



FirstService
RESIDENTIAL

COCO WOOD LAKES HOMEOWNERS ASSOCIATION

Period Ending June 30, 2023

FINANCIAL REPORTING PACKAGE



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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 June 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 June 2023

Money Market Accounts	Total Assets	Balances < \$100k	Balances > \$100k	FDIC Cert. #
City National Bank	\$25B	0.75%	3.50%	20234
Truist Bank	\$456B	2.71%	2.71%	9846

Kristina Lebrevelec
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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.

Coco Wood Lakes Association, Inc.
Balance Sheet
6/30/2023

	Operating	Reserves	Total
Assets			
<u>Assets</u>			
10001 - Petty Cash	\$32.89		\$32.89
10104 - CNB - New Operating	\$200,259.74		\$200,259.74
10409 - Cash Reserves CNB		\$191,280.00	\$191,280.00
11000 - Assessments Receivable	\$5,473.14		\$5,473.14
11500 - Allowance for Doubtful Account	(\$1,202.91)		(\$1,202.91)
14010 - Prepaid Insurance	\$58,340.31		\$58,340.31
14045 - Prepaid Expenses	\$1,538.82		\$1,538.82
Total Assets	<u>\$264,441.99</u>	<u>\$191,280.00</u>	<u>\$455,721.99</u>
Assets Total	<u>\$264,441.99</u>	<u>\$191,280.00</u>	<u>\$455,721.99</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
20000 - Accounts Payable	\$319.22		\$319.22
20003 - Credit Card Liability	\$1,700.74		\$1,700.74
20005 - A/P - Insurance	\$57,864.72		\$57,864.72
20010 - A/P Exchange	(\$47.14)		(\$47.14)
20100 - Assessments Rec'd in Advance	\$63,291.62		\$63,291.62
22000 - Accrued Expenses	\$5,438.04		\$5,438.04
23000 - Deferred Cable Revenue	\$22,106.25		\$22,106.25
Total Current Liabilities	<u>\$150,673.45</u>	<u>\$0.00</u>	<u>\$150,673.45</u>
<u>Reserves</u>			
35000 - Common Area Improvement		\$132,329.81	\$132,329.81
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
35040 - Reserves - Pool & Spa		(\$5,150.00)	(\$5,150.00)
35090 - Reserves - Interest		\$4,450.43	\$4,450.43
Total Reserves	<u>\$0.00</u>	<u>\$191,280.00</u>	<u>\$191,280.00</u>
<u>Fund Balances</u>			
39005 - Oper.Fund Balance	\$103,131.01		\$103,131.01
Total Fund Balances	<u>\$103,131.01</u>	<u>\$0.00</u>	<u>\$103,131.01</u>
Net Income	<u>\$10,637.53</u>	<u>\$0.00</u>	<u>\$10,637.53</u>
Liabilities and Equity Total	<u>\$264,441.99</u>	<u>\$191,280.00</u>	<u>\$455,721.99</u>

Coco Wood Lakes
Statement of Revenue and Expenses
For the Period Ending June 30, 2023

Description	Current Period			Year-To-Date			Yearly	Variance Explanation
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	
Revenue								
40000 - Owner Assessment Fees	53,959.00	53,962.25	(3.25)	323,753.98	323,773.50	(19.52)	647,547.00	Monthly allocation of quarterly billing; variance due to rounding
40002 - Reserve Income	1,666.67	1,666.67	0.00	10,000.02	10,000.02	0.00	20,000.00	Reserve Income
40017 - Gate Key Cards Income	0.00	16.67	(16.67)	100.00	100.02	(0.02)	200.00	YTD: Gate Key Card Income collected
44000 - Late Charge Income	(53.77)	166.67	(220.44)	1,871.65	1,000.02	871.63	2,000.00	Reversal of late fee
44100 - NSF Fees	0.00	0.00	0.00	160.00	0.00	160.00	0.00	NSF Fees billed this period
44780 - Cable Revenue	818.75	818.75	0.00	4,912.50	4,912.50	0.00	9,825.00	Monthly Cable Revenue
45000 - Misc. Income	110.00	0.00	110.00	552.08	0.00	552.08	0.00	Misc. Income collected. Period reflects \$544.32 event reimbursement.
45010 - Newsletter Income	0.00	83.33	(83.33)	1,014.00	499.98	514.02	1,000.00	Newsletter income for this period
46000 - Interest Income	560.31	16.67	543.64	3,916.50	100.02	3,816.48	200.00	Interest earned on operating funds bank account.
Total Revenue	57,060.96	56,731.01	329.95	346,280.73	340,386.06	5,894.67	680,772.00	
Expense								
Payroll & Related								
60000 - Salary Expenses	0.00	583.33	583.33	150.00	3,499.98	3,349.98	7,000.00	No expenses this period. YTD: Handyman - repair leakage
Total Payroll & Related	0.00	583.33	583.33	150.00	3,499.98	3,349.98	7,000.00	
Utilities								
62000 - Electric- Clubhouse	1,360.33	1,666.67	306.34	8,487.73	10,000.02	1,512.29	20,000.00	Electricity provided by FPL
62010 - Electric- Street Lights	2,135.03	2,083.33	(51.70)	13,102.97	12,499.98	(602.99)	25,000.00	Street lighting provided by FPL
62100 - Water & Sewer	542.09	583.33	41.24	3,977.73	3,499.98	(477.75)	7,000.00	PBC Water-Water Leak in fill valves for Pool and Hot Tub
62400 - Trash Removal	83.62	83.33	(0.29)	510.54	499.98	(10.56)	1,000.00	Services provided by County Services.
62500 - Telephone	590.49	433.33	(157.16)					Zoom Acct/Telephone/Internet service provided by Comcast and Smart Communities expense for the community channel.
				2,737.11	2,599.98	(137.13)	5,200.00	
Total Utilities	4,711.56	4,849.99	138.43	28,816.08	29,099.94	283.86	58,200.00	
Management & Professional Fees								
63000 - Management Fee Expense	11,853.42	12,062.75	209.33	71,120.52	72,376.50	1,255.98	144,753.00	Variance due to billing changes and no surplus will remain by end of year. General Assn. Management and bookkeeping services.
63100 - Legal Expense	0.00	583.33	583.33	1,900.00	3,499.98	1,599.98	7,000.00	Legal services provided by Kaye Bender.
63103 - Legal - Litigations	0.00	416.67	416.67	4,313.50	2,500.02	(1,813.48)	5,000.00	Legal services provided by Kaye Bender.
63105 - Legal Document Expense	0.00	21.67	21.67	900.00	130.02	(769.98)	260.00	Legal services provided by Kaye Bender.
63300 - Audit Fees	375.00	375.00	0.00	2,250.00	2,250.00	0.00	4,500.00	2023 Audit Accrual
63400 - Other Professional Fees	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this reporting period.
Total Management & Professional Fees	12,228.42	13,467.75	1,239.33	80,484.02	80,806.50	322.48	161,613.00	
Monthly Service Contracts								
63500 - Landscaping	2,395.00	2,664.25	269.25	14,370.00	15,985.50	1,615.50	31,971.00	Per contract with Greencare Commercial \$2,395/month
63510 - Lakes/Canals/Preserves	562.00	587.17	25.17	3,372.00	3,523.02	151.02	7,046.00	Per contract with AllstateLake Management \$562/month.
63520 - Pool/Spa Maintenance	750.00	531.08	(218.92)	3,200.00	3,186.48	(13.52)	6,373.00	American Pool Service Contract Per Month is \$750. Variance due to new contract increase not the original budgeted amount. This will be stated through the end of the year. YTD Per contract provided Swim and Fun \$475/month- Ended May 31.
63530 - Pest Control Contract	85.60	77.00	(8.60)	513.60	462.00	(51.60)	924.00	Per contract with Nozzle Nolan - \$85.6/month-Vendor increased after budget
63541 - Termite Contract	43.12	44.17	1.05	258.70	265.02	6.32	530.00	Service with Nozzle Nolan - \$43.11/month.
63550 - Security Alarm Monitoring	21.39	21.42	0.03	128.25	128.52	0.27	257.00	Per contract with The Monitoring Center Florida \$21.39/month.
63564 - Fitness Machine Maint.	142.66	71.33	(71.33)	485.34	427.98	(57.36)	856.00	Per contract with Pro Fitness Sales @200/qu
63575 - Cable Contract Service	17,491.04	17,675.00	183.96	104,948.27	106,050.00	1,101.73	212,100.00	Per contract provided by Comcast
63591 - HVAC Contract	146.67	146.67	0.00	879.94	880.02	0.08	1,760.00	Per contract with Astro Air Conditioning.
Total Monthly Service Contracts	21,637.48	21,818.09	180.61	128,156.10	130,908.54	2,752.44	261,817.00	

