long Desc. | Cost Center | Debit             | Credit | Balance    |
|--------------------------|--------|--------------------|------------|-------------|-------------------|--------|------------|
| <b>Beginning Balance</b> |        |                    |            |             |                   |        | \$0.00     |
| 1/25/2023                | GL     | Reserve Allocation |            | Reserves    | \$1,666.67        |        | \$1,666.67 |
| <b>Account Total</b>     |        |                    |            |             | \$1,666.67        | \$0.00 | \$1,666.67 |
| <b>Beginning Balance</b> |        |                    |            |             | <b>\$0.00</b>     |        |            |
| <b>Net Change</b>        |        |                    |            |             | <b>\$1,666.67</b> |        |            |

**Coco Wood Lakes Association, Inc.  
Aged Owner Balances  
Period Through: 1/31/2023**

| Unit   | Account Number | Name   | Current  | 30 days  | 60 days | 90 days  | Total Due  | Status      | Alt Status |
|--------|----------------|--|----------|----------|---------|----------|------------|-------------|------------|
|        | 104900081      | Three Pals Properties LLC                          |          | \$443.00 |         |          | \$443.00   |             |            |
|        | 104901090      | Sandy Able   | \$18.90  | \$420.00 |         |          | \$438.90   |             |            |
|        | 104900940      | Nancy A. Methot and Julie J. Piltz                 |          | \$420.00 |         | \$8.10   | \$428.10   |             |            |
|        | 104900900      | Mary Alexander                                     | \$18.90  | \$420.00 |         |          | \$438.90   |             |            |
|        | 104900882      | Sharon P. Blain and Kerri Pratt                    | \$20.78  | \$443.00 |         | \$830.53 | \$1,294.31 | Late Letter | Attorney   |
|        | 104900731      | Kenneth and Patricia Thornsby                      | \$15.07  | \$334.96 |         |          | \$350.03   | Late Letter |            |
|        | 104900631      | James Oswald and Margaret E. Sam                   | \$18.90  | \$420.00 |         |          | \$438.90   | Late Letter |            |
|        | 104900870      | Marie F. Medard                                    |          | \$42.00  |         |          | \$42.00    |             |            |
|        | 104900370      | Claudett Halbert                                   | \$18.21  |          |         |          | \$18.21    |             |            |
|        | 104900310      | Bob Simon  | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |
|        | 104900190      | Maureen and Patricia Henry& Robert Kelly           |          | \$17.68  |         |          | \$17.68    |             |            |
|        | 104903981      | John R. and Debra N. Driver                        | \$18.90  | \$420.00 |         |          | \$438.90   |             |            |
| A14521 | 104903010      | Otto Abbatangelo                                   | \$6.09   | \$135.26 |         |          | \$141.35   | Late Letter |            |
| A6359  | 104903151      | Keith W. Stevens and Maria G. Rosas-Rodriguez      |          | \$42.00  |         |          | \$42.00    |             |            |
| A6388  | 104903191      | Andrea M. Ayubi                                    | \$58.90  | \$420.00 |         |          | \$478.90   | Late Letter |            |
| A6404  | 104903230      | Graciela S Lara Valverde and Ruth Valverde De Lara | \$19.30  | \$420.00 |         | \$713.30 | \$1,152.60 | Late Letter | Attorney   |
| B14735 | 104903240      | Frank and Ellen Iannotti                           |          | \$37.00  |         |          | \$37.00    |             |            |
| B6395  | 104903320      | Arlene and Vicent Acierno                          | \$18.90  | \$420.00 |         |          | \$438.90   | Late Letter |            |
| D14537 | 104903450      | June Sweeney and John Sweeny                       | \$19.70  | \$420.00 |         | \$790.79 | \$1,230.49 | Late Letter | Attorney   |
| D14624 | 104903490      | Lucille Mendella and Carmela Caravello             | \$18.90  |          |         |          | \$18.90    |             |            |
| D14656 | 104903501      | Brian and Karen Stoohs                             |          | \$42.00  |         |          | \$42.00    |             |            |
| D14672 | 104904051      | Ellen Kane   | \$18.43  | \$409.50 |         |          | \$427.93   | Late Letter |            |
| D14687 | 104903530      | Rochelle J. Crunk                                  | \$18.90  | \$420.00 |         |          | \$438.90   | Late Letter |            |
| D14782 | 104903620      | Natalie Andre                                      |          | \$42.00  |         |          | \$42.00    |             |            |
| D14783 | 104903631      | Lilli Allen Prevratil and Thomas Smith Prevratil   |          | \$42.00  |         |          | \$42.00    |             |            |
| D14834 | 104903690      | Sylvia L Gillion                                   | \$18.90  | \$420.00 |         |          | \$438.90   | Late Letter |            |
| D14879 | 104903730      | Duane and Celia Nicholson                          | \$18.06  | \$401.42 |         |          | \$419.48   | Late Letter |            |
| D14934 | 104903800      | Lenny Clarke                                       | \$18.90  | \$41.98  |         |          | \$60.88    | Late Letter |            |
| D6347  | 104903851      | Angelica Austin                                    | \$18.90  | \$420.00 |         |          | \$438.90   | Late Letter |            |
| D6360  | 104903902      | Carlos E. Herrera Pachon                           | \$18.90  |          |         |          | \$18.90    |             |            |
| 6065   | 104902070      | William Murphy                                     | \$19.94  |          |         |          | \$19.94    |             |            |
| 6088   | 104902130      | Donna Durden                                       | \$19.67  | \$420.00 |         | \$395.01 | \$834.68   |             |            |
| 6098   | 104902160      | Herbert and Ida Feld                               | \$40.00  | \$420.00 |         |          | \$460.00   |             |            |
| 6105   | 104902170      | Leslie W. Montero                                  | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |
| 6108   | 104902180      | Michael A. and Praphat Nelson                      | \$17.01  | \$378.03 |         |          | \$395.04   |             |            |
| 6115   | 104902190      | David Gerson and Graciela Carranza                 | \$425.00 |          |         |          | \$425.00   |             |            |
| 6145   | 104902251      | Janet Stanton                                      |          | \$46.00  |         |          | \$46.00    |             |            |
| 6150   | 104902260      | Ruth Garey and Kathy Goldstein                     | \$18.90  |          |         |          | \$18.90    |             |            |
| 6176   | 104902310      | Galina Aksenova                                    | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |
| 6198   | 104902361      | Lyle L. and Barbara A. Austin                      |          | \$46.00  |         |          | \$46.00    |             |            |
| 6203   | 104902390      | Carla Palazzo Damato and Maria Palazzo             | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |
| 6239   | 104902470      | Vernon Lee and Naomi Richards Fisher               | \$19.62  | \$420.00 |         | \$373.90 | \$813.52   | Late Letter |            |
| 6263   | 104902550      | Linda Ann Cintron                                  |          | \$86.19  |         |          | \$86.19    |             |            |
| 6282   | 104902610      | Robert J. Furmanak and Rubia Lane Pereira          | \$18.90  | \$420.00 |         |          | \$438.90   |             |            |
| 6313   | 104902703      | Stella and Stuart Korpela                          | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |
| 6333   | 104902760      | Hortense Afflick                                   | \$18.90  |          |         |          | \$18.90    |             |            |
| 6337   | 104902791      | 6337 Timberlakes Way, LLC                          | \$19.94  | \$443.00 |         |          | \$462.94   | Late Letter |            |

**Coco Wood Lakes Association, Inc.**  
**Aged Owner Balances**  
**Period Through: 1/31/2023**

| Unit        | Account Number | Name                                   | Current           | 30 days            | 60 days       | 90 days           | Total Due          | Status      | Alt Status   |
|-------------|----------------|--|-------------------|--------------------|---------------|-------------------|--------------------|-------------|--------------|
| 6388        | 104902881      | Hector Eduardo Alvear                  | \$19.67           | \$420.00           |               | \$395.01          | \$834.68           |             |              |
| 6416        | 104902920      | Edwin and Gloria Fuster                | \$18.90           |                    |               |                   | \$18.90            |             |              |
| 6419        | 104902940      | David J. Plunkett                      | \$18.90           |                    |               |                   | \$18.90            |             |              |
| 6433        | 104902960      | Michael Kalatzis and Lisa A. Nercesian | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 14583       | 104901341      | Claudia Mace                           | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 14599       | 104901361      | Abbye B. Dorn                          | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 14609       | 104901371      | Predrag and Jelena Milosavljevic       | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 14671       | 104901480      | George and Maureen Worthington         | \$19.09           | \$424.31           |               |                   | \$443.40           | Late Letter |              |
| 14783       | 104901701      | Louigiste and Antoinette Dazil         | \$18.00           |                    |               |                   | \$18.00            |             |              |
| 14801       | 104901760      | David S. PAULL                         |                   | \$2.00             |               |                   | \$2.00             |             |              |
| 14832       | 104901830      | Joseph and Theresa A. Testa            |                   | \$28.13            |               |                   | \$28.13            |             |              |
| 14888       | 104901900      | Samuel Polsky                          | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 14904       | 104901920      | Barbara DeSalvo                        | \$19.69           | \$420.00           |               | \$30.95           | \$470.64           | Late Letter |              |
| 14952       | 104901970      | Polius and Pierrette Labbe             | \$18.90           |                    |               |                   | \$18.90            |             |              |
| 14956       | 104901980      | Jean and Marie Francois                |                   | \$42.00            |               |                   | \$42.00            |             |              |
| 6372        | 104900202      | David B. and Judith M. Schaum          |                   | \$42.00            |               |                   | \$42.00            |             |              |
| 6396        | 104900143      | Keneret Zaken                          | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
| 6428        | 104901000      | Pedro and Martha Ortiz                 | \$19.70           | \$420.00           |               | \$145.48          | \$585.18           |             |              |
| 14586       | 104901060      | Robin and James Bradshaw               | \$18.90           |                    |               |                   | \$18.90            |             |              |
| 14624       | 104900820      | Mack and Alfreda Purifoy               | \$19.94           | \$443.00           |               |                   | \$462.94           |             |              |
| 14625       | 104900920      | Michael and Phyllis Feinman            |                   | \$280.00           |               |                   | \$280.00           |             | Payment Plan |
| 14659       | 104900520      | Isiah and Brenda Brown                 | \$17.38           | \$386.13           |               |                   | \$403.51           |             |              |
| 14880       | 104901210      | Kozlin Revocable Trust U/A             | \$18.90           | \$420.00           |               |                   | \$438.90           | Late Letter |              |
|             |                |  | <b>\$1,461.39</b> | <b>\$18,255.59</b> | <b>\$0.00</b> | <b>\$3,683.07</b> | <b>\$23,400.05</b> |             |              |
|             |                |  | <b>53</b>         | <b>58</b>          | <b>0</b>      | <b>9</b>          |                    |             |              |
| NSF         |                |  | \$80.00           | \$0.00             | \$0.00        | \$0.00            | \$80.00            |             |              |
| Late Fee    |                |  | \$956.39          | \$0.00             | \$0.00        | \$200.50          | \$1,156.89         |             |              |
| Misc Charge |                |  | \$425.00          | \$0.00             | \$0.00        | \$0.00            | \$425.00           |             |              |
| Assessment  |                |  | \$0.00            | \$18,255.59        | \$0.00        | \$3,482.57        | \$21,738.16        |             |              |
|             |                |  | <b>\$1,461.39</b> | <b>\$18,255.59</b> | <b>\$0.00</b> | <b>\$3,683.07</b> | <b>\$23,400.05</b> |             |              |