Administrative & General								
64000 - Administrative & General	0.00	83.33	83.33	126.89	499.98	373.09	1,000.00	YTD: 1099 forms processing \$75, pizza for Annual Meeting \$51.
64002 - Fire Extinguisher Inspection	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this period.
64003 - Admin & General - Election Monitoring	0.00	541.67	541.67	4,344.58	3,250.02	(1,094.56)	6,500.00	YTD: 2nd Notice of Annual Meeting mailout \$2287, election Monitoring Fee \$1532, 1st Notice of Annual Meeting mailout \$525
64010 - Annual Corporate Report	0.00	5.17	5.17	61.25	31.02	(30.23)	62.00	YTD: \$61.25 Annual Report with Sunbiz
64120 - Bad Debt Exp.	208.33	208.33	0.00	1,249.98	1,249.98	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.	0.00	40.00	40.00	120.75	240.00	119.25	480.00	YTD: Key Fobs purchased.
64200 - Bank Charges	1.36	16.67	15.31	128.28	100.02	(28.26)	200.00	YTD Bank fees this period.
64250 - Licenses, Taxes & Permits	0.00	208.33	208.33	475.00	1,249.98	774.98	2,500.00	YTD: Permits for Pool and SPA \$475.
64300 - Office Supplies	0.00	66.67	66.67	809.63	400.02	(409.61)	800.00	YTD: Office supplies \$487, post cards \$52, BOD meeting snacks 11. Name tags \$12, tape, Copy paper & envelopes \$246.
64350 - Postage	78.60	166.67	88.07	2,567.26	1,000.02	(1,567.24)	2,000.00	Monthly FSR contract \$78.60 YTD: stamp rolls \$240. 2 nd notice annual meet \$759.04, Cert Ltrs use rights \$65.04, Atty ltrs sent \$9.14, 1 st not. annual meet. \$223, Stamp Rolls \$240, Cert. ltrs fine hear \$31.40, FSR \$156, \$252 for 14 day notice-resolution, 2 rolls of stamps \$60, Certified mail outs \$18.
64355 - Subscriptions & Memberships	12.50	12.50	0.00	75.00	75.00	0.00	150.00	Subscription @ Alliance of Delray - \$12.50/month
64370 - Computer Expense	0.00	16.67	16.67	37.98	100.02	62.04	200.00	YTD: Battery for laptop \$38
Total Administrative & General	300.79	1,374.34	1,073.55	9,996.60	8,246.04	(1,750.56)	16,492.00	
Marketing/Promotional								
64545 - Newsletters	290.78	333.33	42.55	1,686.16	1,999.98	313.82	4,000.00	Period and YTD include Minutemen Press-Delray: 12 newsletters per year
Total Marketing/Promotional	290.78	333.33	42.55	1,686.16	1,999.98	313.82	4,000.00	
Repairs & Maintenance								
65000 - Common Area Supplies	0.00	208.33	208.33	983.89	1,249.98	266.09	2,500.00	YTD: Sand Fill \$31.03, Propane \$21.98. Mirrors \$64, sighs \$36, net fence \$35, flag \$37, Ping Pong Rackets and Balls \$19, burner plates and grill cover \$39, 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	250.02	250.02	500.00	No expenditure required this reporting period.
65035 - HVAC Supplies	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this reporting period.
65050 - Hardware Supplies	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this reporting period.
65065 - Lock & Key Supplies	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this reporting period.
65100 - Cleaning Supplies	0.00	83.33	83.33	285.07	499.98	214.91	1,000.00	YTD: Toilet paper \$82, Hand Soap \$94.80, New Gym Wipe Dispensers \$79.56
65117 - Tree Trimming	0.00	541.67	541.67	0.00	3,250.02	3,250.02	6,500.00	No expenditure required this reporting period.
65330 - R & M - Fire safety Maint.	0.00	8.33	8.33	0.00	49.98	49.98	100.00	No expenditure required this reporting period.
65342 - R & M - Pool	(1,404.21)	1,458.33	2,862.54	5,712.58	8,749.98	3,037.40	17,500.00	Reimbursement from Swim&Fun \$1500 for \$600 leak det and \$900 dep for fiberglass repair, Pool rail covers \$96. YTD: Pool Heater Repairs \$1193.55, Hot tub fill valve \$110, fiberglass repair deposit \$900, rcl of deposit for separation tanks \$1,150 to reserve, Leak detections pool & hot tub \$1,775, feeder replacement \$650, pool heater repair \$249, coping cleaning \$200, spa pump \$1,607, filters \$300, hose parts \$7, hot tub clean valves \$125.
65343 - R & M - Lighting	0.00	8.33	8.33	28.89	49.98	21.09	100.00	YTD: Lights \$29
65346 - R & M - Signage	0.00	41.67	41.67	61.29	250.02	188.73	500.00	YTD: Pool hours signs \$36, Sign for pickleball \$24.00
65354 - R & M - General	0.00	150.00	150.00	953.58	900.00	(53.58)	1,800.00	Install parking lot lights \$641.44, Bee Removal \$295 YTD: Maintenance service \$14, box cover \$3.
65357 - R & M - Plumbing.	0.00	20.83	20.83	77.00	124.98	47.98	250.00	YTD: Backflow test \$77.
65360 - R & M - Bldg Maint. & Repairs	625.08	716.67	91.59	5,866.16	4,300.02	(1,566.14)	8,600.00	Atech Svcs Call/ W. pool lock \$238, Auditorium Carpet Cleaning \$387 YTD:Rpr ladies sauna \$250, After hours call to Astro Air \$153, Sauna repairs \$2,950, Clubhouse pressure cleaning \$1,500, leak detection \$150.
65361 - R & M Sprinklers	1,351.96	208.33	(1,143.63)	1,952.96	1,249.98	(702.98)	2,500.00	Sprinkle Heads \$150, Main Irrigation Pipe rpr \$1201.96 YTD: Leak Det Irrigation \$360, Sprinkler Rprs \$146. Sprinkler repair \$95.
65366 - Landscape Extras	100.00	500.00	400.00	2,874.00	3,000.00	126.00	6,000.00	Landscape service Self-cure \$100. YTD: Mulch \$2,400, service \$124, grass maintenance \$50.
65388 - R & M - Contingency	0.00	250.00	250.00	0.00	1,500.00	1,500.00	3,000.00	No expenditure required this reporting period.

65400 - COVID-19 Supplies

Total Repairs & Maintenance

0.00	41.67	41.67	169.67	250.02	80.35	500.00
<u>672.83</u>	<u>4,304.15</u>	<u>3,631.32</u>	<u>18,965.09</u>	<u>25,824.90</u>	<u>6,859.81</u>	<u>51,650.00</u>

YTD: Gym wipes \$169.

Coco Wood Lakes Association, Inc.
General Ledger Report
6/1/2023 - 6/30/2023

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
Beginning Balance							\$32.89
Account Total					\$0.00	\$0.00	\$32.89
Beginning Balance					\$32.89		
Net Change					\$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
Beginning Balance							\$220,321.33
6/2/2023	AR	CLICKPAY		Operating	\$420.00		\$220,741.33
6/2/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300112, Invoice #: 0435796-062023		Operating		\$261.40	\$220,479.93
6/2/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300113, Invoice #: 0117188-062023		Operating		\$17,491.04	\$202,988.89
6/2/2023	AP	Payment: FIRST INSURANCE FUNDING, API Payment - Check #: 300114, Invoice #: 97897169-062023		Operating		\$9,644.12	\$193,344.77
6/5/2023	AR	Payment		Operating	\$420.00		\$193,764.77
6/5/2023	AP	Payment: SWIM AND FUN INC, API Payment - Check #: 100159, Invoice #: 52339		Operating		\$110.00	\$193,654.77
6/5/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100160, Invoice #: 5365		Operating		\$146.00	\$193,508.77
6/5/2023	AP	Payment: NOZZLE NOLEN, INC. 33461, API Payment - Check #: 100161, Invoice #: 2249261		Operating		\$85.60	\$193,423.17
6/5/2023	AP	Payment: WILLIE THE BEE MAN, INC., API Payment - Check #: 100162, Invoice #: 052226132		Operating		\$295.00	\$193,128.17
6/5/2023		CWL 060523 O (1) MISC DEPOSIT		Operating	\$1,500.00		\$194,628.17
6/8/2023	AR	CLICKPAY		Operating	\$1,278.90		\$195,907.07
6/9/2023	AR	CLICKPAY		Operating	\$420.00		\$196,327.07
6/9/2023	AP	Payment: FCC ENVIRONMENTAL SERVICES, LLC, API Payment - Check #: 100163, Invoice #: FCCFL23147659		Operating		\$83.62	\$196,243.45
6/9/2023	AP	Payment: MINUTEMAN PRESS-DELRAY, API Payment - Check #: 100164, Invoice #: 128205		Operating		\$290.78	\$195,952.67
6/9/2023	AP	Payment: FirstService Residential Boca (FSR), API Payment - Check #: 100165, Invoice #: 10892282		Operating		\$11,932.02	\$184,020.65
6/9/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100166, Invoice #: 5462		Operating		\$2,395.00	\$181,625.65
6/9/2023	AR	Payment		Operating	\$1,300.52		\$182,926.17
6/12/2023	AR	CLICKPAY		Operating	\$443.00		\$183,369.17
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300115, Invoice #: 12543-062023		Operating		\$1,291.76	\$182,077.41
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300116, Invoice #: 14501-062023		Operating		\$471.32	\$181,606.09
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300117, Invoice #: 13528-062023		Operating		\$412.56	\$181,193.53
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300118, Invoice #: 12521-062023		Operating		\$12.20	\$181,181.33
6/12/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300119, Invoice #: 1359937-062023		Operating		\$49.00	\$181,132.33
6/13/2023	AR	CLICKPAY		Operating	\$462.94		\$181,595.27
6/13/2023	AR	Payment		Operating	\$756.00		\$182,351.27
6/14/2023	AR	CLICKPAY		Operating	\$1,278.90		\$183,630.17
6/14/2023	AP	Payment: HAFER & COMPANY, LLC, API Payment - Check #: 100167, Invoice #: 41297		Operating		\$350.00	\$183,280.17
6/15/2023	AR	CLICKPAY		Operating	\$525.00		\$183,805.17
6/16/2023	AR	CLICKPAY		Operating	\$1,003.00		\$184,808.17
6/20/2023	AR	CLICKPAY		Operating	\$546.00		\$185,354.17
6/21/2023	AR	CLICKPAY		Operating	\$840.00		\$186,194.17
6/21/2023	AR	Payment		Operating	\$2,263.00		\$188,457.17
6/21/2023	AP	Payment: SMART COMMUNITIES, API Payment - Check #: 100168, Invoice #: 4457, 4538, 4606		Operating		\$396.15	\$188,061.02
6/22/2023	AR	CLICKPAY		Operating	\$420.00		\$188,481.02
6/22/2023	AP	Payment: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, API Payment - Check #: 300120, Invoice #: 54865-062023		Operating		\$631.67	\$187,849.35
6/26/2023	AR	CLICKPAY		Operating	\$840.00		\$188,689.35
6/27/2023	AR	CLICKPAY		Operating	\$1,260.00		\$189,949.35
6/27/2023	AR	Payment		Operating	\$5,506.00		\$195,455.35
6/28/2023	AR	CLICKPAY		Operating	\$840.00		\$196,295.35

Coco Wood Lakes Association, Inc.
General Ledger Report
6/1/2023 - 6/30/2023

6/29/2023	AR	CLICKPAY	Operating	\$2,523.00		\$198,818.35
6/29/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100169, Invoice #: 5512	Operating		\$100.00	\$198,718.35
6/29/2023	AP	Payment: ATECH, API Payment - Check #: 100170, Invoice #: 109789	Operating		\$238.08	\$198,480.27
6/29/2023	AR	Payment	Operating	\$2,589.00		\$201,069.27
6/30/2023	AR	CLICKPAY	Operating	\$1,680.00		\$202,749.27
6/30/2023	AP	Payment: FPL , API Payment - Check #: 300121, Invoice #: 15129-062023	Operating		\$1,360.33	\$201,388.94
6/30/2023	GL	Trasfer from CNB Oper to CNB Reserve	Operating		\$1,666.67	\$199,722.27
6/30/2023	GL	US Bank CC Payment	Operating		\$21.40	\$199,700.87
6/30/2023	GL	ICS In-Transit	Operating	\$4,558.30		\$204,259.17
6/30/2023	GL	ICS In-Transit	Operating		\$4,558.30	\$199,700.87
6/30/2023		Bank Statement Interest	Operating	\$560.31		\$200,261.18
6/30/2023		Bank Statement Fees	Operating		\$1.44	\$200,259.74
Account Total				\$34,233.87	\$54,295.46	\$200,259.74
Beginning Balance						\$220,321.33
Net Change						(\$20,061.59)

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
Beginning Balance							\$189,360.71
6/30/2023	GL	Trasfer from CNB Oper to CNB Reserve		Reserves	\$1,666.67		\$191,027.38
6/30/2023		Bank Statement Interest		Reserves	\$252.66		\$191,280.04
6/30/2023		Bank Statement Fees		Reserves		\$0.04	\$191,280.00
Account Total					\$1,919.33	\$0.04	\$191,280.00
Beginning Balance							\$189,360.71
Net Change							\$1,919.29

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
Beginning Balance							\$8,215.85
6/2/2023	AR	Payment Application		Operating		\$420.00	\$7,795.85
6/5/2023	AR	Payment Application		Operating		\$17.68	\$7,778.17
6/7/2023	AR	REVERSAL - [Interest fee]		Operating		\$19.94	\$7,758.23
6/8/2023	AR	Payment Application		Operating		\$438.90	\$7,319.33
6/9/2023	AR	Payment Application		Operating		\$437.52	\$6,881.81
6/12/2023	AR	Payment Application		Operating		\$443.00	\$6,438.81
6/13/2023	AR	Payment Application		Operating		\$462.94	\$5,975.87
6/14/2023	AR	Payment Application		Operating		\$438.90	\$5,536.97
6/21/2023	AR	Payment Application		Operating		\$140.00	\$5,396.97
6/22/2023	AR	REVERSAL - [Interest fee]		Operating		\$6.09	\$5,390.88
6/22/2023	AR	[REVERSAL] - Payment Application		Operating	\$6.09		\$5,396.97
6/22/2023	AR	REVERSAL - [Interest fee]		Operating		\$8.84	\$5,388.13
6/22/2023	AR	[REVERSAL] - Payment Application		Operating	\$8.84		\$5,396.97
6/22/2023	AR	Payment Application		Operating		\$14.93	\$5,382.04
6/22/2023	AR	Landscaping Service - INV#5512 on 06/22/2023 Green Care Commercial		Operating	\$100.00		\$5,482.04
6/22/2023	AR	10% Admin Fee for INV#5512 on 06/22/2023		Operating	\$10.00		\$5,492.04
6/27/2023	AR	REVERSAL - [Interest fee]		Operating		\$18.90	\$5,473.14
Account Total					\$124.93	\$2,867.64	\$5,473.14
Beginning Balance							\$8,215.85
Net Change							(\$2,742.71)

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
Beginning Balance							(\$994.58)
6/30/2023	GL	Bad Debt Estimate		Operating		\$208.33	(\$1,202.91)
Account Total					\$0.00	\$208.33	(\$1,202.91)
Beginning Balance							(\$994.58)
Net Change							(\$208.33)

Coco Wood Lakes Association, Inc.
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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
Beginning Balance							\$67,852.32
6/30/2023	GL	Prepaid Insurance		Operating		\$9,512.01	\$58,340.31
Account Total					\$0.00	\$9,512.01	\$58,340.31
Beginning Balance					\$67,852.32		
Net Change					(\$9,512.01)		

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
Beginning Balance							\$1,905.16
6/30/2023	GL	Prepaid Expenses		Operating		\$223.68	\$1,681.48
6/30/2023	GL	PPD Pro- Fitness Inv. 45219		Operating		\$142.66	\$1,538.82
Account Total					\$0.00	\$366.34	\$1,538.82
Beginning Balance					\$1,905.16		
Net Change					(\$366.34)		

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
Beginning Balance							(\$852.27)
6/1/2023	AP	FIRST INSURANCE FUNDING, Invoice #: 97897169-062023		Operating	\$9,644.12		(\$10,496.39)
6/1/2023	AP	COMCAST BUSINESS 71211, Invoice #: 0435796-062023		Operating	\$261.40		(\$10,757.79)
6/1/2023	AP	COMCAST BUSINESS 71211, Invoice #: 0117188-062023		Operating	\$17,491.04		(\$28,248.83)
6/1/2023	AP	FirstService Residential Boca (FSR), Invoice #: 10892282		Operating	\$11,932.02		(\$40,180.85)
6/1/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5462		Operating	\$2,395.00		(\$42,575.85)
6/1/2023	AP	MINUTEMAN PRESS-DELRAY, Invoice #: 128205		Operating	\$290.78		(\$42,866.63)
6/1/2023	AP	SMART COMMUNITIES, Invoice #: 4606		Operating	\$132.05		(\$42,998.68)
6/1/2023	AP	SMART COMMUNITIES, Invoice #: 4457		Operating	\$132.05		(\$43,130.73)
6/1/2023	AP	FCC ENVIRONMENTAL SERVICES, LLC, Invoice #: FCCFL23152952		Operating	\$83.62		(\$43,214.35)
6/2/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300112, Invoice #: 0435796-062023		Operating	\$261.40		(\$42,952.95)
6/2/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300113, Invoice #: 0117188-062023		Operating	\$17,491.04		(\$25,461.91)
6/2/2023	AP	Payment: FIRST INSURANCE FUNDING, API Payment - Check #: 300114, Invoice #: 97897169-062023		Operating	\$9,644.12		(\$15,817.79)
6/5/2023	AP	Payment: SWIM AND FUN INC, API Payment - Check #: 100159, Invoice #: 52339		Operating	\$110.00		(\$15,707.79)
6/5/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100160, Invoice #: 5365		Operating	\$146.00		(\$15,561.79)
6/5/2023	AP	Payment: NOZZLE NOLEN, INC. 33461, API Payment - Check #: 100161, Invoice #: 2249261		Operating	\$85.60		(\$15,476.19)
6/5/2023	AP	Payment: WILLIE THE BEE MAN, INC., API Payment - Check #: 100162, Invoice #: 052226132		Operating	\$295.00		(\$15,181.19)
6/6/2023	AP	ATECH, Invoice #: 109789		Operating		\$238.08	(\$15,419.27)
6/8/2023	AP	HAFER & COMPANY, LLC, Invoice #: 41297		Operating		\$350.00	(\$15,769.27)
6/9/2023	AP	Payment: FCC ENVIRONMENTAL SERVICES, LLC, API Payment - Check #: 100163, Invoice #: FCCFL23147659		Operating	\$83.62		(\$15,685.65)
6/9/2023	AP	Payment: MINUTEMAN PRESS-DELRAY, API Payment - Check #: 100164, Invoice #: 128205		Operating	\$290.78		(\$15,394.87)
6/9/2023	AP	Payment: FirstService Residential Boca (FSR), API Payment - Check #: 100165, Invoice #: 10892282		Operating	\$11,932.02		(\$3,462.85)
6/9/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100166, Invoice #: 5462		Operating	\$2,395.00		(\$1,067.85)
6/12/2023	AP	FPL , Invoice #: 14501-062023		Operating		\$471.32	(\$1,539.17)
6/12/2023	AP	FPL , Invoice #: 12543-062023		Operating		\$1,291.76	(\$2,830.93)
6/12/2023	AP	FPL , Invoice #: 13528-062023		Operating		\$412.56	(\$3,243.49)
6/12/2023	AP	FPL , Invoice #: 12521-062023		Operating		\$12.20	(\$3,255.69)
6/12/2023	AP	COMCAST BUSINESS 71211, Invoice #: 1359937-062023		Operating		\$49.00	(\$3,304.69)
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300115, Invoice #: 12543-062023		Operating	\$1,291.76		(\$2,012.93)
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300116, Invoice #: 14501-062023		Operating	\$471.32		(\$1,541.61)

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6/12/2023	AP	Payment: FPL , API Payment - Check #: 300117, Invoice #: 13528-062023	Operating	\$412.56		(\$1,129.05)
6/12/2023	AP	Payment: FPL , API Payment - Check #: 300118, Invoice #: 12521-062023	Operating	\$12.20		(\$1,116.85)
6/12/2023	AP	Payment: COMCAST BUSINESS 71211, API Payment - Check #: 300119, Invoice #: 1359937-062023	Operating	\$49.00		(\$1,067.85)
6/14/2023	AP	Payment: HAFER & COMPANY, LLC, API Payment - Check #: 100167, Invoice #: 41297	Operating	\$350.00		(\$717.85)
6/20/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5507	Operating		\$150.00	(\$867.85)
6/21/2023	AP	Payment: SMART COMMUNITIES, API Payment - Check #: 100168, Invoice #: 4457, 4538, 4606	Operating	\$396.15		(\$471.70)
6/22/2023	AP	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, Invoice #: 54865-062023	Operating		\$631.67	(\$1,103.37)
6/22/2023	AP	Payment: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, API Payment - Check #: 300120, Invoice #: 54865-062023	Operating	\$631.67		(\$471.70)
6/22/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5512	Operating		\$100.00	(\$571.70)
6/28/2023	AP	NOZZLE NOLEN, INC. 33461, Invoice #: 2263499	Operating		\$85.60	(\$657.30)
6/29/2023	AP	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100169, Invoice #: 5512	Operating	\$100.00		(\$557.30)
6/29/2023	AP	Payment: ATECH, API Payment - Check #: 100170, Invoice #: 109789	Operating	\$238.08		(\$319.22)
6/30/2023	AP	FPL , Invoice #: 15129-062023	Operating		\$1,360.33	(\$1,679.55)
6/30/2023	AP	Payment: FPL , API Payment - Check #: 300121, Invoice #: 15129-062023	Operating	\$1,360.33		(\$319.22)
Account Total				\$48,047.65	\$47,514.60	(\$319.22)
Beginning Balance						(\$852.27)
Net Change						\$533.05

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
Beginning Balance							(\$21.40)
6/30/2023	GL	US Bank Credit Card June Expenses		Operating		\$1,700.74	(\$1,722.14)
6/30/2023	GL	US Bank CC Payment		Operating	\$21.40		(\$1,700.74)
Account Total					\$21.40	\$1,700.74	(\$1,700.74)
Beginning Balance							(\$21.40)
Net Change							(\$1,679.34)

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
Beginning Balance							(\$67,508.84)
6/1/2023	AP	FIRST INSURANCE FUNDING, Invoice #: 97897169-062023; 06/2023 INSURANCE		Operating	\$9,644.12		(\$57,864.72)
Account Total					\$9,644.12	\$0.00	(\$57,864.72)
Beginning Balance							(\$67,508.84)
Net Change							\$9,644.12

Client: Coco Wood Lakes Association, Inc.
Account: 20010 - A/P Exchange

Account Category: Current Liabilities
Account Type: Accounts Payable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$47.14
Account Total					\$0.00	\$0.00	\$47.14
Beginning Balance							\$47.14
Net Change							\$0.00

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
Beginning Balance							(\$38,475.30)
6/2/2023	AR	CLICKPAY		Operating		\$420.00	(\$38,895.30)
6/2/2023	AR	Payment Application		Operating	\$420.00		(\$38,475.30)
6/5/2023	AR	Payment Application		Operating	\$17.68		(\$38,457.62)
6/5/2023	AR	Payment		Operating		\$420.00	(\$38,877.62)

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Posting Date	Source	Description	Operating	Debit	Credit	Balance
6/8/2023	AR	CLICKPAY	Operating	\$1,278.90		(\$40,156.52)
6/8/2023	AR	Payment Application	Operating	\$438.90		(\$39,717.62)
6/9/2023	AR	CLICKPAY	Operating	\$420.00		(\$40,137.62)
6/9/2023	AR	Payment	Operating	\$1,300.52		(\$41,438.14)
6/9/2023	AR	Payment Application	Operating	\$437.52		(\$41,000.62)
6/12/2023	AR	CLICKPAY	Operating	\$443.00		(\$41,443.62)
6/12/2023	AR	Payment Application	Operating	\$443.00		(\$41,000.62)
6/13/2023	AR	CLICKPAY	Operating	\$462.94		(\$41,463.56)
6/13/2023	AR	Payment Application	Operating	\$462.94		(\$41,000.62)
6/13/2023	AR	Payment	Operating	\$756.00		(\$41,756.62)
6/14/2023	AR	CLICKPAY	Operating	\$1,278.90		(\$43,035.52)
6/14/2023	AR	Payment Application	Operating	\$438.90		(\$42,596.62)
6/15/2023	AR	CLICKPAY	Operating	\$525.00		(\$43,121.62)
6/16/2023	AR	CLICKPAY	Operating	\$1,003.00		(\$44,124.62)
6/20/2023	AR	CLICKPAY	Operating	\$546.00		(\$44,670.62)
6/21/2023	AR	CLICKPAY	Operating	\$840.00		(\$45,510.62)
6/21/2023	AR	Payment	Operating	\$2,263.00		(\$47,773.62)
6/21/2023	AR	Payment Application	Operating	\$140.00		(\$47,633.62)
6/22/2023	AR	CLICKPAY	Operating	\$420.00		(\$48,053.62)
6/22/2023	AR	[REVERSAL] - Payment Application	Operating	\$6.09		(\$48,059.71)
6/22/2023	AR	[REVERSAL] - Payment Application	Operating	\$8.84		(\$48,068.55)
6/22/2023	AR	Payment Application	Operating	\$14.93		(\$48,053.62)
6/26/2023	AR	CLICKPAY	Operating	\$840.00		(\$48,893.62)
6/27/2023	AR	CLICKPAY	Operating	\$1,260.00		(\$50,153.62)
6/27/2023	AR	Payment	Operating	\$5,506.00		(\$55,659.62)
6/28/2023	AR	CLICKPAY	Operating	\$840.00		(\$56,499.62)
6/29/2023	AR	CLICKPAY	Operating	\$2,523.00		(\$59,022.62)
6/29/2023	AR	Payment	Operating	\$2,589.00		(\$61,611.62)
6/30/2023	AR	CLICKPAY	Operating	\$1,680.00		(\$63,291.62)
Account Total				\$2,813.87	\$27,630.19	(\$63,291.62)
Beginning Balance						(\$38,475.30)
Net Change						(\$24,816.32)