**Coco Wood Lakes Association, Inc.**  
**Prepaid Report**  
**Period Through: 1/31/2023**

| <b>Unit Number</b> | <b>Owner Name</b>                            | <b>Address</b>           | <b>Balance</b> |
|--------------------|--|--------------------------|----------------|
|                    | DBS Holding LLC.                             | 6405 Sagewood Way        | \$1,260.00     |
|                    | William and Natalie Bettcher                 | 14947 Peppermill Ln      | \$16.79        |
|                    | Allan G. Pomerantz and Marie A. Knox         | 6335 Hitchin Post Way    | \$1,260.00     |
|                    | Staurt N & Barbara L Kieran                  | 14747 Hideaway Lake Ln   | \$1,260.00     |
|                    | Paul Nick                                    | 6351 Moonstone Way       | \$17.02        |
|                    | Kathleen and Edward Meszaros                 | 14957 Serenity Ln        | \$1,260.00     |
|                    | Juan Orellana and Albina Boza                | 14691 Shadow Wood Ln     | \$420.00       |
|                    | Joseph Galli                                 | 14606 Shadow Wood Ln     | \$35.91        |
|                    | Jose and Ana Martinez                        | 14605 Shadow Wood Ln     | \$34.01        |
|                    | Joanne Hanson and David James Beake          | 14552 Shadow Wood Ln     | \$5.00         |
|                    | Joan Askinasi                                | 14738 Shadow Wood Ln     | \$17.01        |
|                    | Ines Eberwein                                | 14522 Shadow Wood Ln     | \$27.97        |
|                    | Marian Stansbury                             | 14712 Hideaway Lake Ln   | \$53.58        |
|                    | Irvin Leonard Hoffman                        | 14897 Peppermill Ln      | \$6.00         |
|                    | Lehman Nelson, Jr. and Victor Pratts-Peralta | 14646 Shadow Wood Ln     | \$1,260.00     |
|                    | Neil Falvey                                  | 14718 Shadow Wood Ln     | \$10.00        |
|                    | Eddy Wall                                    | 14699 Hideaway Lake Ln   | \$337.00       |
|                    | Daniel and Carolyn Sparrow                   | 14974 Sandpebble Ln      | \$17.01        |
|                    | Marie Mcinerney                              | 14748 Hideaway Lake Ln   | \$443.00       |
|                    | Svitiana Kulyk and Benito Farina             | 6324 Hitchin Post Way    | \$0.02         |
|                    | Muriel Hess                                  | 6361 Moonstone Way       | \$378.00       |
|                    | James Mio                                    | 14674 Shadow Wood Ln     | \$341.00       |
|                    | Lucila Ramirez Lopez                         | 6360 Country Wood Way    | \$42.87        |
|                    | Gary and Antoinette Besbris                  | 14592 Country Side Ln    | \$67.85        |
|                    | Andrew and Mary Ellen Freed                  | 14525 Shadow Wood Ln     | \$1,682.72     |
|                    | Rheta Goldschmidt and Harriet Kramer         | 14835 Country Ln         | \$15.03        |
|                    | PMC SFR Borrower, LLC                        | 14711 Hideaway Lake Ln   | \$1,062.84     |
|                    | Jon H Gutmacher                              | 6391 Sagewood Way        | \$5.00         |
| A14522             | Emil and Martha Kateb                        | 14522 Sunny Waters Ln    | \$156.00       |
| A14897             | Juana E. Torres                              | 14897 Sunnyview Ln       | \$0.10         |
| A6320              | Ira Levine                                   | 6320 Winding Brook Way   | \$1,260.00     |
| A6333              | Michael S Dorman                             | 6333 Winding Brook Way   | \$0.77         |
| A6334              | Timothy Convery                              | 6334 Sleepy Willow Way   | \$1.39         |
| A6337              | Michael Amico                                | 6373 Sleepy Willow Way   | \$17.00        |
| A6347              | Kateb Family LTD Partnership                 | 6347 Sleepy Willow Way   | \$1,260.77     |
| A6372              | Gerald Ferstman and Leslye Mylott            | 6372 Whispering Wind Way | \$1,260.00     |
| A6390              | Ana M. Carreja                               | 6390 Timberlakes Way     | \$704.51       |
| A6396              | Andrew J Comanda and Karen M Lier            | 6396 Whispering Wind Way | \$5.00         |
| B6333              | Bernard Klein TR                             | 6333 Sleepy Willow Way   | \$36.88        |
| C6388              | Danette E. Nanez                             | 6388 Winding Brook Way   | \$17.01        |
| D14521             | Richard Pytel                                | 14521 Springside Ln      | \$438.00       |
| D14555             | Carol Herchak                                | 14555 Sunny Waters Ln    | \$21.26        |
| D14723             | Bradford Landy                               | 14723 Sunny Waters Ln    | \$1,329.00     |
| D14783             | Robert and Olivia Knight                     | 14783 Woodlodge Ln       | \$50.99        |
| D14798             | Marcel and Vierginie Polissaint              | 14798 Woodlodge Ln       | \$297.54       |
| D14801             | Sandy Steinberg                              | 14801 Woodlodge Ln       | \$1,260.00     |
| D14816             | Charles H. and Pamela A. Page                | 14816 Summersong Ln      | \$1,265.67     |
| D14819             | Marc Sikoff                                  | 14819 Woodlodge Ln       | \$1,260.00     |
| D14879             | Antonio Farzley                              | 14879 Peppermill Ln      | \$334.00       |
| D14880             | Dennis J. and Dolores Morgan                 | 14880 Peppermill Ln      | \$11.45        |
| D14897             | Gilberto L. and Maria E. Tagle               | 14897 Summersong Ln      | \$1,260.00     |
| D14898             | Frank and Teresa Picciotti                   | 14898 Peppermill Ln      | \$25.00        |
| D14916             | Dennis Donahue                               | 14916 Peppermill Ln      | \$579.94       |
| D14952             | Joseph Civitano, Jr. or Mary A. Dalton       | 14952 Peppermill Ln      | \$17.08        |
| D6334              | Sharon Pratt Blain                           | 6334 Hitchin Post Way    | \$416.94       |
| 6045               | Wendy L. Weldon and Glenn A. Nappi           | 6045 Winding Brook Way   | \$5.00         |
| 6050               | Donald and Cynthia Schuler                   | 6050 Winding Brook Way   | \$1,260.00     |
| 6075               | Grif Rollinson                               | 6075 Winding Brook Way   | \$81.68        |
| 6082               | Barry Fugate and Pamela Peterson             | 6082 Winding Brook Way   | \$23.89        |
| 6095               | Bertha Weisz                                 | 6095 Winding Brook Way   | \$1,329.00     |
| 6175               | George ED Sparks and Sheryl Christie Gifford | 6175 Winding Brook Way   | \$13.00        |
| 6195               | Charles Feller                               | 6195 Winding Brook Way   | \$1,329.00     |
| 6200               | Gail Remland-Leiman                          | 6200 Hitchin Post Way    | \$397.00       |
| 6212               | Diane Pacanuzzi and Jerry Zaslow             | 6212 Hitchin Post Way    | \$15.66        |
| 6238               | Jean Kornatowski and DONNA ANTONELLI         | 6238 Winding Brook Way   | \$443.00       |
| 6255               | Antonio and Nicole Galante                   | 6255 Timberlakes Way     | \$17.87        |
| 6256               | J&M Real Estate Holdings, LLC                | 6256 Hitchin Post Way    | \$591.37       |
| 6260               | Denise Nelson and Salvatore Marraccino       | 6260 Winding Brook Way   | \$0.01         |
| 6268               | Daniel Posner                                | 6268 Timberlakes Way     | \$1,260.00     |



**Coco Wood Lakes Association, Inc.**  
**Prepaid Report**  
**Period Through: 1/31/2023**

| <b>Unit Number</b> | <b>Owner Name</b>   | <b>Address</b>           | <b>Balance</b>     |
|--------------------|---|--------------------------|--------------------|
| 6293               | William Schnoor   | 6293 Winding Brook Way   | \$1.00             |
| 6293               | Filippo A. and Josefa Piccione                                      | 6293 Winding Brook Way   | \$378.00           |
| 6317               | Sunvesting LLC  | 6317 Whispering Wind Way | \$0.01             |
| 6319               | Bernice Lord  | 6319 Winding Brook Way   | \$1,260.00         |
| 6333               | Russell or Selma Ackerman   | 6333 Country Wood Way    | \$378.00           |
| 6337               | Aaron and Lisa Rudy   | 6337 Timberlakes Way     | \$137.00           |
| 6355               | Keith Alan Family Trust   | 6355 Timberlakes Way     | \$14.00            |
| 6362               | Laura Edelman   | 6362 Timberlakes Way     | \$420.00           |
| 6362               | Bertram U and Dianne Kieffer  | 6362 Timberlakes Way     | \$0.60             |
| 6376               | Kenneth and Donna Leech   | 6376 Timberlakes Way     | \$17.01            |
| 6418               | Ira Chipkin   | 6418 Timberlakes Way     | \$2,668.94         |
| 6443               | Nathan and Kimberly Galin   | 6443 Hitchin Post Way    | \$334.00           |
| 6447               | Razik and Maria E Yaylagul  | 6447 Sagewood Way        | \$1,241.10         |
| 14544              | Maurice Wasserstrom   | 14544 Springside Ln      | \$20.00            |
| 14575              | Estelle Brier Tr  | 14575 Springside Ln      | \$150.00           |
| 14575              | Richard Jay and Sheila Maynor Tobier                                | 14575 Springside Ln      | \$122.03           |
| 14598              | Jamie D and Michelle L. Schiller                                    | 14598 Sunny Waters Ln    | \$10.52            |
| 14615              | Fernando Ceja   | 14615 Hideaway Lake Ln   | \$383.00           |
| 14615              | Debra Hentoff Adams   | 14615 Hideaway Lake Ln   | \$0.77             |
| 14627              | Doreen Ruggiero   | 14627 Hideaway Lake Ln   | \$1,268.00         |
| 14627              | Steven Brenis   | 14627 Hideaway Lake Ln   | \$32.44            |
| 14644              | Dominic J. Civitano, Mary Lucad, and Barbara Perugini, Jeanne Randa | 14644 Sunny Waters Ln    | \$10.68            |
| 14644              | Ronald James Radner and Shawna Kendell-Radner                       | 14644 Sunny Waters Ln    | \$0.03             |
| 14657              | Marianne Regan  | 14657 Sunny Waters Ln    | \$1,329.00         |
| 14670              | Donald and Marilyn Friberg  | 14670 Sunny Waters Ln    | \$100.61           |
| 14724              | Norma Keidan  | 14724 Hideaway Lake Ln   | \$348.00           |
| 14731              | Judith Krauss   | 14731 Summersong Ln      | \$88.70            |
| 14751              | Ailton Maciel and Rosa Maria R. Monteiro                            | 14751 Summersong Ln      | \$424.02           |
| 14765              | Robert and Sammie Dellosa   | 14765 Country Ln         | \$441.10           |
| 14798              | Joann Campbell  | 14798 Summersong Ln      | \$425.93           |
| 14800              | Elaine Murphy   | 14800 Country Ln         | \$0.01             |
| 14819              | Phillip B. and Merti Hope Rittgers                                  | 14819 Country Ln         | \$16.79            |
| 14885              | John Van Lennep Tr  | 14885 Summersong Ln      | \$90.98            |
| C6372              | Guilherme and Marlene/Francisco Cacapava                            | 6372 Winding Brook Way   | \$17.24            |
| 6311               | Felicite M. and Antoine Jabouin                                     | 6311 Hitchin Post Way    | \$22.90            |
| 6358               | Jan M. and Caroline Burte   | 6358 Hitchin Post Way    | \$490.61           |
| 14564              | Patricia Rajkumar   | 14564 Shadow Wood Ln     | \$383.00           |
| 14926              | Janice R. Bell  | 14926 Sandpebble Ln      | \$0.99             |
|                    |   |                          | <b>\$44,415.42</b> |

**Coco Wood Lakes Association, Inc.  
Check Register  
1/1/2023 - 1/31/2023**

| Account # | Check # | Check Date<br>Invoice | Vendor or Payee<br>Line Item                       | Check Amt   | Expense Account                             | Invoice     | Paid        |
|-----------|---------|-----------------------|--|-------------|---|-------------|-------------|
| 10104     | On-Line | 1/3/2023              | THE PLASTRIDGE AGENCY, INC.                        | \$9,644.12  |   |             |             |
|           |         | 01012023              | 01/2023 monthly contract                           |             | 66000 Property & Gen'l Liab Ins.            | \$9,644.12  | \$9,644.12  |
| 10104     | 300058  | 1/6/2023              | COMCAST BUSINESS 71211                             | \$315.52    |   |             |             |
|           |         | 0435796-012023        | 01/07/23-02/06/23                                  |             | 62500 Telephone                             | \$315.52    | \$315.52    |
| 10104     | 100078  | 1/12/2023             | J.P. COMMERCIAL CLEANING, INC. DBA/<br>INTER KLEEN | \$85.60     |   |             |             |
|           |         | 0123028               | 2 boxes of paper towel rolls                       |             | 65100 Cleaning Supplies                     | \$85.60     | \$85.60     |
| 10104     | 100079  | 1/12/2023             | XTREME CLEAN LLC.                                  | \$1,500.00  |   |             |             |
|           |         | 12197                 | Pressure Clean-common areas at the clubhouse       |             | 65360 R & M - Bldg Maint. & Repairs         | \$1,500.00  | \$1,500.00  |
| 10104     | 300059  | 1/13/2023             | FPL  | \$405.76    |   |             |             |
|           |         | 13528-012023          | 12/09/22-01/10/23                                  |             | 62010 Electric- Street Lights               | \$405.76    | \$405.76    |
| 10104     | 300060  | 1/13/2023             | FPL  | \$463.28    |   |             |             |
|           |         | 14501-012023          | 12/09/22-01/10/23                                  |             | 62010 Electric- Street Lights               | \$463.28    | \$463.28    |
| 10104     | 300061  | 1/13/2023             | FPL  | \$12.20     |   |             |             |
|           |         | 12521-012023          | 12/09/22-01/10/23                                  |             | 62010 Electric- Street Lights               | \$12.20     | \$12.20     |
| 10104     | 300062  | 1/13/2023             | FPL  | \$1,271.22  |   |             |             |
|           |         | 12543-012023          | 12/09/22-01/10/23                                  |             | 62010 Electric- Street Lights               | \$1,271.22  | \$1,271.22  |
| 10104     | 300063  | 1/17/2023             | COMCAST BUSINESS 71211                             | \$71.95     |   |             |             |
|           |         | 1359937-012023        | 01/23/23-02/22/23                                  |             | 62500 Telephone                             | \$71.95     | \$71.95     |
| 10104     | 300064  | 1/17/2023             | COMCAST BUSINESS 71211                             | \$17,486.95 |   |             |             |
|           |         | 0117188-012023        | 01/2023  |             | 63575 Cable Contract Service                | \$17,486.95 | \$17,486.95 |
| 10104     | 3       | 1/18/2023             | STEAM AND SAUNA EXPERTS LLC                        | \$0.00      | ****VOID****                                |             |             |
|           |         | 3436                  | Final balance                                      |             |   | \$0.00      | \$0.00      |
|           |         | 3436A                 | 50% deposit  |             |   | \$0.00      | \$0.00      |
| 10104     | 4       | 1/18/2023             | STEAM AND SAUNA EXPERTS LLC                        | \$1,475.00  |   |             |             |
|           |         | 3436                  | Final balance                                      |             | 65360 R & M - Bldg Maint. & Repairs         | \$1,475.00  | \$1,475.00  |
| 10104     | 5       | 1/18/2023             | STEAM AND SAUNA EXPERTS LLC                        | \$1,475.00  |   |             |             |
|           |         | 3436A                 | 50% deposit  |             | 65360 R & M - Bldg Maint. & Repairs         | \$1,475.00  | \$1,475.00  |
| 10104     | 100080  | 1/18/2023             | RELIANCE MANAGEMENT & CONSULTING                   | \$1,532.50  |   |             |             |
|           |         | 2727                  | Election Monitoring 2023                           |             | 64003 Admin & General - Election Monitoring | \$1,532.50  | \$1,532.50  |
| 10104     | 100081  | 1/18/2023             | MINUTEMAN PRESS-DELRAY                             | \$243.08    |   |             |             |
|           |         | 125632                | Monthly Newsletter Printing 01/2023                |             | 64545 Newsletters                           | \$243.08    | \$243.08    |
| 10104     | 100082  | 1/18/2023             | SMART COMMUNITIES                                  | \$132.05    |   |             |             |
|           |         | 4230                  | Monthly Contracted Services 01/2023                |             | 62500 Telephone                             | \$132.05    | \$132.05    |
| 10104     | 100083  | 1/18/2023             | SWIM AND FUN INC                                   | \$475.00    |   |             |             |
|           |         | 51734                 | 01/2023 Monthly Contracted Svc                     |             | 63520 Pool/Spa Maintenance                  | \$475.00    | \$475.00    |
| 10104     | 100084  | 1/18/2023             | FirstService Residential Boca (FSR)                | \$11,932.02 |   |             |             |
|           |         | 10856983              | 01/2023 Contracted Services                        |             | 64350 Postage                               | \$78.60     | \$78.60     |
|           |         | 10856983              | 01/2023 Contracted Services                        |             | 63000 Management Fee Expense                | \$11,853.42 | \$11,853.42 |
| 10104     | 100085  | 1/18/2023             | GREENCARE COMMERCIAL LLC                           | \$2,395.00  |   |             |             |
|           |         | 5294                  | Monthly Contracted Services - First Month          |             | 63500 Landscaping                           | \$2,395.00  | \$2,395.00  |
| 10104     | 300065  | 1/24/2023             | OFFICE DEPOT BUSINESS CREDIT 85062                 | \$411.28    |   |             |             |



**Coco Wood Lakes Association, Inc.**  
**AP Open Items**  
**Period Through: 1/31/2023**

| <b>Payee</b>                     | <b>Invoice</b> | <b>Invoice Date</b> | <b>Description</b>                  | <b>Total</b> |
|----------------------------------|----------------|---------------------|-------------------------------------|--------------|
| ASTRO AIR INC                    | 0000043356     | 12/30/2022          | Annual Service Agreement 2023       | \$1,760.00   |
| ATECH                            | 108087         | 1/18/2023           | Key Fobs                            | \$120.75     |
| HAFER & COMPANY, LLC             | 40984          | 1/27/2023           | Partial Payment for 2022 Financials | \$2,075.00   |
| RELIANCE MANAGEMENT & CONSULTING | 2728           | 12/13/2022          | First Notice mail out               | \$748.00     |
| SOS LIGHTING LLC                 | 2368COCOA      | 1/31/2023           | 2 Parking lot lights                | \$467.30     |
| SWIM AND FUN INC                 | 51882          | 1/26/2023           | 01/2023 Service call                | \$125.00     |
| TROPICAL LANDSCAPE LAWN CARE INC | 14669          | 1/4/2023            | 12/13/2022 Sprinkler repair         | \$95.00      |
|                                  |                |                     |                                     | \$5,391.05   |

Coco Wood Lakes  
Reconciliation Report

City National Bank - CNB - New Operating-10104  
Statement Date: 1/31/2023

Statement Balance: \$276,197.15  
GL Balance: \$273,539.85  
Last Statement Balance: \$184,971.20  
Outstanding Checks: \$2,759.87  
Outstanding Deposits: \$102.57  
Calculated Balance: \$276,197.15  
GL vs. Balance Difference: \$0.00

**Outstanding**

| Checks                             | Description  | Date       | Check # | Amount            |
|------------------------------------|--|------------|---------|-------------------|
|                                    | RCL Payment: CIT TECHNOLOGY FIN. SRV. INC, API Payment - Check #: 101360, Invoice #: 9000275998000783938 | 10/31/2022 |         | -\$98.39          |
|                                    | Payment: KRISTINE RUSSO DIAZ, Check #: 2, Invoice #: PETTY12282022                                       | 12/29/2022 | 2       | -\$24.47          |
|                                    | Payment: STEAM AND SAUNA EXPERTS LLC, Check #: 5, Invoice #: 3436A                                       | 1/18/2023  | 5       | -\$               |
|                                    | Payment: SUNSHINE STATE WATER RESTORATION INC, API Payment - Check #: 100089, Invoice #: 3971            | 1/30/2023  | 100089  | -\$150.00         |
|                                    | Payment: MICHAEL DORMAN, API Payment - Check #: 100090, Invoice #: REIMB01132023                         | 1/30/2023  | 100090  | -\$175.01         |
|                                    | Payment: KAYE BENDER REMBAUM, P.L., API Payment - Check #: 100086, Invoice #: 73405                      | 1/30/2023  | 100086  | -\$275.00         |
|                                    | Payment: ALLSTATE RESOURCE MANAGEMENT INC, API Payment - Check #: 100087, Invoice #: 190459              | 1/30/2023  | 100087  | -\$562.00         |
| <b>Total Outstanding Checks:</b>   |  |            |         | <b>\$2,759.87</b> |
| Deposits                           | Description  | Date       |         | Amount            |
|                                    | ICS In-Transit   | 1/31/2023  |         | \$102.57          |
| <b>Total Outstanding Deposits:</b> |  |            |         | <b>\$102.57</b>   |



**75**  
YEARS

WE GROW FLORIDA

Page: 1 of 8  
Account: XXXXXX2645

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NEW OPERATING  
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NMLS 412469  
**Member**  
**FDIC**



**Association Reserve**

**Account Summary**

|                 |                   |                                 |              |
|-----------------|-------------------|---------------------------------|--------------|
| Account:        | XXXXXX2645        | Beginning Balance:              | \$100,000.00 |
| Last Statement: | December 30, 2022 | Ending Balance:                 | \$100,843.00 |
| This Statement: | January 31, 2023  | Average Ledger Balance:         | \$105,251.62 |
|                 |                   | Low Balance:                    | \$100,000.00 |
|                 |                   | Interest Earned This Period:    | \$320.22     |
|                 |                   | Interest Earned 2023:           | \$320.22     |
|                 |                   | Days In Period:                 | 32           |
|                 |                   | Annual Percentage Yield Earned: | 3.53%        |

**Daily Activity**

| Date  | Description  | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance    |
|-------|--|------------------------|------------------------------|------------|
| 12-30 | Beginning balance                                    |                        |                              | 100,000.00 |
| 01-03 | Coco Wood Lakes Settlement<br>000016670689770        | 840.00                 |                              | 100,840.00 |
| 01-03 | Coco Wood Lakes Settlement<br>000016677343690        | 840.00                 |                              | 101,680.00 |
| 01-03 | Vanco Payments Gateway Xx1v4qpa4xewpa                | 1,703.00               |                              | 103,383.00 |
| 01-03 | Coco Wood Lakes Settlement<br>000016695079618        | 10,512.00              |                              | 113,895.00 |
| 01-03 | Theplastridge2 12/30/2022 59-1846062                 |                        | 9,644.12                     | 104,250.88 |
| 01-03 | Transfer To Promontory lcs Sdw Account<br>1244776864 |                        | 4,250.88                     | 100,000.00 |
| 01-04 | Coco Wood Lakes Settlement<br>000016729242194        | 420.00                 |                              | 100,420.00 |
| 01-04 | Coco Wood Lakes Settlement<br>000016710495274        | 2,501.00               |                              | 102,921.00 |
| 01-04 | Vanco Payments Gateway Xx1v4xjr4xlejm                | 2,986.00               |                              | 105,907.00 |

Continued on the next page

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| Date  | Description  | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance    |
|-------|--|------------------------|------------------------------|------------|
| 01-04 | Office Deposit                                       | 30,445.01              |                              | 136,352.01 |
| 01-04 | Check # 100074                                       |                        | 155.00                       | 136,197.01 |
| 01-04 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 5,752.00                     | 130,445.01 |
| 01-05 | Coco Wood Lakes Settlement<br>000016736295542        | 882.00                 |                              | 131,327.01 |
| 01-05 | Vanco Payments Gateway Xx1v4xjs4xtg0m                | 1,283.00               |                              | 132,610.01 |
| 01-05 | Coco Wood Lakes Settlement<br>000016746599082        | 1,680.00               |                              | 134,290.01 |
| 01-05 | Cp Stl Cc Clickpay Stl Cc Fnd_q                      | 2,100.00               |                              | 136,390.01 |
| 01-05 | Check # 100075                                       |                        | 525.00                       | 135,865.01 |
| 01-05 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 35,865.01                    | 100,000.00 |
| 01-06 | Coco Wood Lakes Settlement<br>000016761058338        | 840.00                 |                              | 100,840.00 |
| 01-06 | Vanco Payments Gateway Xx1v4xjt4y0idq                | 1,726.00               |                              | 102,566.00 |
| 01-06 | Office Deposit                                       | 7,560.90               |                              | 110,126.90 |
| 01-06 | Coco Wood Lakes Settlement<br>000016751190590        | 8,561.00               |                              | 118,687.90 |
| 01-06 | U.s. Bank Autopay 448473012541016                    |                        | 353.00                       | 118,334.90 |
| 01-06 | Check # 100073                                       |                        | 532.50                       | 117,802.40 |
| 01-06 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 10,241.50                    | 107,560.90 |
| 01-09 | Coco Wood Lakes Settlement<br>000016773824898        | 3,406.00               |                              | 110,966.90 |
| 01-09 | Office Deposit                                       | 6,808.00               |                              | 117,774.90 |
| 01-09 | Comcast Cable Svc 1548142                            |                        | 315.52                       | 117,459.38 |
| 01-09 | Coco Wood Lakes Return 000016769171394               |                        | 420.00                       | 117,039.38 |
| 01-09 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 10,231.38                    | 106,808.00 |
| 01-10 | Office Deposit                                       | 420.00                 |                              | 107,228.00 |
| 01-10 | Coco Wood Lakes Settlement<br>000016794651210        | 420.00                 |                              | 107,648.00 |
| 01-10 | Office Deposit                                       | 519.00                 |                              | 108,167.00 |
| 01-10 | Vanco Payments Gateway Xx1v4xjx4yavii                | 840.00                 |                              | 109,007.00 |
| 01-10 | Coco Wood Lakes Settlement<br>000016784569266        | 1,703.00               |                              | 110,710.00 |
| 01-10 | Office Deposit                                       | 2,543.00               |                              | 113,253.00 |
| 01-10 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 9,771.00                     | 103,482.00 |
| 01-11 | Coco Wood Lakes Settlement<br>000016804945834        | 420.00                 |                              | 103,902.00 |
| 01-11 | Coco Wood Lakes Settlement<br>000016806164270        | 420.00                 |                              | 104,322.00 |
| 01-11 | Fpl Direct Debit Elec Pymt Xxxxxx5129<br>Ppda        |                        | 1,401.97                     | 102,920.03 |
| 01-11 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 2,920.03                     | 100,000.00 |
| 01-12 | Vanco Payments Gateway Xx1v4xjz4yk00e                | 126.00                 |                              | 100,126.00 |
| 01-12 | Coco Wood Lakes Settlement<br>000016810094614        | 420.00                 |                              | 100,546.00 |
| 01-12 | Coco Wood Lakes Settlement<br>000016814211550        | 840.00                 |                              | 101,386.00 |
| 01-12 | Transfer To Promontory Ics Sdw Account<br>1244776864 |                        | 1,386.00                     | 100,000.00 |
| 01-13 | Coco Wood Lakes Settlement<br>000016818116094        | 798.00                 |                              | 100,798.00 |
| 01-13 | Coco Wood Lakes Settlement<br>000016821401470        | 2,940.00               |                              | 103,738.00 |