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
Beginning Balance							(\$55,625.67)
6/30/2023	GL	Deferred Assessment		Operating	\$55,625.65		(\$0.02)
6/30/2023	GL	Deferred Assessment		Operating	\$0.02		\$0.00
Account Total					\$55,625.67	\$0.00	\$0.00
Beginning Balance							(\$55,625.67)
Net Change							\$55,625.67

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
Beginning Balance							(\$4,243.43)
6/1/2023	GL	[REVERSAL] - May Accrual		Operating	\$4,243.43		\$0.00
6/30/2023	GL	June Accrual		Operating		\$4,467.50	(\$4,467.50)
6/30/2023	GL	June Accrual		Operating		\$750.00	(\$5,217.50)
6/30/2023	GL	correcr June Accrual		Operating	\$350.00		(\$4,867.50)
6/30/2023	GL	June Accrual		Operating		\$8.54	(\$4,876.04)
6/30/2023	GL	June Accrual		Operating		\$562.00	(\$5,438.04)
Account Total					\$4,593.43	\$5,788.04	(\$5,438.04)
Beginning Balance							(\$4,243.43)
Net Change							(\$1,194.61)

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
Beginning Balance							(\$22,925.00)
6/30/2023	GL	Monthly Cable revenue		Operating	\$818.75		(\$22,106.25)
Account Total					\$818.75	\$0.00	(\$22,106.25)

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Beginning Balance (\$22,925.00)
 Net Change \$818.75

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

Account Category: Reserves
 Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$130,663.14)
6/30/2023	GL	Reserve Allocation		Reserves		\$1,666.67	(\$132,329.81)
Account Total							\$0.00 \$1,666.67 (\$132,329.81)
Beginning Balance							(\$130,663.14)
Net Change							(\$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
Beginning Balance							(\$39,917.98)
Account Total							\$0.00 \$0.00 (\$39,917.98)
Beginning Balance							(\$39,917.98)
Net Change							\$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
Beginning Balance							(\$16,803.38)
Account Total							\$0.00 \$0.00 (\$16,803.38)
Beginning Balance							(\$16,803.38)
Net Change							\$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
Beginning Balance							(\$2,928.40)
Account Total							\$0.00 \$0.00 (\$2,928.40)
Beginning Balance							(\$2,928.40)
Net Change							\$0.00

Client: Coco Wood Lakes Association, Inc.
 Account: 35040 - Reserves - Pool & Spa

Account Category: Reserves
 Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,150.00
Account Total							\$0.00 \$0.00 \$5,150.00
Beginning Balance							\$5,150.00
Net Change							\$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
Beginning Balance							(\$4,197.89)
6/30/2023		Bank Statement Interest		Reserves		\$252.66	(\$4,450.55)
6/30/2023	GL	RCL Reserve Bank Fee (May2023)		Reserves	\$0.08		(\$4,450.47)
6/30/2023	GL	RCL Reserve Bank Fee (June2023)		Reserves	\$0.04		(\$4,450.43)
Account Total							\$0.12 \$252.66 (\$4,450.43)
Beginning Balance							(\$4,197.89)
Net Change							(\$252.54)

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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
Beginning Balance							(\$103,131.01)
Account Total					\$0.00	\$0.00	(\$103,131.01)
Beginning Balance							(\$103,131.01)
Net Change							\$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
Beginning Balance							(\$269,794.98)
6/30/2023	GL	Deferred Assessment		Operating		\$55,625.65	(\$325,420.63)
6/30/2023	GL	Reserve Fee		Operating	\$1,666.67		(\$323,753.96)
6/30/2023	GL	Deferred Assessment		Operating		\$0.02	(\$323,753.98)
Account Total					\$1,666.67	\$55,625.67	(\$323,753.98)
Beginning Balance							(\$269,794.98)
Net Change							(\$53,959.00)

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
Beginning Balance							(\$8,333.35)
6/30/2023	GL	Reserve Fee		Reserves		\$1,666.67	(\$10,000.02)
Account Total					\$0.00	\$1,666.67	(\$10,000.02)
Beginning Balance							(\$8,333.35)
Net Change							(\$1,666.67)

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
Beginning Balance							(\$100.00)
Account Total					\$0.00	\$0.00	(\$100.00)
Beginning Balance							(\$100.00)
Net Change							\$0.00

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
Beginning Balance							(\$1,925.42)
6/7/2023	AR	REVERSAL - [Interest fee]		Operating	\$19.94		(\$1,905.48)
6/22/2023	AR	REVERSAL - [Interest fee]		Operating	\$6.09		(\$1,899.39)
6/22/2023	AR	REVERSAL - [Interest fee]		Operating	\$8.84		(\$1,890.55)
6/27/2023	AR	REVERSAL - [Interest fee]		Operating	\$18.90		(\$1,871.65)
Account Total					\$53.77	\$0.00	(\$1,871.65)
Beginning Balance							(\$1,925.42)
Net Change							\$53.77

Client: Coco Wood Lakes Association, Inc.
 Account: 44100 - NSF Fees

Account Category: Revenue
 Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$160.00)
Account Total					\$0.00	\$0.00	(\$160.00)

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Beginning Balance (\$160.00)
Net Change \$0.00

Client: Coco Wood Lakes Association, Inc.
Account: 44780 - Cable Revenue

Account Category: Revenue
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$4,093.75)
6/30/2023	GL	Monthly Cable revenue		Operating		\$818.75	(\$4,912.50)
Account Total					\$0.00	\$818.75	(\$4,912.50)
Beginning Balance							(\$4,093.75)
Net Change							(\$818.75)

Client: Coco Wood Lakes Association, Inc.
Account: 45000 - Misc. Income

Account Category: Revenue
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$442.08)
6/22/2023	AR	Landscaping Service - INV#5512 on 06/22/2023		Operating		\$100.00	(\$542.08)
6/22/2023	AR	10% Admin Fee for INV#5512 on 06/22/2023		Operating		\$10.00	(\$552.08)
Account Total					\$0.00	\$110.00	(\$552.08)
Beginning Balance							(\$442.08)
Net Change							(\$110.00)

Client: Coco Wood Lakes Association, Inc.
Account: 45010 - Newsletter Income

Account Category: Revenue
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,014.00)
Account Total					\$0.00	\$0.00	(\$1,014.00)
Beginning Balance							(\$1,014.00)
Net Change							\$0.00

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
Beginning Balance							(\$3,356.19)
6/30/2023		Bank Statement Interest		Operating		\$560.31	(\$3,916.50)
Account Total					\$0.00	\$560.31	(\$3,916.50)
Beginning Balance							(\$3,356.19)
Net Change							(\$560.31)

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
Beginning Balance							\$150.00
Account Total					\$0.00	\$0.00	\$150.00
Beginning Balance							\$150.00
Net Change							\$0.00

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
Beginning Balance							\$7,127.40
6/30/2023	AP	FPL , Invoice #: 15129-062023; 05/31-06/30/2023		Operating	\$1,360.33		\$8,487.73
Account Total					\$1,360.33	\$0.00	\$8,487.73
Beginning Balance							\$7,127.40

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Net Change **\$1,360.33**

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
Beginning Balance							\$10,967.94
6/1/2023	GL	[REVERSAL] - May Accrual		Operating		\$1,584.30	\$9,383.64
6/12/2023	AP	FPL , Invoice #: 14501-062023; 05/10-06/09/2023		Operating	\$471.32		\$9,854.96
6/12/2023	AP	FPL , Invoice #: 12543-062023; 05/10-06/09/2023		Operating	\$1,291.76		\$11,146.72
6/12/2023	AP	FPL , Invoice #: 13528-062023; 05/10-06/09/2023		Operating	\$412.56		\$11,559.28
6/12/2023	AP	FPL , Invoice #: 12521-062023; 05/10-06/09/2023		Operating	\$12.20		\$11,571.48
6/30/2023	GL	June Accrual		Operating	\$1,522.95		\$13,094.43
6/30/2023	GL	June Accrual		Operating	\$8.54		\$13,102.97
Account Total					\$3,719.33	\$1,584.30	\$13,102.97
Beginning Balance							\$10,967.94
Net Change							\$2,135.03

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
Beginning Balance							\$3,435.64
6/1/2023	GL	[REVERSAL] - May Accrual		Operating		\$434.13	\$3,001.51
6/22/2023	AP	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, Invoice #: 54865-062023; 05/10-06/12/2023		Operating	\$631.67		\$3,633.18
6/30/2023	GL	June Accrual		Operating	\$344.55		\$3,977.73
Account Total					\$976.22	\$434.13	\$3,977.73
Beginning Balance							\$3,435.64
Net Change							\$542.09

Client: Coco Wood Lakes Association, Inc.
Account: 62400 - Trash Removal

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$426.92
6/1/2023	AP	FCC ENVIRONMENTAL SERVICES, LLC, Invoice #: FCCFL23152952; 06/2023 contract		Operating	\$83.62		\$510.54
Account Total					\$83.62	\$0.00	\$510.54
Beginning Balance							\$426.92
Net Change							\$83.62

Client: Coco Wood Lakes Association, Inc.
Account: 62500 - Telephone

Account Category: Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,146.62
6/1/2023	AP	COMCAST BUSINESS 71211, Invoice #: 0435796-062023; 06/07-07/06/2023		Operating	\$261.40		\$2,408.02
6/1/2023	AP	SMART COMMUNITIES, Invoice #: 4606; 06/2023 contract		Operating	\$132.05		\$2,540.07
6/1/2023	AP	SMART COMMUNITIES, Invoice #: 4457; 04/2023 contract		Operating	\$132.05		\$2,672.12
6/12/2023	AP	COMCAST BUSINESS 71211, Invoice #: 1359937-062023; 06/23-07/22/2023		Operating	\$49.00		\$2,721.12
6/30/2023	GL	Zoom Account		Operating	\$15.99		\$2,737.11
Account Total					\$590.49	\$0.00	\$2,737.11
Beginning Balance							\$2,146.62
Net Change							\$590.49

Client: Coco Wood Lakes Association, Inc.
Account: 63000 - Management Fee Expense

Account Category: Management & Professional Fees
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$59,267.10

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6/1/2023	AP	FirstService Residential Boca (FSR), Invoice #: 10892282; Management Fee 06/2023	Operating	\$11,853.42		\$71,120.52
Account Total				\$11,853.42	\$0.00	\$71,120.52
Beginning Balance				\$59,267.10		
Net Change				\$11,853.42		

Client: Coco Wood Lakes Association, Inc. Account Category: Management & Professional Fees
Account: 63100 - Legal Expense Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,900.00
Account Total					\$0.00	\$0.00	\$1,900.00
Beginning Balance					\$1,900.00		
Net Change					\$0.00		

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
Beginning Balance							\$4,313.50
Account Total					\$0.00	\$0.00	\$4,313.50
Beginning Balance					\$4,313.50		
Net Change					\$0.00		

Client: Coco Wood Lakes Association, Inc. Account Category: Management & Professional Fees
Account: 63105 - Legal Document Expense Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$900.00
Account Total					\$0.00	\$0.00	\$900.00
Beginning Balance					\$900.00		
Net Change					\$0.00		

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
Beginning Balance							\$1,875.00
6/1/2023	GL	[REVERSAL] - May Accrual		Operating	\$1,875.00		\$0.00
6/1/2023	GL	[REVERSAL] - May Accrual		Operating	\$350.00		(\$350.00)
6/8/2023	AP	HAFER & COMPANY, LLC, Invoice #: 41297; Tax Return 2022		Operating	\$350.00		\$0.00
6/30/2023	GL	June Accrual		Operating	\$350.00		\$350.00
6/30/2023	GL	June Accrual		Operating	\$2,250.00		\$2,600.00
6/30/2023	GL	correct June Accrual		Operating		\$350.00	\$2,250.00
Account Total					\$2,950.00	\$2,575.00	\$2,250.00
Beginning Balance					\$1,875.00		
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
Beginning Balance							\$11,975.00
6/1/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5462; 06/2023 contract		Operating	\$2,395.00		\$14,370.00
Account Total					\$2,395.00	\$0.00	\$14,370.00
Beginning Balance					\$11,975.00		
Net Change					\$2,395.00		

Client: Coco Wood Lakes Association, Inc. Account Category: Monthly Service Contracts
Account: 63510 - Lakes/Canals/Preserves Account Type: Expense

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Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,810.00
6/30/2023	GL	June Accrual		Operating	\$562.00		\$3,372.00
Account Total							
Beginning Balance							\$2,810.00
Net Change							\$562.00

Client: Coco Wood Lakes Association, Inc.
Account: 63520 - Pool/Spa Maintenance

Account Category: Monthly Service Contracts
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,450.00
6/30/2023	GL	June Accrual		Operating	\$750.00		\$3,200.00
Account Total							
Beginning Balance							\$2,450.00
Net Change							\$750.00

Client: Coco Wood Lakes Association, Inc.
Account: 63530 - Pest Control Contract

Account Category: Monthly Service Contracts
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$428.00
6/28/2023	AP	NOZZLE NOLEN, INC. 33461, Invoice #: 2263499; 06/2023 contract		Operating	\$85.60		\$513.60
Account Total							
Beginning Balance							\$428.00
Net Change							\$85.60

Client: Coco Wood Lakes Association, Inc.
Account: 63541 - Termite Contract

Account Category: Monthly Service Contracts
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$215.58
6/30/2023	GL	Prepaid Nozzel Nolen		Operating	\$43.12		\$258.70
Account Total							
Beginning Balance							\$215.58
Net Change							\$43.12

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
Beginning Balance							\$106.86
6/30/2023	GL	Prepaid The Monitoring Center		Operating	\$21.39		\$128.25
Account Total							
Beginning Balance							\$106.86
Net Change							\$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
Beginning Balance							\$342.68
6/30/2023	GL	PPD Pro- Fitness Inv. 45219		Operating	\$142.66		\$485.34
Account Total							
Beginning Balance							\$342.68
Net Change							\$142.66

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

Account Category: Monthly Service Contracts
Account Type: Expense

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Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$87,457.23
6/1/2023	AP	COMCAST BUSINESS 71211, Invoice #: 0117188-062023; 06/2023		Operating	\$17,491.04		\$104,948.27
Account Total							
Beginning Balance							\$87,457.23
Net Change							\$17,491.04

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
Beginning Balance							\$733.27
6/30/2023	GL	Prepaid HVAC Astro Air		Operating	\$146.67		\$879.94
Account Total							
Beginning Balance							\$733.27
Net Change							\$146.67

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
Beginning Balance							\$126.89
Account Total							
Beginning Balance							\$126.89
Net Change							\$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
Beginning Balance							\$4,344.58
Account Total							
Beginning Balance							\$4,344.58
Net Change							\$0.00

Client: Coco Wood Lakes Association, Inc.
Account: 64010 - Annual Corporate Report

Account Category: Administrative & General
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$61.25
Account Total							
Beginning Balance							\$61.25
Net Change							\$0.00

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
Beginning Balance							\$1,041.65
6/30/2023	GL	Bad Debt Estimate		Operating	\$208.33		\$1,249.98
Account Total							
Beginning Balance							\$1,041.65
Net Change							\$208.33

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
Beginning Balance							\$120.75

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Account Total		\$0.00	\$0.00	\$120.75
Beginning Balance	\$120.75			
Net Change	\$0.00			

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
Beginning Balance							\$126.92
6/30/2023		Bank Statement Fees		Operating	\$1.44		\$128.36
6/30/2023		Bank Statement Fees		Reserves	\$0.04		\$128.40
6/30/2023	GL	Corr CC		Reserves		\$0.04	\$128.36
6/30/2023	GL	Corr CC		Operating	\$0.04		\$128.40
6/30/2023	GL	RCL Reserve Bank Fee (May2023)		Operating		\$0.08	\$128.32
6/30/2023	GL	RCL Reserve Bank Fee (June2023)		Operating		\$0.04	\$128.28
Account Total					\$1.52	\$0.16	\$128.28
Beginning Balance							\$126.92
Net Change							\$1.36

Client: Coco Wood Lakes Association, Inc.
Account: 64250 - Licenses, Taxes & Permits

Account Category: Administrative & General
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$475.00
Account Total					\$0.00	\$0.00	\$475.00
Beginning Balance							\$475.00
Net Change							\$0.00

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
Beginning Balance							\$809.63
Account Total					\$0.00	\$0.00	\$809.63
Beginning Balance							\$809.63
Net Change							\$0.00

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
Beginning Balance							\$2,488.66
6/1/2023	AP	FirstService Residential Boca (FSR), Invoice #: 10892282; Management Fee 06/2023		Operating	\$78.60		\$2,567.26
Account Total					\$78.60	\$0.00	\$2,567.26
Beginning Balance							\$2,488.66
Net Change							\$78.60

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
Beginning Balance							\$62.50
6/30/2023	GL	Prepaid Alliance of Delray		Operating	\$12.50		\$75.00
Account Total					\$12.50	\$0.00	\$75.00
Beginning Balance							\$62.50
Net Change							\$12.50

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

Account Category: Administrative & General
Account Type: Expense

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Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$37.98
Account Total					\$0.00	\$0.00	\$37.98
Beginning Balance							\$37.98
Net Change							\$0.00

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
Beginning Balance							\$1,395.38
6/1/2023	AP	MINUTEMAN PRESS-DELRAY, Invoice #: 128205; 06/2023 contract		Operating	\$290.78		\$1,686.16
Account Total					\$290.78	\$0.00	\$1,686.16
Beginning Balance							\$1,395.38
Net Change							\$290.78

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
Beginning Balance							\$983.89
Account Total					\$0.00	\$0.00	\$983.89
Beginning Balance							\$983.89
Net Change							\$0.00

Client: Coco Wood Lakes Association, Inc.
Account: 65100 - Cleaning Supplies

Account Category: Repairs & Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$285.07
Account Total					\$0.00	\$0.00	\$285.07
Beginning Balance							\$285.07
Net Change							\$0.00

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
Beginning Balance							\$7,116.79
6/5/2023		CWL 060523 O (1) MISC DEPOSIT		Operating		\$1,500.00	\$5,616.79
6/30/2023	GL	pool rail covers		Operating	\$95.79		\$5,712.58
Account Total					\$95.79	\$1,500.00	\$5,712.58
Beginning Balance							\$7,116.79
Net Change							(\$1,404.21)

Client: Coco Wood Lakes Association, Inc.
Account: 65343 - R & M - Lighting

Account Category: Repairs & Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$28.89
Account Total					\$0.00	\$0.00	\$28.89
Beginning Balance							\$28.89
Net Change							\$0.00

Client: Coco Wood Lakes Association, Inc.
Account: 65346 - R & M - Signage

Account Category: Repairs & Maintenance
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$61.29

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Account Total			\$0.00	\$0.00	\$61.29
Beginning Balance					\$61.29
Net Change					\$0.00

Client: Coco Wood Lakes Association, Inc.
 Account: 65354 - R & M - General

Account Category: Repairs & Maintenance
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$953.58
Account Total							\$953.58
Beginning Balance							\$953.58
Net Change							\$0.00

Client: Coco Wood Lakes Association, Inc.
 Account: 65357 - R & M - Plumbing.

Account Category: Repairs & Maintenance
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$77.00
Account Total							\$77.00
Beginning Balance							\$77.00
Net Change							\$0.00

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
Beginning Balance							\$5,241.08
6/6/2023	AP	ATECH, Invoice #: 109789; Service call for West side gate lock		Operating	\$238.08		\$5,479.16
6/30/2023	GL	Auditorium carpet cleaingin		Operating	\$387.00		\$5,866.16
Account Total							\$5,866.16
Beginning Balance							\$5,241.08
Net Change							\$625.08

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
Beginning Balance							\$601.00
6/20/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5507; Irrigation repairs - Sprinkler heads		Operating	\$150.00		\$751.00
6/30/2023	GL	Repairs of Irratin main line		Operating	\$1,201.96		\$1,952.96
Account Total							\$1,952.96
Beginning Balance							\$601.00
Net Change							\$1,351.96

Client: Coco Wood Lakes Association, Inc.
 Account: 65366 - Landscape Extras

Account Category: Repairs & Maintenance
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,774.00
6/22/2023	AP	GREENCARE COMMERCIAL LLC, Invoice #: 5512; service call 06/22/2023		Operating	\$100.00		\$2,874.00
Account Total							\$2,874.00
Beginning Balance							\$2,774.00
Net Change							\$100.00

Client: Coco Wood Lakes Association, Inc.
 Account: 65400 - COVID-19 Supplies

Account Category: Repairs & Maintenance
 Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$169.67

Coco Wood Lakes Association, Inc.
General Ledger Report
6/1/2023 - 6/30/2023

Account Total		\$0.00	\$0.00	\$169.67
Beginning Balance	\$169.67			
Net Change	\$0.00			

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
Beginning Balance							
6/30/2023	GL	Prepaid Insurance		Operating	\$9,512.01		\$47,877.12
Account Total							
					\$9,512.01	\$0.00	\$57,389.13
Beginning Balance							
					\$47,877.12		
Net Change							
					\$9,512.01		

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
Beginning Balance							
6/30/2023	GL	Reserve Allocation		Reserves	\$1,666.67		\$8,333.35
Account Total							
					\$1,666.67	\$0.00	\$10,000.02
Beginning Balance							
					\$8,333.35		
Net Change							
					\$1,666.67		



WE GROW FLORIDA

Client Service

Online
citynational.com

CityTel
1-800-762-CITY (2489)

Your Banking Center
First Services
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm

P:56229 / T:/ S:



COCO WOOD LAKES ASSOC INC
NEW OPERATING
2950 N 28 TERR
C/O FIRST SERVICE RESIDENTIAL INC
HOLLYWOOD FL 33020-1301



For additional locations
and hours, please visit
citynational.com

NMLS 412469



Association Reserve

Account Summary

Account:	XXXXXX2645	Beginning Balance:	\$100,000.00
Last Statement:	May 31, 2023	Ending Balance:	\$100,000.00
This Statement:	June 30, 2023	Average Ledger Balance:	\$100,564.51
		Low Balance:	\$100,000.00
		Interest Earned This Period:	\$281.75
		Interest Earned 2023:	\$1,776.62
		Days In Period:	30
		Annual Percentage Yield Earned:	3.46%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			100,000.00
06-01	Home Depot Comm Online Pmt 631078567741910		21.98	99,978.02
06-01	Avidpay Avidpay Service Ref*ck*100158*230531*symbiont Service Corp\115386973		885.05	99,092.97
06-01	Check # 100152		100.00	98,992.97
06-01	Check # 100155		360.00	98,632.97
06-01	Transfer From Promontory Ics Sdw Account 1244776864	1,367.03		100,000.00
06-02	Coco Wood Lakes Settlement 000018027637722	420.00		100,420.00
06-02	First Insurance Insurance 900-97897169		9,644.12	90,775.88
06-02	Transfer From Promontory Ics Sdw Account 1244776864	9,224.12		100,000.00
06-05	Office Deposit	420.00		100,420.00

Continued on the next page



First-time home buyers may qualify for up to \$5,000 toward closing costs and down payment.¹

Apply today. Ask your banker for details.