| Date  | Description  | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance    |
|-------|--|------------------------|------------------------------|------------|
| 01-13 | Office Deposit   | 21,987.45              |                              | 125,725.45 |
| 01-13 | Avidpay Avidpay Service<br>Ref*ck*100079*230112*xtreme Clean<br>Llc\104668861\5365 |                        | 1,500.00                     | 124,225.45 |
| 01-13 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 2,238.00                     | 121,987.45 |
| 01-17 | Office Deposit   | 75.00                  |                              | 122,062.45 |
| 01-17 | Vanco Payments Gateway Xx1v4xk14yscwm  | 420.00                 |                              | 122,482.45 |
| 01-17 | Coco Wood Lakes Settlement<br>000016832149010                                      | 840.00                 |                              | 123,322.45 |
| 01-17 | Office Deposit   | 1,703.00               |                              | 125,025.45 |
| 01-17 | Office Deposit   | 2,980.90               |                              | 128,006.35 |
| 01-17 | Monthly Service Fee  |                        | 1.48                         | 128,004.87 |
| 01-17 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 23,245.97                    | 104,758.90 |
| 01-18 | Coco Wood Lakes Settlement<br>000016842482038                                      | 798.00                 |                              | 105,556.90 |
| 01-18 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 5,556.90                     | 100,000.00 |
| 01-19 | Clickpay Stl Cc Cp Stl Cc 34489497   | 420.00                 |                              | 100,420.00 |
| 01-19 | Coco Wood Lakes Settlement<br>000016861794010                                      | 840.00                 |                              | 101,260.00 |
| 01-19 | Office Deposit   | 1,703.00               |                              | 102,963.00 |
| 01-19 | Office Deposit   | 5,078.70               |                              | 108,041.70 |
| 01-19 | Charge Back Item Check 44432147  |                        | 420.00                       | 107,621.70 |
| 01-19 | Comcast Cable Svc 4038937  |                        | 71.95                        | 107,549.75 |
| 01-19 | Office Depot Online Pmt 600963864289878  |                        | 78.00                        | 107,471.75 |
| 01-19 | Avidpay Avidpay Service<br>Ref*ck*100081*230118*minuteman<br>Pressdelray\105074210 |                        | 243.08                       | 107,228.67 |
| 01-19 | Avidpay Avidpay Service<br>Ref*ck*100083*230118*swim And Fun<br>Inc\105074172\5404 |                        | 475.00                       | 106,753.67 |
| 01-19 | Avidpay Avidpay Service<br>Ref*ck*100084*230118*firstservice<br>Residential Boca \ |                        | 11,932.02                    | 94,821.65  |
| 01-19 | Comcast Cable Svc 4038927  |                        | 17,486.95                    | 77,334.70  |
| 01-19 | Deposited Item Returned Fee  |                        | 12.00                        | 77,322.70  |
| 01-19 | Transfer From Promontory Ics Sdw Account<br>1244776864                             | 29,459.00              |                              | 106,781.70 |
| 01-20 | Coco Wood Lakes Settlement<br>000016870080934                                      | 462.94                 |                              | 107,244.64 |
| 01-20 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 7,244.64                     | 100,000.00 |
| 01-23 | Check # 5  |                        | 1,475.00                     | 98,525.00  |
| 01-23 | Transfer From Promontory Ics Sdw Account<br>1244776864                             | 1,475.00               |                              | 100,000.00 |
| 01-24 | Coco Wood Lakes Settlement<br>000016889550130                                      | 877.80                 |                              | 100,877.80 |
| 01-24 | Fpl Direct Debit Elec Pymt Xxxxxx2521<br>Ppda                                      |                        | 12.20                        | 100,865.60 |
| 01-24 | Home Depot Comm Online Pmt<br>630968014184937                                      |                        | 42.04                        | 100,823.56 |
| 01-24 | Office Depot Online Pmt 620968246509699  |                        | 333.28                       | 100,490.28 |
| 01-24 | Fpl Direct Debit Elec Pymt Xxxxxx3528<br>Ppda                                      |                        | 405.76                       | 100,084.52 |
| 01-24 | Coco Wood Lakes Return 000016892209474   |                        | 420.00                       | 99,664.52  |
| 01-24 | Fpl Direct Debit Elec Pymt Xxxxxx4501<br>Ppda                                      |                        | 463.28                       | 99,201.24  |



| Date  | Description  | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance    |
|-------|--|------------------------|------------------------------|------------|
| 01-24 | Fpl Direct Debit Elec Pymt Xxxxxx2543<br>Ppda                                      |                        | 1,271.22                     | 97,930.02  |
| 01-24 | Transfer From Promontory Ics Sdw Account<br>1244776864                             | 2,069.98               |                              | 100,000.00 |
| 01-25 | Office Deposit   | 3,544.84               |                              | 103,544.84 |
| 01-25 | Webxfr To Comm Int Chk 829350  |                        | 1,666.67                     | 101,878.17 |
| 01-25 | Check # 100078   |                        | 85.60                        | 101,792.57 |
| 01-25 | Transfer From Promontory Ics Sdw Account<br>1244776864                             | 1,752.27               |                              | 103,544.84 |
| 01-26 | Office Deposit   | 756.00                 |                              | 104,300.84 |
| 01-26 | Pbc Water Utili Water Bill Xxxxxx4865  |                        | 643.73                       | 103,657.11 |
| 01-26 | Check # 100085   |                        | 2,395.00                     | 101,262.11 |
| 01-26 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 506.11                       | 100,756.00 |
| 01-27 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 756.00                       | 100,000.00 |
| 01-30 | Coco Wood Lakes Settlement<br>000016932211254                                      | 474.49                 |                              | 100,474.49 |
| 01-30 | Check # 100080   |                        | 1,532.50                     | 98,941.99  |
| 01-30 | Transfer From Promontory Ics Sdw Account<br>1244776864                             | 1,058.01               |                              | 100,000.00 |
| 01-31 | Office Deposit   | 400.00                 |                              | 100,400.00 |
| 01-31 | Office Deposit   | 443.00                 |                              | 100,843.00 |
| 01-31 | Avidpay Avidpay Service<br>Ref*ck*100088*230130*nozzle Nolen Inc<br>33461\10594116 |                        | 85.60                        | 100,757.40 |
| 01-31 | Check # 100082   |                        | 132.05                       | 100,625.35 |
| 01-31 | Interest   | 320.22                 |                              | 100,945.57 |
| 01-31 | Transfer To Promontory Ics Sdw Account<br>1244776864                               |                        | 102.57                       | 100,843.00 |
| 01-31 | Ending totals  | 177,442.51             | 176,599.51                   | 100,843.00 |

### Checks

| Number  | Date  | Amount   | Number  | Date  | Amount   |
|---------|-------|----------|---------|-------|----------|
| 5*      | 01-23 | 1,475.00 | 100078* | 01-25 | 85.60    |
| 100073  | 01-06 | 532.50   | 100080* | 01-30 | 1,532.50 |
| 100074  | 01-04 | 155.00   | 100082* | 01-31 | 132.05   |
| 100075* | 01-05 | 525.00   | 100085  | 01-26 | 2,395.00 |

\* Skip In Check Sequence

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100 S.E. 2nd Street  
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**114562-31A**  
Coco Wood Lakes Association Inc.  
622 Banyan Trl Ste 150  
Boca Raton, FL 33431-5615

Account  
**Coco Wood Lakes Association Inc.**

Date  
**01/31/2023**

Page  
**1 of 3**

**IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement**

The following information is a summary of activity in your account(s) for the month of January 2023 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law.

**Summary of Accounts**

| Account ID   | Deposit Option | Interest Rate | Opening Balance     | Ending Balance      |
|--------------|----------------|---------------|---------------------|---------------------|
| *****350     | Demand         | 3.40%         | \$85,179.84         | \$85,396.99         |
| *****645     | Demand         | 3.40%         | 84,971.20           | 175,354.15          |
| <b>TOTAL</b> |                |               | <b>\$170,151.04</b> | <b>\$260,751.14</b> |

**DETAILED ACCOUNT OVERVIEW**

Account ID: \*\*\*\*\*350  
Account Title: Coco Wood Lakes Association Inc.



**Account Summary - Demand**

|                                      |                    |  |             |
|--------------------------------------|--------------------|--|-------------|
| Statement Period                     | 1/1-1/31/2023      | Average Daily Balance                    | \$85,409.06 |
| Previous Period Ending Balance       | \$85,179.84        | Interest Rate at End of Statement Period | 3.40%       |
| Total Program Deposits               | 1,674.89           | Statement Period Yield                   | 3.39%       |
| Total Program Withdrawals            | (1,700.00)         | YTD Interest Paid                        | 242.26      |
| Interest Capitalized                 | 242.26             |  |             |
| <b>Current Period Ending Balance</b> | <b>\$85,396.99</b> |  |             |

**Account Transaction Detail**

| Date       | Activity Type           | Amount     | Balance     |
|------------|-------------------------|------------|-------------|
| 01/04/2023 | Deposit                 | \$8.22     | \$85,188.06 |
| 01/27/2023 | Deposit                 | 1,666.67   | 86,854.73   |
| 01/31/2023 | Withdrawal              | (1,700.00) | 85,154.73   |
| 01/31/2023 | Interest Capitalization | 242.26     | 85,396.99   |

**Summary of Balances as of January 31, 2023**

| FDIC-Insured Institution | City/State        | FDIC Cert No. | Balance     |
|--------------------------|-------------------|---------------|-------------|
| Great Southern Bank      | Reeds Spring, MO  | 29546         | \$11,892.88 |
| HomeTrust Bank           | Asheville, NC     | 27677         | 11.23       |
| Pacific Western Bank     | Beverly Hills, CA | 24045         | 73,492.88   |

**DETAILED ACCOUNT OVERVIEW**

Account ID: \*\*\*\*\*645  
Account Title: Coco Wood Lakes Association Inc.

**Account Summary - Demand**

|                                      |                     |  |              |
|--------------------------------------|---------------------|--|--------------|
| Statement Period                     | 1/1-1/31/2023       | Average Daily Balance                    | \$157,056.91 |
| Previous Period Ending Balance       | \$84,971.20         | Interest Rate at End of Statement Period | 3.40%        |
| Total Program Deposits               | 125,747.84          | Statement Period Yield                   | 3.42%        |
| Total Program Withdrawals            | (35,814.26)         | YTD Interest Paid                        | 449.37       |
| Interest Capitalized                 | 449.37              |  |              |
| <b>Current Period Ending Balance</b> | <b>\$175,354.15</b> |  |              |

**Account Transaction Detail**

| Date       | Activity Type           | Amount      | Balance     |
|------------|-------------------------|-------------|-------------|
| 01/03/2023 | Deposit                 | \$5,782.42  | \$90,753.62 |
| 01/04/2023 | Deposit                 | 4,250.88    | 95,004.50   |
| 01/05/2023 | Deposit                 | 5,752.00    | 100,756.50  |
| 01/06/2023 | Deposit                 | 35,865.01   | 136,621.51  |
| 01/09/2023 | Deposit                 | 10,241.50   | 146,863.01  |
| 01/10/2023 | Deposit                 | 10,231.38   | 157,094.39  |
| 01/11/2023 | Deposit                 | 9,771.00    | 166,865.39  |
| 01/12/2023 | Deposit                 | 2,920.03    | 169,785.42  |
| 01/13/2023 | Deposit                 | 1,386.00    | 171,171.42  |
| 01/17/2023 | Deposit                 | 2,238.00    | 173,409.42  |
| 01/18/2023 | Deposit                 | 23,245.97   | 196,655.39  |
| 01/19/2023 | Deposit                 | 5,556.90    | 202,212.29  |
| 01/20/2023 | Withdrawal              | (29,459.00) | 172,753.29  |
| 01/23/2023 | Deposit                 | 7,244.64    | 179,997.93  |
| 01/24/2023 | Withdrawal              | (1,475.00)  | 178,522.93  |
| 01/25/2023 | Withdrawal              | (2,069.98)  | 176,452.95  |
| 01/26/2023 | Withdrawal              | (1,752.27)  | 174,700.68  |
| 01/27/2023 | Deposit                 | 506.11      | 175,206.79  |
| 01/30/2023 | Deposit                 | 756.00      | 175,962.79  |
| 01/31/2023 | Withdrawal              | (1,058.01)  | 174,904.78  |
| 01/31/2023 | Interest Capitalization | 449.37      | 175,354.15  |

**Summary of Balances as of January 31, 2023**

| FDIC-Insured Institution | City/State        | FDIC Cert No. | Balance    |
|--------------------------|-------------------|---------------|------------|
| Great Southern Bank      | Reeds Spring, MO  | 29546         | \$306.50   |
| HomeTrust Bank           | Asheville, NC     | 27677         | 11.20      |
| Pacific Western Bank     | Beverly Hills, CA | 24045         | 175,036.45 |