¹Closing costs may include, but are not limited to loan processing fees, title company fees, homeowners' insurance costs, property taxes, government recording and taxes. Maximum grant of \$5,000 to be used for down payment or closing cost and is available for properties in Miami-Dade, Broward, Palm Beach, Osceola, Seminole, Lake and Orange counties

Join us on social media!



It's hurricane season.

During weather-related occurrences, call City National Bank's hotline at 1-855-684-8284 for updates and operating hours.



Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-05	Office Deposit	1,500.00		101,920.00
06-05	Comcast Cable Svc 5466989		261.40	101,658.60
06-05	Comcast Cable Svc 5466993		17,491.04	84,167.56
06-05	Transfer From Promontory Ics Sdw Account 1244776864	17,752.44		101,920.00
06-06	U.s. Bank Autopay 448473012541016		21.40	101,898.60
06-06	Avidpay Avidpay Service Ref*ck*100161*230605*nozzle Nolen Inc 33461\11568220		85.60	101,813.00
06-06	Avidpay Avidpay Service Ref*ck*100159*230605*swim And Fun Inc\115682215\6500		110.00	101,703.00
06-06	Avidpay Avidpay Service Ref*ck*100162*230605*willie The Bee Man Inc\11568220		295.00	101,408.00
06-06	Transfer To Promontory Ics Sdw Account 1244776864		1,408.00	100,000.00
06-08	Clickpay Stl Cc Cp Stl Cc 37003788	420.00		100,420.00
06-08	Coco Wood Lakes Settlement 000018107640502	858.90		101,278.90
06-08	Transfer To Promontory Ics Sdw Account 1244776864		1,278.90	100,000.00
06-09	Coco Wood Lakes Settlement 000018113962138	420.00		100,420.00
06-09	Office Deposit	1,300.52		101,720.52
06-09	Transfer To Promontory Ics Sdw Account 1244776864		420.00	101,300.52
06-12	Coco Wood Lakes Settlement 000018123480106	443.00		101,743.52
06-12	Webxfr To Assoc Comm I 829350		1,666.67	100,076.85
06-12	Avidpay Avidpay Service Ref*ck*100163*230609*fcc Environmental Services Llc\		83.62	99,993.23
06-12	Avidpay Avidpay Service Ref*ck*100164*230609*minuteman Pressdelray\116154377		290.78	99,702.45
06-12	Avidpay Avidpay Service Ref*ck*100165*230609*firstservice Residential Boca \		11,932.02	87,770.43
06-12	Transfer From Promontory Ics Sdw Account 1244776864	12,229.57		100,000.00
06-13	Clickpay Stl Cc Cp Stl Cc 37057082	462.94		100,462.94
06-13	Office Deposit	756.00		101,218.94
06-13	Fpl Direct Debit Elec Pymt Xxxxxx5129 Ppda		1,194.43	100,024.51
06-13	Check # 100157		562.00	99,462.51
06-13	Transfer From Promontory Ics Sdw Account 1244776864	1,293.49		100,756.00
06-14	Coco Wood Lakes Settlement 000018146199762	438.90		101,194.90
06-14	Coco Wood Lakes Settlement 000018148961878	840.00		102,034.90
06-14	Comcast Cable Svc 8426626		49.00	101,985.90
06-14	Transfer To Promontory Ics Sdw Account 1244776864		1,985.90	100,000.00
06-15	Coco Wood Lakes Settlement 000018151113358	105.00		100,105.00
06-15	Coco Wood Lakes Settlement 000018154132430	420.00		100,525.00

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-15	Check # 100160		146.00	100,379.00
06-15	Monthly Service Fee		1.44	100,377.56
06-15	Transfer To Promontory Ics Sdw Account 1244776864		377.56	100,000.00
06-16	Coco Wood Lakes Settlement 000018158784782	140.00		100,140.00
06-16	Coco Wood Lakes Settlement 000018162262610	420.00		100,560.00
06-16	Vanco Payments Gateway Xx1v4xz5cpgz	443.00		101,003.00
06-16	Check # 100154		31.03	100,971.97
06-16	Transfer To Promontory Ics Sdw Account 1244776864		971.97	100,000.00
06-20	Vanco Payments Gateway Xx1v4xy05cu3fy	546.00		100,546.00
06-20	Check # 100133		544.32	100,001.68
06-20	Transfer To Promontory Ics Sdw Account 1244776864		1.68	100,000.00
06-21	Coco Wood Lakes Settlement 000018190042758	840.00		100,840.00
06-21	Office Deposit	2,263.00		103,103.00
06-21	Fpl Direct Debit Elec Pymt Xxxxxx2521 Ppda		12.20	103,090.80
06-21	Fpl Direct Debit Elec Pymt Xxxxxx3528 Ppda		412.56	102,678.24
06-21	Fpl Direct Debit Elec Pymt Xxxxxx4501 Ppda		471.32	102,206.92
06-21	Fpl Direct Debit Elec Pymt Xxxxxx2543 Ppda		1,291.76	100,915.16
06-21	Transfer From Promontory Ics Sdw Account 1244776864	1,347.84		102,263.00
06-22	Coco Wood Lakes Settlement 000018197223326	420.00		102,683.00
06-22	Check # 100167		350.00	102,333.00
06-22	Check # 100166		2,395.00	99,938.00
06-22	Transfer From Promontory Ics Sdw Account 1244776864	62.00		100,000.00
06-23	Pbc Water Utili Water Bill Xxxxxx4865		631.67	99,368.33
06-23	Transfer From Promontory Ics Sdw Account 1244776864	631.67		100,000.00
06-26	Coco Wood Lakes Settlement 000018212361998	840.00		100,840.00
06-26	Transfer To Promontory Ics Sdw Account 1244776864		840.00	100,000.00
06-27	Vanco Payments Gateway Xx1v4xya5diaey	420.00		100,420.00
06-27	Coco Wood Lakes Settlement 000018219564098	420.00		100,840.00
06-27	Coco Wood Lakes Settlement 000018227588570	420.00		101,260.00
06-27	Office Deposit	5,506.00		106,766.00
06-27	Transfer To Promontory Ics Sdw Account 1244776864		1,260.00	105,506.00
06-28	Vanco Payments Gateway Xx1v4xyb5dmkre	420.00		105,926.00
06-28	Coco Wood Lakes Settlement 000018233411030	420.00		106,346.00
06-28	Transfer To Promontory Ics Sdw Account 1244776864		6,346.00	100,000.00
06-29	Clickpay Stl Cc Cp Stl Cc 37208201	400.00		100,400.00
06-29	Coco Wood Lakes Settlement 000018238404018	420.00		100,820.00

Continued on the next page

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
06-29	Coco Wood Lakes Settlement 000018242835326	443.00		101,263.00
06-29	Vanco Payments Gateway Xx1v4xyc5dqram	1,260.00		102,523.00
06-29	Office Deposit	2,589.00		105,112.00
06-29	Transfer To Promontory Ics Sdw Account 1244776864		2,523.00	102,589.00
06-30	Coco Wood Lakes Settlement 000018246420302	420.00		103,009.00
06-30	Coco Wood Lakes Settlement 000018251968278	420.00		103,429.00
06-30	Vanco Payments Gateway Xx1v4xyd5dtwvk	840.00		104,269.00
06-30	Interest	289.30		104,558.30
06-30	Transfer To Promontory Ics Sdw Account 1244776864		4,558.30	100,000.00
06-30	Ending totals	73,312.72	73,312.72	100,000.00



Checks

Number	Date	Amount	Number	Date	Amount
100133*	06-20	544.32	100157*	06-13	562.00
100152*	06-01	100.00	100160*	06-15	146.00
100154	06-16	31.03	100166	06-22	2,395.00
100155*	06-01	360.00	100167	06-22	350.00

* Skip In Check Sequence

Amount: \$420.00 Date: 06/05/2023

Amount: \$420.00 Date: 06/05/2023

Amount: \$420.00
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230605
User: KRdiaz
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 1

**Deposit
Ticket**



Amount: \$1,500.00 Date: 06/05/2023

Amount: \$1,500.00 Date: 06/05/2023

Amount: \$1,500.00
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230605
User: KRdiaz
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 1

**Deposit
Ticket**

Amount: \$1,300.52 Date: 06/09/2023

Amount: \$1,300.52 Date: 06/09/2023

Amount: \$1,300.52
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230609
User: KRdiaz
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 4

**Deposit
Ticket**

Amount: \$756.00 Date: 06/13/2023

Amount: \$756.00 Date: 06/13/2023

Amount: \$756.00
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230613
User: dperalta
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 1

**Deposit
Ticket**

Amount: \$2,263.00 Date: 06/21/2023

Amount: \$2,263.00 Date: 06/21/2023

Amount: \$2,263.00
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230621
User: KRdiaz
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 6

**Deposit
Ticket**

Amount: \$5,506.00 Date: 06/27/2023

Amount: \$5,506.00 Date: 06/27/2023

Amount: \$5,506.00
Account #: 30000472645
Account Desc: COCO WOOD LAKES ASSOC INC
Credit Date: 20230627
User: KRdiaz
Location: FIRSTSERVICE RESIDENTIAL BOCA INC
Item Count: 12