Coco Wood Lakes  
Reconciliation Report

City National Bank - Cash Reserves CNB-10409  
Statement Date: 1/31/2023

Statement Balance: \$185,396.99  
GL Balance: \$185,405.76  
Last Statement Balance: \$185,179.84  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$8.77  
Calculated Balance: \$185,396.99  
GL vs. Balance Difference: \$0.00

**Outstanding**

| Checks                           | Description | Date | Check # | Amount        |
|----------------------------------|-------------|------|---------|---------------|
| <b>Total Outstanding Checks:</b> |             |      |         | <b>\$0.00</b> |

| Deposits                           | Description    | Date      | Amount        |
|------------------------------------|----------------|-----------|---------------|
|                                    | ICS In-Transit | 1/31/2023 | \$8.77        |
| <b>Total Outstanding Deposits:</b> |                |           | <b>\$8.77</b> |



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COCO WOOD LAKES ASSOC INC  
RESERVES  
622 BANYAN TRAIL STE 150  
C/O ATLANTIC & PACIFIC  
BOCA RATON FL 33431-5615

P:23489 / T:/S:



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**Member  
FDIC**



**Condo Tiered**

**Account Summary**

|                 |                   |                                 |              |
|-----------------|-------------------|---------------------------------|--------------|
| Account:        | XXXXXX9350        | Beginning Balance:              | \$100,000.00 |
| Last Statement: | December 30, 2022 | Ending Balance:                 | \$100,000.00 |
| This Statement: | January 31, 2023  | Average Ledger Balance:         | \$100,000.00 |
|                 |                   | Low Balance:                    | \$100,000.00 |
|                 |                   | Interest Earned This Period:    | \$8.77       |
|                 |                   | Interest Earned 2023:           | \$8.77       |
|                 |                   | Days In Period:                 | 32           |
|                 |                   | Annual Percentage Yield Earned: | 0.10%        |

**Daily Activity**

| Date  | Description  | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance    |
|-------|--|------------------------|------------------------------|------------|
| 12-30 | Beginning balance                                      |                        |                              | 100,000.00 |
| 01-25 | Webxfr Fr Assoc Comm I 472645                          | 1,666.67               |                              | 101,666.67 |
| 01-25 | Transfer To Promontory Ics Sdw Account<br>1244776783   |                        | 1,666.67                     | 100,000.00 |
| 01-27 | Check # 100022   |                        | 1,700.00                     | 98,300.00  |
| 01-27 | Transfer From Promontory Ics Sdw Account<br>1244776783 | 1,700.00               |                              | 100,000.00 |
| 01-31 | Interest   | 8.77                   |                              | 100,008.77 |
| 01-31 | Transfer To Promontory Ics Sdw Account<br>1244776783   |                        | 8.77                         | 100,000.00 |
| 01-31 | Ending totals  | 3,375.44               | 3,375.44                     | 100,000.00 |

**Checks**

| Number | Date | Amount | Number | Date | Amount |
|--------|------|--------|--------|------|--------|
|--------|------|--------|--------|------|--------|

\* Skip In Check Sequence

Continued on the next page

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**Checks**

| Number | Date  | Amount   | Number | Date | Amount |
|--------|-------|----------|--------|------|--------|
| 100022 | 01-27 | 1,700.00 |        |      |        |

\* Skip In Check Sequence



**Coco Wood Lakes**  
**Petty Cash Schedules**  
**1/31/2023**

| <b>Petty Cash GL #10001</b> |  |                 |
|-----------------------------|--|-----------------|
| <b>Date</b>                 | <b>Description</b>   | <b>Balance</b>  |
| 1/5/2015                    | New Petty Cash Set up  | 200.00          |
| 9/30/2017                   | Petty Cash increase for Hurricane  | 1,000.00        |
| 12/13/2017                  | Michael Carter/Handyman - Install Awnings Back   | (450.00)        |
| 12/13/2017                  | Michael Carter/Handyman - Install Bathroom Lights and cut the<br>bottom of the storage room door | (75.00)         |
| 12/13/2017                  | Urbano Flooring - Apply Grout Sealant  | (250.00)        |
| 12/31/2021                  | 2018 - Expenses paid from patty-cash   | (193.30)        |
| 12/31/2021                  | 2019 - Expenses paid from patty-cash   | (154.34)        |
| 12/31/2021                  | 2021 - Gas for pressure washer   | (20.00)         |
| 12/31/2022                  | Fuel for the blower  | (2.98)          |
| 12/31/2022                  | Water for the meetings   | (13.12)         |
| 12/31/2022                  | Postage  | (7.38)          |
| 12/31/2022                  | Money Order fee  | (0.99)          |
| <b>Total</b>                |  | <b>\$ 32.89</b> |



**Coco Wood Lakes**  
**Allowance for Doubtful Accounts**  
**1/31/2023**

| <b>Allowance for Doubtful Accounts G/L 11500</b> |                                  |                    |
|--|----------------------------------|--------------------|
| Date   | Description                      | Balance            |
| 12/1/2014  | Opening Balance                  | (40,264.96)        |
| 1/31/2015  | Miscellaneous balance write-offs | 596.81             |
| 2/28/2015  | Miscellaneous balance write-offs | 15.03              |
| 2/28/2015  | Miscellaneous balance write-offs | 38.09              |
| 7/31/2015  | Miscellaneous balance write-offs | 1,619.80           |
| 9/30/2015  | 14763 write off                  | 420.72             |
| 10/31/2015                                       | Minimal balance write-offs       | 14.00              |
| 10/31/2015                                       | 2014 Audit AJEs                  | (19,735.04)        |
| 12/31/2015                                       | 2015 Bad Debt Estimate           | 4,928.19           |
| 6/30/2016  | 2015 Audit AJEs                  | (27,632.64)        |
| 7/20/2016  | Unit 6185 write-off              | 1,612.25           |
| 7/21/2016  | Unit D14849 write-off            | 0.14               |
| 7/29/2016  | Unit D14916 write-off            | 3,404.66           |
| 8/10/2016  | Unit 14645 write-off             | 6,980.17           |
| 8/22/2016  | Unit 14711 write-off             | 3,401.74           |
| 11/28/2016                                       | Unit 14610 write-off             | 4.00               |
| 11/28/2016                                       | Unit 6145 write-of               | 2.00               |
| 12/31/2016                                       | 2016 Bad Debt Estimate           | (10,266.64)        |
| 12/31/2016                                       | Year End Adjustment              | 36,820.47          |
| 4/24/2017  | Unit 14574 write-off             | 31.19              |
| 4/28/2017  | Unit D14850 write-off            | 2,699.05           |
| 5/2/2017   | Unit A6334 Write Off             | 12.00              |
| 7/26/2017  | Unit 14829 Write Off             | 7,281.78           |
| 8/15/2017  | Unit 14734 Write Off             | 756.25             |
| 8/15/2017  | Unit 14663 Write Off             | 5,396.35           |
| 12/31/2017                                       | 2017 Bad Debt Estimate           | (11,199.96)        |
| 12/31/2017                                       | 2017 Year End Adjustment         | 12,475.70          |
| 5/8/2018   | Unit 14751 Write Off             | 4,919.24           |
| 5/21/2018  | Unit 6376 Write Off              | 334.00             |
| 5/21/2018  | Unit 14807 Write Off             | 1,017.37           |
| 10/30/2018                                       | Unit 6293 Write off              | 5.00               |
| 10/30/2018                                       | Unit 6415 Write off              | 0.06               |
| 10/30/2018                                       | Unit A14521                      | 6.02               |
| 12/31/2018                                       | 2018 Bad Debt Estiamte           | (11,199.96)        |
| 12/31/2018                                       | Transfer PPA to Fund Balance     | 12,008.28          |
| 1/31/2019  | Owner Expense Adjustment         | 406.68             |
| 11/30/2019                                       | 2019 Bad Debt Estimate           | (4,583.70)         |
| 12/31/2019                                       | Year End Adjustment              | 7,528.63           |
| 3/31/2020  | W/O Small Balance                | 0.01               |
| 3/31/2020  | Attorney Write off               | 1,093.64           |
| 11/30/2020                                       | 2020 Bad Debt Estimate           | (4,583.37)         |
| 12/31/2020                                       | Year End Adjustment              | 1,576.02           |
| 11/1/2021  | W/O Unit 14568                   | 174.68             |
| 11/29/2021                                       | W/O Small Balance                | 2.51               |
| 12/31/2021                                       | 2021 Bad Debt Estiamte           | (4,583.37)         |
| 12/31/2021                                       | Year End Adjustment              | 3,569.32           |
| 1/24/2021  | Unit 6347 Write Off              | 3.49               |
| 1/24/2021  | Unit 6419 Write Off              | 19.15              |
| 1/24/2021  | Unit 14904 Write Off             | 1.14               |
| 1/24/2021  | Unit 14624 Write Off             | 2.46               |
| 1/24/2021  | Unit 14712 Write Off             | 10.00              |
| 1/24/2021  | Unit 14952 Write Off             | 1.65               |
| 4/19/2022  | W/O Unit 14752                   | 25.00              |
| 11/17/2022                                       | W/O as per attorney              | 8,322.17           |
| 12/29/2022                                       | W/O as per PM                    | 21.32              |
| 12/29/2022                                       | W/O as per PM                    | 2.00               |
| 12/31/2022                                       | 2022 Bad Debt Estiamte           | 4,489.41           |
| 1/31/2023  | Monthly Bad Debt Allowance       | (208.33)           |
| <b>Total</b>                                     |                                  | <b>\$ (208.33)</b> |

**Coco Wood Lakes**  
**Schedule of Insurance**  
**1/31/2023**

| <b>Prepaid Insurance GL 14010</b> |                |          |                   |                 |                      |
|-----------------------------------|----------------|----------|-------------------|-----------------|----------------------|
| Description of Policy/Carrier     | Premium Period |          | Total Premium     | Total Expensed  | Prepaid Balance      |
|                                   | From           | To       |                   |                 |                      |
| Property                          | 12/31/22       | 12/31/23 | 63,506.95         | 5,393.74        | 58,113.21            |
| Package                           | 12/31/22       | 12/31/23 | 31,649.10         | 2,688.01        | 28,961.09            |
| D&O Liability                     | 12/31/22       | 12/31/23 | 11,402.58         | 968.44          | 10,434.14            |
| Equipment Breakdown               | 12/31/22       | 12/31/23 | 546.00            | 46.37           | 499.63               |
| Umbrella                          | 12/31/22       | 12/31/23 | 3,841.48          | 326.26          | 3,515.22             |
| Workers Compensation              | 12/31/22       | 12/31/23 | 565.00            | 47.99           | 517.01               |
| Finance Charge & Doc Stamps       | 12/31/22       | 12/31/23 | 4,218.33          | 358.27          | 3,860.06             |
| <b>Totals</b>                     |                |          | <b>115,729.44</b> | <b>9,829.08</b> | <b>\$ 105,900.36</b> |

| Description                 | Expense for Month |         |                 | Remaining Prepaid |        |          |
|-----------------------------|-------------------|---------|-----------------|-------------------|--------|----------|
|                             | Days              | Per Day | Total           | Days              | Months |          |
| Property                    | 31                | 173.99  | 5,393.74        | 334               | 11     | GL#66000 |
| Package                     | 31                | 86.71   | 2,688.01        | 334               | 11     | GL#66000 |
| D&O Liability               | 31                | 31.24   | 968.44          | 334               | 11     | GL#66000 |
| Equipment Breakdown         | 31                | 1.50    | 46.37           | 334               | 11     | GL#66000 |
| Umbrella                    | 31                | 10.52   | 326.26          | 334               | 11     | GL#66000 |
| Workers Compensation        | 31                | 1.55    | 47.99           | 334               | 11     | GL#66000 |
| Finance Charge & Doc Stamps | 31                | 11.56   | 358.27          | 334               | 11     | GL#66000 |
| <b>Totals</b>               |                   |         | <b>9,829.08</b> |                   |        |          |

| <b>Insurance Payable GL 20005</b> |              |                |            |               |                 |                        |                       |
|-----------------------------------|--------------|----------------|------------|---------------|-----------------|------------------------|-----------------------|
| Total Premiums Financed           | Down Payment | Finance Charge | Doc Stamps | Total Payable | Monthly payment | # of payments out of 1 | Insurance Payable EOM |
| 111,511.11                        | 9,644.12     | 3,861.68       | 356.65     | 106,085.32    | 9,644.12        | 0                      | 106,085.32            |
| <b>Total</b>                      |              |                |            |               |                 |                        | <b>\$ 106,085.32</b>  |

**Coco Wood Lakes**  
**Prepaid Expenses Schedule**  
**1/31/2023**

| <b>Prepaid Expenses GL#14045</b> |                         |                     |                   |                    |                        |                   |                       |                    |
|----------------------------------|-------------------------|---------------------|-------------------|--------------------|------------------------|-------------------|-----------------------|--------------------|
| <b>Vendor</b>                    | <b>Description</b>      | <b>Service From</b> | <b>Service To</b> | <b>Full Amount</b> | <b>Monthly Expense</b> | <b>GL Account</b> | <b>Prepaid Months</b> | <b>Balance</b>     |
| Nozzel Nolen                     | Termite Control         | 4/1/2022            | 3/31/2023         | \$ 517.00          | 43.12                  | 63541             | 10                    | 86.20              |
| The Monitoring Center            | Security Alarm          | 3/1/2022            | 2/28/2023         | \$ 256.67          | 21.39                  | 63550             | 11                    | 21.38              |
| Astro Air Inc                    | HVAC Service            | 1/1/2023            | 12/31/2023        | \$ 1,760.00        | 146.67                 | 63591             | 1                     | 1,613.33           |
| Alliance of Delray               | Annual Association Dues | 3/1/2022            | 2/28/2023         | \$ 150.00          | 12.50                  | 64355             | 11                    | 12.50              |
| <b>Total</b>                     |                         |                     |                   |                    |                        |                   |                       | <b>\$ 1,733.41</b> |

**Coco Wood Lakes**  
**US Bank Credit Card**  
**1/31/2023**

| <b>Credit Card Liability G/L 20003</b> |                      |                |
|--|----------------------|----------------|
| <b>Date</b>                            | <b>Description</b>   |                |
| 12/6/2022                              | US Bank CC Payment   | (\$75.38)      |
| 12/31/2022                             | December CC Expenses | \$352.86       |
| 1/1/2023                               | December CC Expenses | \$75.38        |
| 1/6/2023                               | US Bank CC Payment   | (\$353.00)     |
| 1/31/2023                              | January CC Expenses  | \$14.54        |
| <b>Total</b>                           |                      | <b>\$14.54</b> |



### Cardholder Activity

Name: KRISTINE RUSSO DIAZ

Account Number: \*\*0166

Cycle End Date: 01/25/2023

| Trans Date<br>Posting Date | Merchant Name<br>City, State/Prov. | Transaction Total<br>Allocation Amount | Source Currency<br>Accounting Code | Currency Amount       |
|----------------------------|------------------------------------|--|------------------------------------|-----------------------|
| 01/05/2023                 | AUTO PAYMENT<br>DEDUCTION          | <b>(\$353.00)</b>                      | USD                                | (353.00)              |
| 01/05/2023                 | ,                                  | (\$353.00)                             |                                    |                       |
| 01/19/2023                 | AMAZON.COM*RR2E<br>B27Z3           | <b>\$14.54</b>                         | USD                                | 14.54                 |
| 01/20/2023                 | AMZN.COM/BILL, WA                  | \$14.54                                | 65000                              | Play at own risk sign |

**Activity Totals**  
(\$338.46)

**Purchases**  
\$14.54

**Payments**  
(\$353.00)

Cardholder Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Supervisor Name: \_\_\_\_\_

Signature: \_\_\_\_\_

**Coco Wood Lakes**  
**Deferred Association Fees**  
**1/31/2023**

| <b>GL# 20115 Deferred Association Fees</b> |             |           |                            |                           |                         |                      |
|--|-------------|-----------|----------------------------|---------------------------|-------------------------|----------------------|
| <b>Description</b>                         | <b>From</b> | <b>To</b> | <b>Assessments Charged</b> | <b>Monthly Allocation</b> | <b>Months Allocated</b> | <b>Amount</b>        |
| Quarterly Assessments                      | 1/1/2023    | 3/31/2023 | 166,877.00                 | 55,625.67                 | <b>1</b>                | 111,251.32           |
| <b>Total</b>                               |             |           |                            |                           |                         | <b>\$ 111,251.32</b> |

**Coco Wood Lakes**  
**Schedule of Accrued Expenses**  
**1/31/23**

| Accrued Expenses G/L 22000                 |          |          |             |               |                 |             |                    |       |                         |
|--|----------|----------|-------------|---------------|-----------------|-------------|--------------------|-------|-------------------------|
| Description                                | From     | To       | Full Amount | # of Days/Mos | Prorated Amount | Allocated % | Accrual Amount     | GL #  |                         |
| <b>Electricity:</b>                        |          |          |             |               |                 |             |                    |       |                         |
| FPL 15129- 6269 W Atlantic Ave             | 11/30/22 | 12/30/22 | 1,401.97    | 32            | 1,495.43        | 100.00%     | 1,495.43           | 62000 | Electric- Club house    |
| FPL 12521,13528,14501,12543- street lights | 12/9/22  | 1/10/23  | 2,152.46    | 21            | 1,412.55        | 100.00%     | 1,412.55           | 62010 | Electric- street lights |
| <b>Utilities</b>                           |          |          |             |               |                 |             |                    |       |                         |
| PBC Water Utilities                        | 12/12/22 | 1/12/23  | 643.73      | 19            | 394.54          | 100.00%     | 394.54             | 62100 | Water & Sewer           |
| FCC Environmental Services                 | 9/1/22   | 1/31/23  | 82.24       | 5             | 411.20          | 100.00%     | 411.20             | 62400 | Trash Removal           |
| <b>Management &amp; Professional Fees:</b> |          |          |             |               |                 |             |                    |       |                         |
| Accounting & Audit 2023                    | 1/1/21   | 12/31/21 | 4,500.00    | 1             | 375.00          | 100.00%     | 375.00             | 63300 | Audit Fees              |
| Accounting & Audit 2022                    | 1/1/22   | 12/31/22 | 4,500.00    | 12            | 2,425.00        | 100.00%     | 2,425.00           | 63300 | Audit Fees              |
| <b>End of Month Total</b>                  |          |          |             |               |                 |             | <b>\$ 6,513.72</b> |       |                         |

**Coco Wood Lakes**  
**Deferred Cable Revenue Schedule**  
**1/31/2023**

| <b>Deferred Cable Revenue G/L 23000</b> |   |                     |
|---|---|---------------------|
| <b>Date</b>                             | <b>Description</b>  | <b>Balance</b>      |
| 5/31/2021                               | Total cable revenue liabilities (6-year/72 months contract, effective from September 30,2019) - 2020 Audit AJEs | 58,950.00           |
| 5/31/2021                               | Cable revenue for 15 months from 09/30/2019 till 12/31/2020 - 2020 Audit AJEs                                   | (12,281.25)         |
| 12/31/2021                              | Cable revenue for 2021  | (9,825.00)          |
| 12/31/2022                              | Cable revenue for 2022  | (9,825.00)          |
| 1/31/2023                               | Cable revenue for January 2023  | (818.75)            |
| <b>Total</b>                            |   | <b>\$ 26,200.00</b> |



**Coco Wood Lakes**  
**Schedule of Reserves Balances**  
**1/31/2023**

| <b>Common Area Improvement G/L 35000</b> |   |                  |
|--|---|------------------|
| <b>Date</b>                              | <b>Description</b>  | <b>Amount</b>    |
| <b>11/30/2014</b>                        | <b>Opening Balance</b>  | <b>74,303.13</b> |
| 12/31/2014                               | Superior Stage Curtains- Adj to 9/2014 transaction (prior mgt)    | (2,909.70)       |
| 12/31/2014                               | US Pavers-Clubhouse Walkway Adj to 9/2014 transaction (prior mgt) | (2,000.00)       |
| 12/31/2014                               | December Reserve Allocation (APAM)                                | 7,083.33         |
| 1/31/2015                                | Bal due on stage curtains (APAM)                                  | (4,870.30)       |
| 3/31/2015                                | A-Tech Fire & Security  | (2,475.00)       |
| 3/31/2015                                | Pritts+ Inc.  | (1,550.00)       |
| 3/31/2015                                | Pritts+ Inc.  | (3,100.00)       |
| 4/9/2015                                 | Pritts Inc.   | (4,650.00)       |
| 4/9/2015                                 | Pritts Inc.   | (4,650.00)       |
| 4/16/2015                                | Balance due on U.S Pavers   | (3,575.00)       |
| 4/16/2015                                | Complete Billiards Service  | (752.60)         |
| 4/16/2015                                | Florida Mold Stoppers   | (270.00)         |
| 4/16/2015                                | Complete Billiards Service  | (63.60)          |
| 4/28/2015                                | Pritts Inc.   | (1,550.00)       |
| 5/31/2015                                | Atech Fire & Security   | (2,475.00)       |
| 5/31/2015                                | Avitar Painting LLC   | (3,700.00)       |
| 5/31/2015                                | Transfer to Pool & Spa  | (18,000.00)      |
| 6/30/2015                                | Campany Roof Maintenance  | (6,333.00)       |
| 6/30/2015                                | G&D Screens   | (865.00)         |
| 7/31/2015                                | Company Roof Maintenance  | (533.25)         |
| 7/31/2015                                | Fitness Smith   | (4,995.00)       |
| 8/31/2015                                | Red Rhino Leak Detection  | (995.00)         |
| 9/30/2015                                | Painter's Plus  | (1,100.00)       |
| 10/31/2015                               | Painter's Plus  | (1,085.00)       |
| 10/31/2015                               | 2014 Audit AJE  | (2,544.00)       |
| 12/31/2015                               | 2015 Reserves Allocation  | 40,961.04        |
| 12/31/2015                               | Porter Coat to Ceiling  | (1,150.00)       |
| 12/31/2015                               | Paint Ceiling   | (900.00)         |
| 2/23/2016                                | Ceiling+ Walls and Trim Paint                                     | (3,100.00)       |
| 3/24/2016                                | Guthar Electric+ Inc.   | (11,091.50)      |
| 4/21/2016                                | Suncoast Aluminium Furniture                                      | (3,226.15)       |
| 6/22/2016                                | The Monitoring Center FI  | (559.68)         |
| 6/23/2016                                | Suncoast Aluminium Furniture                                      | (3,226.15)       |
| 6/24/2016                                | Cutting Edge Industries   | (595.00)         |
| 10/21/2016                               | CityWide Contruction Services                                     | (4,257.00)       |
| 10/28/2016                               | American Security and Fire  | (2,353.32)       |
| 11/3/2016                                | Guthart Electric+ Inc   | (15,845.00)      |
| 11/9/2016                                | M.E. Parkins General Contractor                                   | (1,400.00)       |
| 11/12/2016                               | Bruce Richard   | (254.37)         |
| 11/12/2016                               | American Security and Fire  | (625.00)         |
| 11/16/2016                               | M.E. Parkins General Contractor                                   | (1,550.00)       |
| 11/23/2016                               | M.E. Parkins General Contractor                                   | (600.00)         |
| 11/29/2016                               | American Security and Fire  | (1,008.56)       |
| 12/30/2016                               | Guthart Electric+ Inc   | (3,223.50)       |
| 12/30/2016                               | M.E. Parkins General Contractor                                   | (1,050.00)       |
| 12/31/2016                               | 2016 Reserve Allocation   | 48,936.00        |
| 1/12/2017                                | Symbiont Service Corp   | (8,193.00)       |
| 1/12/2017                                | Symbiont Service Corp   | (2,731.00)       |
| 2/1/2017                                 | M.E. Parkins General  | (1,700.00)       |
| 2/1/2017                                 | M.E. Parkins General  | (900.00)         |
| 2/1/2017                                 | M.E. Parkins General  | (2,200.00)       |
| 2/1/2017                                 | Symbiont Service Corp   | (8,193.00)       |
| 2/1/2017                                 | Symbiont Service Corp   | (8,193.00)       |
| 2/23/2017                                | M.E. Parkins General  | (1,550.00)       |
| 2/23/2017                                | M.E. Parkins General  | (1,050.00)       |
| 2/23/2017                                | M.E. Parkins General  | (1,200.00)       |
| 2/23/2017                                | M.E. Parkins General  | (1,350.00)       |
| 2/23/2017                                | M.E. Parkins General  | (1,150.00)       |