**Deposit
Ticket**

Coco Wood Lakes Association, Inc.
Aged Owner Balances
Period Through: 6/30/2023

Unit	Account Number	Name	Current	30 days	60 days	90 days	Unit Address	Total Due	Status	Alt Status	
B6395	104903320	Arlene and Vicent Acierno			\$19.75	\$858.90	6395 Whispering Wind Way	\$878.65	Late Letter	Attorney	
6239	104902470	Vernon Lee and Naomi Richards Fisher			\$19.78	\$823.52	6239 Hitchin Post Way	\$843.30	Late Letter	Attorney	
A6404	104903230	Graciela S Lara Valverde and Ruth Valverde De Lara			\$19.77	\$462.66	6404 Timberlakes Way	\$482.43	Late Letter	Attorney	
D6347	104903851	Angelica Austin			\$19.75	\$438.90	6347 Winding Brook Way	\$458.65	Late Letter		
6255	104902520	Antonio and Nicole Galante			\$19.13	\$425.13	6255 Timberlakes Way	\$444.26			
6115	104902190	David Gerson and Graciela Carranza			\$19.12	\$425.00	6115 Winding Brook Way	\$444.12			
14863	104901870	Ray and Louis Rowen			\$18.90	\$420.00	14863 Summersong Ln	\$438.90	Late Letter		
D14537	104903450	June Sweeney and John Sweeny			\$17.08	\$379.55	14537 Springside Ln	\$396.63	Late Letter		
14904	104901920	Barbara DeSalvo			\$19.79	\$190.64	14904 Sunnyview Ln	\$210.43	Late Letter		
A14521	104903010	Otto Abbatangelo	\$110.00	\$10.26			14521 Sunny Waters Ln	\$120.26			
6145	104902251	Janet Stanton				\$92.00	6145 Winding Brook Way	\$92.00			
	104900870	Marie F. Medard				\$84.00	14542 Shadow Wood Ln	\$84.00			
14956	104901980	Jean and Marie Francois				\$84.00	14956 Sunnyview Ln	\$84.00			
A6359	104903151	Keith W. Stevens and Maria G. Rosas-Rodriguez				\$84.00	6359 Sleepy Willow Way	\$84.00			
D14783	104903631	Lilli Allen Prevratil and Thomas Smith Prevratil				\$84.00	14783 Woodlodge Ln	\$84.00			
14832	104901830	Joseph and Theresa A. Testa				\$74.13	14832 Country Ln	\$74.13			
	104900310	Bob Simon			\$20.83	\$19.94	14796 Hideaway Lake Ln	\$40.77	Late Letter		
6105	104902170	Leslie W. Montero			\$20.83		6105 Winding Brook Way	\$20.83			
6065	104902070	William Murphy				\$19.94	6065 Winding Brook Way	\$19.94			
D14879	104903730	Duane and Celia Nicholson			\$19.71		14879 Peppermill Ln	\$19.71			
14586	104901060	Robin and James Bradshaw				\$18.90	14586 Shadow Wood Ln	\$18.90			
14885	104901891	Michael Freedman and Holly Blenden			\$18.90		14885 Summersong Ln	\$18.90			
14952	104901970	Polius and Pierrette Labbe				\$18.90	14952 Fairwind Ln	\$18.90			
6150	104902260	Ruth Garey and Kathy Goldstein				\$18.90	6150 Springdale Way	\$18.90			
6333	104902760	Hortense Afflick				\$18.90	6333 Whispering Wind Way	\$18.90			
D6360	104903902	Carlos E. Herrera Pachon				\$18.90	6360 Moonstone Way	\$18.90			
	104903981	John R. and Debra N. Driver			\$18.90		14522 Shadow Wood Ln	\$18.90			
14783	104901701	Louigiste and Antoinette Dazil				\$18.00	14783 Country Ln	\$18.00			
6396	104900143	Keneret Zaken				\$0.90	6396 Country Wood Way	\$0.90			
	104900250	Andrew Conti and Erin Morrison			\$0.90		14616 Shadow Wood Ln	\$0.90			
D14672	104904051	Ellen Kane			\$0.03		14672 Hideaway Lake Ln	\$0.03			
			\$110.00	\$10.26	\$273.17	\$5,079.71		\$5,473.14			
			1	1	16	24					
Late Fee			\$0.00	\$0.00	\$273.17	\$76.72	\$349.89				
Misc Charge			\$110.00	\$10.26	\$0.00	\$0.00	\$120.26				
Assessment			\$0.00	\$0.00	\$0.00	\$5,002.99	\$5,002.99				
			\$110.00	\$10.26	\$273.17	\$5,079.71	\$5,473.14				

Coco Wood Lakes Association, Inc.
Prepaid Report
Period Through: 6/30/2023

Unit Number	Owner Name	Address	Balance
	DBS Holding LLC.	6405 Sagewood Way	\$840.00
	Suzanne Weatherington	6373 Country Wood Way	\$420.00
	Joanne Hanson and David James Beake	14552 Shadow Wood Ln	\$5.00
	Gloria Caroleo	14552 Shadow Wood Ln	\$420.00
	Kathleen Sugameli	14709 Shadow Wood Ln	\$420.00
	Jose and Ana Martinez	14605 Shadow Wood Ln	\$34.01
	Joseph Galli	14606 Shadow Wood Ln	\$35.91
	Judith Pivnick	6299 Hitchin Post Way	\$420.00
	Kathleen and Edward Meszaros	14957 Serenity Ln	\$840.00
	Laura Chontos	6419 Hitchin Post Way	\$420.00
	Joan Askinasi	14738 Shadow Wood Ln	\$894.81
	Linda J. and Terrance S. Whitlock	14630 Hideaway Lake Ln	\$840.00
	Sharon P. Blain and Kerri Pratt	6346 Hitchin Post Way	\$903.89
	Marvin Prais and Doreen Stearns	14879 Fairwind Ln	\$420.00
	Mary Alexander	6395 Country Wood Way	\$420.00
	Nelson and Nancy Arroyo	6416 Moonstone Way	\$420.00
	Paul Nick	6351 Moonstone Way	\$17.02
	Raymond Strauss	14686 Shadow Wood Ln	\$420.00
	Staurt N & Barbara L Kieran	14747 Hideaway Lake Ln	\$840.00
	Allan G. Pomerantz and Marie A. Knox	6335 Hitchin Post Way	\$840.00
	William and Natalie Bettcher	14947 Peppermill Ln	\$16.79
	Marcie Guest	6371 Hitchin Post Way	\$420.00
	Marian Stansbury	14712 Hideaway Lake Ln	\$53.58
	Lehman Nelson, Jr. and Victor Pratts-Peralta	14646 Shadow Wood Ln	\$840.00
	Irvin Leonard Hoffman	14897 Peppermill Ln	\$6.00
	PMC SFR Borrower, LLC	14711 Hideaway Lake Ln	\$1,262.44
	Jon H Gutmacher	6391 Sagewood Way	\$5.00
	Rheta Goldschmidt and Harriet Kramer	14835 Country Ln	\$855.03
	Lucila Ramirez Lopez	6360 Country Wood Way	\$5.90
	James Mio	14674 Shadow Wood Ln	\$803.00
	Muriel Hess	6361 Moonstone Way	\$378.00
	Brian Hollenback	6361 Moonstone Way	\$420.00
	Maureen and Patricia Henry & Robert Kelly	14677 Shadow Wood Ln	\$402.32
	Neil Falvey	14718 Shadow Wood Ln	\$10.00
	Antonio and Linda Giulietti	6332 Moonstone Way	\$420.00
	Andrew and Mary Ellen Freed	14525 Shadow Wood Ln	\$1,262.72
	Barbara Hanson	6359 Country Wood Way	\$420.00
	Svitiana Kulyk and Benito Farina	6324 Hitchin Post Way	\$19.98
	Marie Mcinerney	14748 Hideaway Lake Ln	\$886.00
	Claudett Halbert	14736 Hideaway Lake Ln	\$1.65
	Daniel and Carolyn Sparrow	14974 Sandpebble Ln	\$17.01
	Eddy Wall	14699 Hideaway Lake Ln	\$337.00
	Abby Feldman	14596 Shadow Wood Ln	\$30.00
	Melody Z. Cestoni	6388 Country Wood Way	\$420.00
	Ines Eberwein	14522 Shadow Wood Ln	\$27.97
	Gary and Antoinette Besbris	14592 Country Side Ln	\$87.79
A14522	Emil and Martha Kateb	14522 Sunny Waters Ln	\$536.00
A14897	Juana E. Torres	14897 Sunnyview Ln	\$0.10
A6320	Ira Levine	6320 Winding Brook Way	\$840.00
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	\$840.77
A6372	Gerald Ferstman and Leslye Mylott	6372 Whispering Wind Way	\$840.00
A6387	Jose A. Lopez	6387 Sleepy Willow Way	\$210.00
A6390	Ana M. Carreja	6390 Timberlakes Way	\$727.51
A6396	Andrew J Comanda and Karen M Lier	6396 Whispering Wind Way	\$5.00
B14735	Frank and Ellen Iannotti	14735 Woodlodge Ln	\$420.00
B6333	Bernard Klein TR	6333 Sleepy Willow Way	\$456.88
B6359	Ms. Kyle Procter	6359 Whispering Wind Way	\$280.00
B6373	Mathew and Rose Zick	6373 Whispering Wind Way	\$840.00
C6360	Paul and Annmarie Rawlins	6360 Winding Brook Way	\$420.00
C6388	Danette E. Nanez	6388 Winding Brook Way	\$17.01
D14521	Richard Pytel	14521 Springside Ln	\$18.00
D14522	James V. Gormly, Jr. and Deborah Blair	14522 Springside Ln	\$420.00
D14555	Carol Herchak	14555 Sunny Waters Ln	\$21.26
D14555	Marty Kroft	14555 Sunny Waters Ln	\$420.00
D14660	Joseph Verdicchio	14660 Shadow Wood Ln	\$420.00
D14723	Bradford Landy	14723 Sunny Waters Ln	\$886.00

Coco Wood Lakes Association, Inc.
Prepaid Report
Period Through: 6/30/2023

Unit Number	Owner Name	Address	Balance
D14783	Robert and Olivia Knight	14783 Woodlodge Ln	\$50.99
D14798	Marcel and Vierginie Polissaint	14798 Woodlodge Ln	\$717.54
D14801	Sandy Steinberg	14801 Woodlodge Ln	\$840.00
D14816	Charles H. and Pamela A. Page	14816 Summersong Ln	\$845.67
D14819	Marc Sikoff	14819 Woodlodge Ln	\$840.00
D14879	Antonio Farzley	14879 Peppermill Ln	\$334.00
D14880	Dennis J. and Dolores Morgan	14880 Peppermill Ln	\$431.45
D14897	Gilberto L. and Maria E. Tagle	14897 Summersong Ln	\$840.00
D14898	Frank and Teresa Picciotti	14898 Peppermill Ln	\$25.00
D14916	Dennis Donahue	14916 Peppermill Ln	\$159.94
D14934	Linny Clarke	14934 Peppermill Ln	\$359.12
D14951	Carol Anttila and Sam Parnes	14951 Sunnyview Ln	\$420.00
D14952	Joseph Civitano, Jr. or Mary A. Dalton	14952 Peppermill Ln	\$17.08
D6334	Sharon Pratt Blain	6334 Hitchin Post Way	\$859.94
D6346	Yoram and Barbara Maimoni	6346 Moonstone Way	\$420.00
6038	Jason Clark and Ruth Moss-Clark	6038 Winding Brook Way	\$420.00
6045	Wendy L. Weldon and Glenn A. Nappi	6045 Winding Brook Way	\$448.00
6050	Donald and Cynthia Schuler	6050 Winding Brook Way	\$840.00
6062	Carmen and Michael Urbina	6062 Winding Brook Way	\$840.00
6075	Grif Rollinson	6075 Winding Brook Way	\$76.58
6082	Barry Fugate and Pamela Peterson	6082 Winding Brook Way	\$23.89
6095	Serge and Jean Babayev	6095 Winding Brook Way	\$886.00
6098	Herbert and Ida Feld	6098 Winding Brook Way	\$760.00
6108	Michael A. and Praphat Nelson	6108 Springdale Way	\$45.93
6164	Eileen Luhrs	6164 Springdale Way	\$420.00
6175	George ED Sparks and Sheryl Christie Gifford	6175 Winding Brook Way	\$13.00
6192	Jarenmar K Nieto Medina, Maria C Paredes Marrocco, and Reina G Marrocco Mora	6192 Springdale Way	\$420.00
6195	Charles Feller	6195 Winding Brook Way	\$886.00
6200	Gail Remland-Leiman	6200 Hitchin Post Way	\$397.00
6202	Marci Dunnder	6202 Hitchin Post Way	\$443.00
6206	Richard and Michele Frankenstein	6206 Springdale Way	\$420.00
6212	Diane Pacanuzzi and Jerry Zaslow	6212 Hitchin Post Way	\$15.66
6238	Jean Kornatowski and DONNA ANTONELLI	6238 Winding Brook Way	\$900.00
6251	Norma J Superak	6251 Hitchin Post Way	\$420.00
6253	Tuong Vi Huyuh & Thin Duc Do and Tam Phuong-Nguyen	6253 Winding Brook Way	\$420.00
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	\$840.00
6271	Mark Gordon and Beverly Radley	6271 Timberlakes Way	\$443.00
6293	William Schnoor	6293 Winding Brook Way	\$1.00
6304	Patricia K. Singleton	6304 Winding Brook Way	\$443.00
6317	Sunvesting LLC	6317 Whispering Wind Way	\$0.01
6319	Bernice Lord	6319 Winding Brook Way	\$840.00
6333	Russell or Selma Ackerman	6333 Country Wood Way	\$378.00
6337	Aaron and Lisa Rudy	6337 Timberlakes Way	\$137.00
6362	Laura Edelman	6362 Timberlakes Way	\$840.00
6362	Bertram U and Dianne Kieffer	6362 Timberlakes Way	\$0.60
6376	Kenneth and Donna Leech	6376 Timberlakes Way	\$17.01
6396	Yoram and Barbara Maimoni	6396 Sleepy Willow Way	\$420.00
6404	Yoram and Barbara Maimoni	6404 Sagewood Way	\$420.00
6418	Ira Chipkin	6418 Timberlakes Way	\$2,248.94
6443	Nathan and Kimberly Galin	6443 Hitchin Post Way	\$334.00
6447	Razik and Maria E Yaylagul	6447 Sagewood Way	\$821.10
14534	Deborah Ulrich	14534 Sunny Waters Ln	\$420.00
14544	Maurice Wasserstrom	14544 Springside Ln	\$20.00
14575	Richard Jay and Sheila Maynor Tobier	14575 Springside Ln	\$122.03
14575	Estelle Brier Tr	14575 Springside Ln	\$150.00
14582	John Econopouly	14582 Sunny Waters Ln	\$420.00
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	\$848.00
14627	Steven Brenis	14627 Hideaway Lake Ln	\$32.44
14644	Ronald James Radner and Shawna Kendell-Radner	14644 Sunny Waters Ln	\$0.03
14644	Dominic J. Civitano, Mary Lucad, and Barbara Perugini, Jeanne Randa	14644 Sunny Waters Ln	\$10.68
14657	Marianne Regan	14657 Sunny Waters Ln	\$886.00
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
14737	Marguerite E. Brauer	14737 Sunny Waters Ln	\$443.00