**Coco Wood Lakes**  
**Schedule of Reserves Balances**  
**1/31/2023**

|  |            |
|--|------------|
| 2/23/2017 M.E. Parkins General           | (800.00)   |
| 2/23/2017 M.E. Parkins General           | (900.00)   |
| 3/6/2017 Symbiont Service Corp           | (496.70)   |
| 3/20/2017 M.E. Parkins General           | (1,200.00) |
| 3/20/2017 M.E. Parkins General           | (2,200.00) |
| 3/20/2017 M.E. Parkins General           | (1,700.00) |
| 3/20/2017 M.E. Parkins General           | (1,350.00) |
| 4/10/2017 Rooms To Go                    | (3,396.11) |
| 4/13/2017 Bruce Richard                  | (263.25)   |
| 4/21/2017 Bruce Richard                  | (106.99)   |
| 5/16/2017 M.E. Parkins General           | (420.00)   |
| 5/16/2017 M.E. Parkins General           | (1,050.00) |
| 5/16/2017 M.E. Parkins General           | (2,200.00) |
| 5/16/2017 M.E. Parkins General           | (1,500.00) |
| 5/16/2017 M.E. Parkins General           | (870.00)   |
| 5/16/2017 M.E. Parkins General           | (1,150.00) |
| 5/16/2017 M.E. Parkins General           | (2,200.00) |
| 7/26/2017 S&S Flooring Workroom          | (4,933.81) |
| 9/29/2017 Pro Fitness Sales & Service    | (1,087.50) |
| 9/29/2017 Pro Fitness Sales & Service    | (1,087.50) |
| 9/29/2017 Semper Aedificio               | (1,029.00) |
| 9/30/2017 Florida Hottub & Sauna         | (2,692.40) |
| 9/30/2017 Florida Hottub & Sauna         | (2,692.40) |
| 10/31/2017 American Lighting Maintenance | (592.25)   |
| 10/31/2017 S & S Flooring                | (4,933.81) |
| 10/31/2017 Jan - Oct Reserve Allocation  | 41,666.70  |
| 10/31/2017 Symbiont Service Corp         | 8,193.00   |
| 10/31/2017 Symbiont Service Corp         | 2,731.00   |
| 10/31/2017 M.E. Parkins General          | 1,700.00   |
| 10/31/2017 M.E. Parkins General          | 900.00     |
| 10/31/2017 M.E. Parkins General          | 2,200.00   |
| 10/31/2017 Symbiont Service Corp         | 8,193.00   |
| 10/31/2017 Symbiont Service Corp         | 8,193.00   |
| 10/31/2017 M.E. Parkins General          | 1,550.00   |
| 10/31/2017 M.E. Parkins General          | 1,050.00   |
| 10/31/2017 M.E. Parkins General          | 1,200.00   |
| 10/31/2017 M.E. Parkins General          | 1,350.00   |
| 10/31/2017 M.E. Parkins General          | 1,150.00   |
| 10/31/2017 M.E. Parkins General          | 800.00     |
| 10/31/2017 M.E. Parkins General          | 900.00     |
| 10/31/2017 Symbiont Service Corp         | 496.70     |
| 10/31/2017 M.E. Parkins General          | 1,200.00   |
| 10/31/2017 M.E. Parkins General          | 2,200.00   |
| 10/31/2017 M.E. Parkins General          | 1,700.00   |
| 10/31/2017 M.E. Parkins General          | 1,350.00   |
| 10/31/2017 Rooms To Go                   | 3,396.11   |
| 10/31/2017 Bruce Richard                 | 263.25     |
| 10/31/2017 Bruce Richard                 | 106.99     |
| 10/31/2017 M.E. Parkins General          | 420.00     |
| 10/31/2017 M.E. Parkins General          | 1,050.00   |
| 10/31/2017 M.E. Parkins General          | 2,200.00   |
| 10/31/2017 M.E. Parkins General          | 1,500.00   |
| 10/31/2017 M.E. Parkins General          | 870.00     |
| 10/31/2017 M.E. Parkins General          | 1,150.00   |
| 10/31/2017 M.E. Parkins General          | 2,200.00   |
| 10/31/2017 S&S Flooring Workroom         | 4,933.81   |
| 10/31/2017 Pro Fitness Sales & Service   | 1,087.50   |
| 10/31/2017 Pro Fitness Sales & Service   | 1,087.50   |
| 10/31/2017 Semper Aedificio              | 1,029.00   |
| 10/31/2017 Florida Hottub & Sauna        | 2,692.40   |
| 10/31/2017 Florida Hottub & Sauna        | 2,692.40   |

**Coco Wood Lakes**  
**Schedule of Reserves Balances**  
**1/31/2023**

|  |                   |
|--|-------------------|
| 10/31/2017 American Lighting Maintenance                                       | 592.25            |
| 10/31/2017 S & S Flooring  | 4,933.81          |
| 10/31/2017 Jan - Oct Reserve Allocation  | (41,666.70)       |
| 11/20/2017 S&S Flooring Workroom   | 4,933.81          |
| 12/31/2017 Reclass to Capital Expenditures                                     | (33,411.31)       |
| 12/31/2018 2018 Reserve Allocation   | 15,000.00         |
| 12/31/2018 Reserve Transfer  | 60,000.00         |
| 2/28/2019 Bruce Richard  | (641.99)          |
| 8/1/2019 Astro Air Inc   | (10,254.00)       |
| 8/17/2019 TSI Electric Inc   | (2,200.00)        |
| 9/6/2019 TSI Electric Inc  | (1,061.00)        |
| 9/13/2019 TSI Electric Inc   | (2,602.00)        |
| 10/23/2019 Astro Air Inc   | (18,926.00)       |
| 10/29/2019 S&S Flooring Workroom deposit                                       | (12,958.93)       |
| 11/1/2019 TSI Electric Inc   | (1,000.00)        |
| 11/19/2019 S&S Flooring  | (6,275.00)        |
| 11/25/2019 Florida Floor Builders  | (4,250.00)        |
| 12/1/2019 Astro Air Inc  | (1,960.00)        |
| 12/3/2019 Astro Air Inc  | (5,000.00)        |
| 12/5/2019 S&S Flooring   | (6,275.00)        |
| 12/6/2019 Blochinger & Company   | (350.00)          |
| 12/9/2019 S&S Flooring   | (12,958.92)       |
| 12/31/2019 2019 Reserves Allocation  | 24,000.00         |
| 2/19/2020 Florida Pro Builders: Dry Wall Permit Fees                           | (507.50)          |
| 2/19/2020 Florida Pro Builders: Dry Wall & Plaster Work                        | (395.00)          |
| 2/29/2020 ME Parkings  | (1,000.00)        |
| 5/31/2020 Void: Florida Pro Builders: Dry Wall Permit Fees                     | 507.50            |
| 5/31/2020 Florida Pro Builders: Dry Wall Repair                                | (507.50)          |
| 8/20/2020 Comcast: Door Fee Payment  | 58,950.00         |
| 10/31/2020 Atech - Card Access & Intercom                                      | (3,457.71)        |
| 10/31/2020 Severe Weather: Gym Impact Glass Deposit                            | (5,747.00)        |
| 11/30/2020 Indian Harbor   | 8,864.59          |
| 12/31/2020 2020 Reserve Allocation   | 29,000.04         |
| 12/31/2021 2021 Reserve Allocation   | 27,999.96         |
| 1/1/2022 Overspent Reserves Pool & Spa to Common Area                          | (1,193.75)        |
| 7/21/2022 Colorback Products Corp - Paver Restoration                          | (10,950.00)       |
| 8/1/2022 Colorback Products Corp - Paver Repair                                | (675.00)          |
| 8/4/2022 JR Frazer Inc. - Deposit for Reserve Study                            | (1,700.00)        |
| 10/1/2022 Delray Qwning Inc.- 50% Deposit                                      | (7,975.00)        |
| 12/9/2022 DELRAY AWNING INC, Invoice #: 22284; BOD Meeting                     | (7,975.00)        |
| 12/20/2022 JR FRAZER, INC, Invoice #: 220906A; Final Balance for Reserve Study | (1,700.00)        |
| 12/31/2022 2021 Reserve Allocation   | 18,000.00         |
| 1/31/2023 Monthly Reserve Allocation   | 1,666.67          |
| <b>Total</b>   | <b>123,996.46</b> |

**Coco Wood Lakes**  
**Schedule of Reserves Balances**  
**1/31/2023**

| <b>Reserves: General G/L 35001</b> |   |                  |
|------------------------------------|---|------------------|
| <b>Date</b>                        | <b>Description</b>  | <b>Amount</b>    |
| 4/30/2021                          | Transfer from Operating Funds to Reserve                              | 25,000.00        |
| 6/30/2021                          | Transfer of Legal fee reimbursement form Whitlock & Rampersad to Rese | 14,917.98        |
| <b>Total</b>                       |   | <b>39,917.98</b> |

| <b>Club House G/L 35005</b> |                                  |                  |
|-----------------------------|----------------------------------|------------------|
| <b>Date</b>                 | <b>Description</b>               | <b>Amount</b>    |
| 11/30/2014                  | Opening Balance                  | 75,000.00        |
| 9/29/2017                   | Semper Aedificio                 | (2,401.00)       |
| 9/30/2017                   | Aspen Air Conditioning           | (4,581.00)       |
| 9/30/2017                   | Aspen Air Conditioning           | (10,689.00)      |
| 9/27/2017                   | American Lighting Maintenance    | (1,303.03)       |
| 9/27/2017                   | American Lighting Maintenance    | (1,303.03)       |
| 9/29/2017                   | Pro Fitness Sales & Service      | (3,843.88)       |
| 9/29/2017                   | Pro Fitness Sales & Service      | (3,843.87)       |
| 10/2/2017                   | S&S Flooring Workroom            | (2,541.00)       |
| 10/31/2017                  | S&S Flooring Workroom            | (1,066.00)       |
| 10/31/2017                  | S&S Flooring Workroom            | (2,541.00)       |
| 10/31/2017                  | S&S Flooring Workroom            | (4,933.81)       |
| 10/31/2017                  | S&S Flooring Workroom            | (2,541.00)       |
| 11/4/2017                   | Semper Aedificio                 | (400.00)         |
| 11/20/2017                  | S&S Flooring Workroom            | 2,541.00         |
| 6/27/2018                   | South Florida Construction Group | (1,400.00)       |
| 6/27/2018                   | South Florida Construction Group | (2,800.00)       |
| 6/27/2018                   | South Florida Construction Group | (1,400.00)       |
| 6/27/2018                   | South Florida Construction Group | (2,800.00)       |
| 6/27/2018                   | South Florida Construction Group | (5,600.00)       |
| 6/27/2018                   | South Florida Construction Group | (2,800.00)       |
| 3/18/2019                   | South Planning Distribution      | (1,950.00)       |
| <b>Total</b>                |                                  | <b>16,803.38</b> |

| <b>Reserves: Landscape G/L 35007</b> |                               |                 |
|--------------------------------------|-------------------------------|-----------------|
| <b>Date</b>                          | <b>Description</b>            | <b>Amount</b>   |
| 11/30/2014                           | Opening Balance               | 8,302.00        |
| 9/27/2017                            | American Lighting Maintenance | (2,686.80)      |
| 9/27/2017                            | American Lighting Maintenance | (2,686.80)      |
| <b>Total</b>                         |                               | <b>2,928.40</b> |

| <b>Reserves: Pool &amp; Spa G/L 35040</b> |   |               |
|---|---|---------------|
| <b>Date</b>                               | <b>Description</b>  | <b>Amount</b> |
| 5/31/2015                                 | Opening Balance   | 18,000.00     |
| 9/28/2017                                 | Green Turtle Fiberglass                                   | (2,000.00)    |
| 9/28/2017                                 | Green Turtle Fiberglass                                   | (4,481.67)    |
| 9/28/2017                                 | Green Turtle Fiberglass                                   | (6,481.66)    |
| 9/28/2017                                 | Green Turtle Fiberglass                                   | (6,481.67)    |
| 10/24/2017                                | Green Turtle Fiberglass                                   | (650.00)      |
| 10/26/2017                                | Green Turtle Fiberglass                                   | (1,900.00)    |
| 10/31/2017                                | Transfer of Reserve Interest Income (per 10.23 board Mtg) | 2,768.00      |
| 10/31/2017                                | Transfer of Reserve Interest Income (per 10.23 board Mtg) | 33.25         |
| 1/1/2022                                  | Overspent Reserves Pool & Spa to Common Area              | 1,193.75      |
| <b>Total</b>                              |   | <b>0.00</b>   |

**Coco Wood Lakes**  
**Schedule of Reserves Balances**  
**1/31/2023**

| <b>Reserves: Interest G/L 35090</b> |   |                      |
|-------------------------------------|---|----------------------|
| <b>Date</b>                         | <b>Description</b>                                    | <b>Amount</b>        |
| <b>11/30/2014</b>                   | <b>Opening Balance</b>                                | <b>1,002.40</b>      |
| 12/31/2014                          | Oct-Dec Interest                                      | 127.92               |
| 2/28/2015                           | Aug-Jan int for unposted check                        | 16.21                |
| 12/31/2015                          | 2015 Reserve Interest                                 | 590.03               |
| 12/31/2016                          | 2016 Reserves Interest                                | 691.29               |
| 10/31/2017                          | Jan - Oct 2017 Reserves Interest                      | 373.40               |
| 10/31/2017                          | Transfer to Reserves Pool & Spa (per 10.23 board Mtg) | (2,768.00)           |
| 10/31/2017                          | Transfer to Reserves Pool & Spa (per 10.23 board Mtg) | (33.25)              |
| 12/31/2017                          | Center State Bank Charges - Refund request denied     | (24.00)              |
| 12/31/2018                          | 2018 Reserve Interest                                 | 52.39                |
| 12/31/2019                          | 2018 Reserve Interest                                 | 339.55               |
| 12/31/2020                          | 2020 Reserve Interest                                 | 163.60               |
| 12/31/2021                          | 2021 Reserve Interest                                 | 408.91               |
| 12/31/2021                          | 2022 Reserve Interest                                 | 568.06               |
| 1/31/2023                           | Monthly Reserve Interest                              | 251.03               |
| <b>Total</b>                        |   | <b>1,759.54</b>      |
| <b>Total Reserves</b>               |   | <b>\$ 185,405.76</b> |

**Coco Wood Lakes**  
**Schedule of Funds Balances**  
**1/31/2023**

| <b>Operating Fund Balance: GL 39005</b> |  |                      |
|---|--|----------------------|
| <b>Date</b>                             | <b>Description</b>                                   | <b>Amount</b>        |
| 11/30/2014                              | Opening Balance                                      | 25,964.84            |
| 12/31/2014                              | 2014 Retained Earnings                               | (11,354.52)          |
| 10/31/2015                              | 2014 Audit AJEs                                      | (13,415.42)          |
| 12/31/2015                              | Close out PpA> Fund Bal                              | (6,226.90)           |
| 12/31/2015                              | 2015 Retained Earnings                               | 38,089.40            |
| 6/30/2016                               | 2015 Audit AJEs                                      | (32,701.62)          |
| 1/31/2016                               | FPL 15129 prior Period Payment                       | (1,371.49)           |
| 1/31/2016                               | Nov Sanitation double payment void                   | 71.80                |
| 2/29/2016                               | Dec Administrative & General Charges                 | 15.90                |
| 8/23/2016                               | Reimbursement on account #2201 from Prior management | (208.41)             |
| 12/31/2016                              | 2016 Retained Earnings                               | 57,516.73            |
| 7/10/2017                               | 2016 Audit AJEs                                      | (5,927.68)           |
| 12/31/2017                              | Transfer PPA to Fund Balance                         | (1,497.41)           |
| 12/31/2017                              | 2017 Retained Earnings                               | 10,758.82            |
| 12/31/2017                              | 2017 Audit AJEs                                      | 296.01               |
| 12/31/2018                              | Transfer PPA to Fund Balance                         | (109.89)             |
| 12/31/2018                              | 2018 Retained Earnings                               | (14,339.59)          |
| 12/31/2019                              | 2018 Audit AJE                                       | (3,738.00)           |
| 1/1/2020                                | Transfer PPA to Fund Balance                         | 44,214.50            |
| 1/31/2020                               | 2019 Retained Earnings                               | 31,603.73            |
| 9/30/2020                               | 2019 Audit AJE                                       | (1,401.48)           |
| 12/31/2020                              | 2020 Retained Earnings                               | 48,219.63            |
| 5/31/2021                               | 2020 Audit AJEs                                      | (58,950.00)          |
| 5/31/2021                               | 2020 Audit AJEs                                      | 10,865.76            |
| 5/20/2021                               | Transfer Funds to Reserve                            | (25,000.00)          |
| 1/1/2022                                | Transfer PPA to Fund Balance                         | (53,391.52)          |
| 1/1/2022                                | 2021 Retained Earnings                               | 61,014.40            |
| 1/1/2023                                | 2022 Retained Earnings                               | 4,133.42             |
| <b>Total</b>                            |  | <b>\$ 103,131.01</b> |

**Coco Wood Lakes**  
**Actual Cash Flow Report**  
**January 31, 2023**

|                              |                            | January              | 2023              | Year To Date         | Year To Date        | Year To Date        |
|------------------------------|----------------------------|----------------------|-------------------|----------------------|---------------------|---------------------|
|                              |                            | <u>Actual</u>        | <u>Budget</u>     | <u>Actual</u>        | <u>Budget</u>       | <u>Variance</u>     |
| <b><u>Cash Receipts:</u></b> |                            |                      |                   |                      |                     |                     |
| 40000                        | Owner Assessment Fees      | 139,619.55           | 647,547.00        | 139,619.55           | 53,962.25           | 85,657.30           |
| 40017                        | Gate Key Cards Income      | 75.00                | 200.00            | 75.00                | 16.67               | 58.33               |
| 44000                        | Late Charge Fees           | 320.79               | 2,000.00          | 320.79               | 166.67              | 154.12              |
| 44780                        | Cable Revenue              | -                    | 9,825.00          | -                    | 818.75              | (818.75)            |
| 45000                        | Misc. Income               | 135.26               | -                 | 135.26               | 0.00                | 135.26              |
| 45010                        | Newsletter Income          | -                    | 1,000.00          | -                    | 83.33               | (83.33)             |
| 46000                        | Interest Income            | 769.59               | 200.00            | 769.59               | 16.67               | 752.92              |
|                              |                            | -                    |                   | -                    |                     | -                   |
|                              | <b>Total Cash Receipts</b> | <b>\$ 140,920.19</b> | <b>\$ 660,772</b> | <b>\$ 140,920.19</b> | <b>\$ 55,064.33</b> | <b>\$ 85,855.86</b> |

**Cash Disbursements:**

|       |   |           |            |           |           |          |
|-------|---|-----------|------------|-----------|-----------|----------|
| 60000 | Salary Expenses                         | 150.00    | 7,000.00   | 150.00    | 583.33    | 433.33   |
| 62000 | Electric- Clubhouse                     | -         | 20,000.00  | -         | 1,666.67  | 1,666.67 |
| 62010 | Electric- Street Lights                 | 2,152.46  | 25,000.00  | 2,152.46  | 2,083.33  | (69.13)  |
| 62100 | Water & Sewer                           | 643.73    | 7,000.00   | 643.73    | 583.33    | (60.40)  |
| 62400 | Trash Removal                           | -         | 1,000.00   | -         | 83.33     | 83.33    |
| 62500 | Telephone                               | 519.52    | 5,200.00   | 519.52    | 433.33    | (86.19)  |
| 63000 | Management Fee Expense                  | 11,853.42 | 144,753.00 | 11,853.42 | 12,062.75 | 209.33   |
| 63100 | Legal Expense                           | -         | 7,000.00   | -         | 583.33    | 583.33   |
| 63103 | Legal - Litigations                     | 275.00    | 5,000.00   | 275.00    | 416.67    | 141.67   |
| 63105 | Legal Document Expense                  | -         | 260.00     | -         | 21.67     | 21.67    |
| 63300 | Audit Fees                              | -         | 4,500.00   | -         | 375.00    | 375.00   |
| 63400 | Other Professional Fees                 | -         | 100.00     | -         | 8.33      | 8.33     |
| 63500 | Landscaping                             | 2,395.00  | 31,971.00  | 2,395.00  | 2,664.25  | 269.25   |
| 63510 | Lakes/Canals/Preserves                  | 562.00    | 7,046.00   | 562.00    | 587.17    | 25.17    |
| 63520 | Pool/Spa Maintenance                    | 475.00    | 6,373.00   | 475.00    | 531.08    | 56.08    |
| 63530 | Pest Control Contract                   | 85.60     | 924.00     | 85.60     | 77.00     | (8.60)   |
| 63541 | Termite Contract                        | -         | 530.00     | -         | 44.17     | 44.17    |
| 63550 | Security Alarm Monitoring               | -         | 257.00     | -         | 21.42     | 21.42    |
| 63564 | Fitness Machine Maint.                  | -         | 856.00     | -         | 71.33     | 71.33    |
| 63575 | Cable Contract Service                  | 17,486.95 | 212,100.00 | 17,486.95 | 17,675.00 | 188.05   |
| 63591 | HVAC Contract                           | -         | 1,760.00   | -         | 146.67    | 146.67   |
| 64000 | Administrative & General                | -         | 1,000.00   | -         | 83.33     | 83.33    |
| 64002 | Fire Extinguisher Inspection            | -         | 100.00     | -         | 8.33      | 8.33     |
| 64003 | Admin and General - Election Monitoring | 1,532.50  | 6,500.00   | 1,532.50  | 541.67    | (990.83) |
| 64010 | Annual Corporate Report                 | -         | 62.00      | -         | 5.17      | 5.17     |
| 64120 | Bad Debt Exp.                           | -         | 2,500.00   | -         | 208.33    | 208.33   |
| 64140 | Gate / Key Cards Exp.                   | -         | 480.00     | -         | 40.00     | 40.00    |
| 64200 | Bank Charges                            | 13.48     | 200.00     | 13.48     | 16.67     | 3.19     |
| 64250 | Licenses, Taxes & Permits               | -         | 2,500.00   | -         | 208.33    | 208.33   |
| 64300 | Office Supplies                         | 502.89    | 800.00     | 502.89    | 66.67     | (436.22) |
| 64350 | Postage                                 | 318.60    | 2,000.00   | 318.60    | 166.67    | (151.93) |
| 64355 | Subscriptions & Memberships             | -         | 150.00     | -         | 12.50     | 12.50    |
| 64370 | Computer Expense                        | -         | 200.00     | -         | 16.67     | 16.67    |

**Coco Wood Lakes**  
**Actual Cash Flow Report**  
**January 31, 2023**

|   | January              | 2023              | Year To Date         | Year To Date        | Year To Date       |
|---|----------------------|-------------------|----------------------|---------------------|--------------------|
|   | <u>Actual</u>        | <u>Budget</u>     | <u>Actual</u>        | <u>Budget</u>       | <u>Variance</u>    |
| 64545                                       | 243.08               | 4,000.00          | 243.08               | 333.33              | 90.25              |
| 65000                                       | 238.44               | 2,500.00          | 238.44               | 208.33              | (30.11)            |
| 65030                                       | -                    | 500.00            | -                    | 41.67               | 41.67              |
| 65035                                       | -                    | 100.00            | -                    | 8.33                | 8.33               |
| 65050                                       | -                    | 100.00            | -                    | 8.33                | 8.33               |
| 65065                                       | -                    | 100.00            | -                    | 8.33                | 8.33               |
| 65100                                       | 85.60                | 1,000.00          | 85.60                | 83.33               | (2.27)             |
| 65117                                       | -                    | 6,500.00          | -                    | 541.67              | 541.67             |
| 65330                                       | -                    | 100.00            | -                    | 8.33                | 8.33               |
| 65342                                       | -                    | 17,500.00         | -                    | 1,458.33            | 1,458.33           |
| 65343                                       | -                    | 100.00            | -                    | 8.33                | 8.33               |
| 65346                                       | -                    | 500.00            | -                    | 41.67               | 41.67              |
| 65354                                       | -                    | 1,800.00          | -                    | 150.00              | 150.00             |
| 65357                                       | -                    | 250.00            | -                    | 20.83               | 20.83              |
| 65360                                       | 4,450.00             | 8,600.00          | 4,450.00             | 716.67              | (3,733.33)         |
| 65361                                       | -                    | 2,500.00          | -                    | 208.33              | 208.33             |
| 65366                                       | -                    | 6,000.00          | -                    | 500.00              | 500.00             |
| 65388                                       | -                    | 3,000.00          | -                    | 250.00              | 250.00             |
| 65400                                       | -                    | 500.00            | -                    | 41.67               | 41.67              |
| 66000                                       | 9,644.12             | 95,000.00         | 9,644.12             | 7,916.67            | (1,727.45)         |
| 70400                                       | -                    | -                 | -                    | -                   | -                  |
| 70437                                       | -                    | 5,000.00          | -                    | 416.67              | 416.67             |
|   |                      |                   | -                    |                     |                    |
| <b>Total Cash Disbursements</b>             | <b>\$ 53,627.39</b>  | <b>\$ 660,772</b> | <b>\$ 53,627.39</b>  | <b>\$ 55,064.33</b> | <b>\$ 1,436.94</b> |
| <b>Net Cash Flow From Operations</b>        | <b>\$ 87,292.80</b>  | <b>-</b>          | <b>\$ 87,292.80</b>  | <b>\$ -</b>         |                    |
| <b><u>Balance Sheet Items</u></b>           |                      |                   |                      |                     |                    |
| 10115                                       | (1,666.67)           | \$ 20,000         | (1,666.67)           | 1,666.67            | (0.00)             |
| 10104                                       | (102.57)             | \$ -              | (102.57)             | -                   | (102.57)           |
| 10201                                       | -                    | -                 | -                    | -                   | -                  |
| 11001                                       | -                    | -                 | -                    | -                   | -                  |
| 11215                                       | -                    | -                 | -                    | -                   | -                  |
| 11400                                       | -                    | -                 | -                    | -                   | -                  |
| 14010                                       | -                    | -                 | -                    | -                   | -                  |
| 14020                                       | -                    | -                 | -                    | -                   | -                  |
| 14035                                       | -                    | -                 | -                    | -                   | -                  |
| 20010                                       | -                    | -                 | -                    | -                   | -                  |
| 20050                                       | -                    | -                 | -                    | -                   | -                  |
| 35000                                       | -                    | -                 | -                    | -                   | -                  |
| 39001                                       | -                    | -                 | -                    | -                   | -                  |
| <b>Net Cash Flow</b>                        | <b>\$ 85,523.56</b>  |                   | <b>\$ 85,523.56</b>  |                     |                    |
| <b>Cash Balance Beginning of the Period</b> | <b>\$ 188,016.29</b> |                   | <b>\$ 188,016.29</b> |                     |                    |
| <b>Cash Balance End of the Month</b>        | <b>\$ 273,539.85</b> |                   | <b>\$ 273,539.85</b> |                     |                    |