Coco Wood Lakes Association, Inc.
Prepaid Report
Period Through: 6/30/2023

Unit Number	Owner Name	Address	Balance
14741	David and Marcia Hayot	14741 Summersong Ln	\$420.00
14751	Ailton Maciel and Rosa Maria R. Monteiro	14751 Summersong Ln	\$424.02
14752	Mark Kirschner	14752 Country Ln	\$443.00
14763	John and Maria Skouvakis	14763 Summersong Ln	\$420.00
14765	Robert and Sammie Dellosa	14765 Country Ln	\$441.10
14797	Craig Schummacher and Melissa Schumacher	14797 Summersong Ln	\$420.00
14798	Joann Campbell	14798 Summersong Ln	\$845.93
14800	Elaine Murphy	14800 Country Ln	\$0.01
14801	Ileana G. Manole	14801 Country Ln	\$140.00
14814	Thomas R. and Cheryl L. Harkins	14814 Woodlodge Ln	\$420.00
14819	Phillip B. and Merti Hope Rittgers	14819 Country Ln	\$16.79
14829	Joni Averion and Resident: Michael G	14829 Summersong Ln	\$420.00
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 Jean Jabouin	6311 Hitchin Post Way	\$22.90
6358	Jan M. and Caroline Burte	6358 Hitchin Post Way	\$510.55
6372	David B. and Judith M. Schaum	6372 Country Wood Way	\$168.00
14564	Patricia Rajkumar	14564 Shadow Wood Ln	\$803.00
14659	Isiah and Brenda Brown	14659 Shadow Wood Ln	\$36.98
			\$63,291.62

Coco Wood Lakes Association, Inc.
Check Register
6/1/2023 - 6/30/2023

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
10104	300112	6/2/2023 0435796-062023	COMCAST BUSINESS 71211 06/07-07/06/2023	\$261.40	62500 Telephone	\$261.40	\$261.40
10104	300113	6/2/2023 0117188-062023	COMCAST BUSINESS 71211 06/2023	\$17,491.04	63575 Cable Contract Service	\$17,491.04	\$17,491.04
10104	300114	6/2/2023 97897169-062023	FIRST INSURANCE FUNDING 06/2023 INSURANCE	\$9,644.12	20005 A/P - Insurance	\$9,644.12	\$9,644.12
10104	100159	6/5/2023 52339	SWIM AND FUN INC Hot Tub Fill Valve	\$110.00	65342 R & M - Pool	\$110.00	\$110.00
10104	100160	6/5/2023 5365	GREENCARE COMMERCIAL LLC Sprinkler repair 02/09/2023	\$146.00	65361 R & M Sprinklers	\$146.00	\$146.00
10104	100161	6/5/2023 2249261	NOZZLE NOLEN, INC. 33461 05/2023 contract	\$85.60	63530 Pest Control Contract	\$85.60	\$85.60
10104	100162	6/5/2023 052226132	WILLIE THE BEE MAN, INC. Beehive Removal	\$295.00	65354 R & M - General	\$295.00	\$295.00
10104	100163	6/9/2023 FCCFL23147659	FCC ENVIRONMENTAL SERVICES, LLC 05/2023 contract	\$83.62	62400 Trash Removal	\$83.62	\$83.62
10104	100164	6/9/2023 128205	MINUTEMAN PRESS-DELRAY 06/2023 contract	\$290.78	64545 Newsletters	\$290.78	\$290.78
10104	100165	6/9/2023 10892282 10892282	FirstService Residential Boca (FSR) Management Fee 06/2023 Management Fee 06/2023	\$11,932.02	64350 Postage 63000 Management Fee Expense	\$78.60 \$11,853.42	\$78.60 \$11,853.42
10104	100166	6/9/2023 5462	GREENCARE COMMERCIAL LLC 06/2023 contract	\$2,395.00	63500 Landscaping	\$2,395.00	\$2,395.00
10104	300115	6/12/2023 12543-062023	FPL 05/10-06/09/2023	\$1,291.76	62010 Electric- Street Lights	\$1,291.76	\$1,291.76
10104	300116	6/12/2023 14501-062023	FPL 05/10-06/09/2023	\$471.32	62010 Electric- Street Lights	\$471.32	\$471.32
10104	300117	6/12/2023 13528-062023	FPL 05/10-06/09/2023	\$412.56	62010 Electric- Street Lights	\$412.56	\$412.56
10104	300118	6/12/2023 12521-062023	FPL 05/10-06/09/2023	\$12.20	62010 Electric- Street Lights	\$12.20	\$12.20
10104	300119	6/12/2023 1359937-062023	COMCAST BUSINESS 71211 06/23-07/22/2023	\$49.00	62500 Telephone	\$49.00	\$49.00
10104	100167	6/14/2023 41297	HAFER & COMPANY, LLC Tax Return 2022	\$350.00	63300 Audit Fees	\$350.00	\$350.00
10104	100168	6/21/2023 4457 4538 4606	SMART COMMUNITIES 04/2023 contract 05/2023 contract 06/2023 contract	\$396.15	62500 Telephone 62500 Telephone 62500 Telephone	\$132.05 \$132.05 \$132.05	\$132.05 \$132.05 \$132.05
10104	300120	6/22/2023 54865-062023	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT 05/10-06/12/2023	\$631.67	62100 Water & Sewer	\$631.67	\$631.67
10104	100169	6/29/2023 5512	GREENCARE COMMERCIAL LLC service call 06/22/2023	\$100.00	65366 Landscape Extras	\$100.00	\$100.00

10104	100170	6/29/2023	ATECH	\$238.08			
		109789	Service call for West side gate lock		65360 R & M - Bldg Maint. & Repairs	\$238.08	\$238.08
10104	300121	6/30/2023	FPL	\$1,360.33			
		15129-062023	05/31-06/30/2023		62000 Electric- Clubhouse	\$1,360.33	\$1,360.33
Total:				<u>\$48,047.65</u>			

Coco Wood Lakes Association, Inc.
AP Open Items
Period Through: 6/30/2023

Payee	Invoice	Invoice Date	Description	Total
FCC ENVIRONMENTAL SERVICES, LLC	FCCFL23152952	6/1/2023	06/2023 contract	\$83.62
GREENCARE COMMERCIAL LLC	5507	6/20/2023	Irrigation repairs - Sprinkler heads	\$150.00
NOZZLE NOLEN, INC. 33461	2263499	6/28/2023	06/2023 contract	\$85.60
				<hr/>
				\$319.22

City National Bank of Florida
100 S.E. 2nd Street
Miami, FL 33131



Contact Us
1-800-435-8839
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Account
Coco Wood Lakes Association Inc.

Date
06/30/2023

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1 of 3



118825-03A
Coco Wood Lakes Association Inc.
622 Banyan Trl Ste 150
Boca Raton, FL 33431-5615

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of June 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%	\$89,044.27	\$91,280.00
*****645	Demand	3.40%	122,027.98	95,273.00
TOTAL			\$211,072.25	\$186,553.00

DETAILED ACCOUNT OVERVIEW

Account ID: *****350

Account Title: Coco Wood Lakes Association Inc.

Account Summary - Demand

Statement Period	6/1-6/30/2023	Average Daily Balance	\$90,303.02
Previous Period Ending Balance	\$89,044.27	Interest Rate at End of Statement Period	3.40%
Total Program Deposits	1,983.11	Statement Period Yield	3.46%
Total Program Withdrawals	(0.04)	YTD Interest Paid	1,485.33
Interest Capitalized	252.66		
Current Period Ending Balance	\$91,280.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/02/2023	Deposit	\$316.44	\$89,360.71
06/14/2023	Deposit	1,666.67	91,027.38
06/20/2023	Withdrawal	(0.04)	91,027.34
06/30/2023	Interest Capitalization	252.66	91,280.00

Summary of Balances as of June 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
JPMorgan Chase Bank	Columbus, OH	628	\$91,280.00

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Demand

Statement Period	6/1-6/30/2023	Average Daily Balance	\$96,851.39
Previous Period Ending Balance	\$122,027.98	Interest Rate at End of Statement Period	3.40%
Total Program Deposits	16,882.17	Statement Period Yield	3.46%
Total Program Withdrawals	(43,908.16)	YTD Interest Paid	2,139.88
Interest Capitalized	271.01		
Current Period Ending Balance	\$95,273.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/01/2023	Deposit	\$1,775.35	\$123,803.33
06/02/2023	Deposit	216.81	124,020.14
06/05/2023	Withdrawal	(1,367.03)	122,653.11
06/06/2023	Withdrawal	(9,224.12)	113,428.99
06/07/2023	Withdrawal	(17,752.44)	95,676.55
06/08/2023	Deposit	1,408.00	97,084.55
06/12/2023	Deposit	1,278.90	98,363.45
06/13/2023	Deposit	420.00	98,783.45
06/14/2023	Withdrawal	(12,229.57)	86,553.88
06/15/2023	Withdrawal	(1,293.49)	85,260.39
06/16/2023	Deposit	1,985.90	87,246.29
06/20/2023	Deposit	377.56	87,623.85
06/21/2023	Deposit	971.97	88,595.82
06/22/2023	Deposit	1.68	88,597.50
06/23/2023	Withdrawal	(1,347.84)	87,249.66
06/26/2023	Withdrawal	(62.00)	87,187.66
06/27/2023	Withdrawal	(631.67)	86,555.99
06/28/2023	Deposit	840.00	87,395.99
06/29/2023	Deposit	1,260.00	88,655.99
06/30/2023	Deposit	6,346.00	95,001.99
06/30/2023	Interest Capitalization	271.01	95,273.00

Summary of Balances as of June 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
JPMorgan Chase Bank	Columbus, OH	628	\$95,273.00

Coco Wood Lakes
Reconciliation Report

City National Bank - CNB - New Operating-10104
Statement Date: 6/30/2023

Statement Balance: \$195,273.00
GL Balance: \$200,259.74
Last Statement Balance: \$222,027.98
Outstanding Checks: \$2,094.56
Outstanding Deposits: \$7,081.30
Calculated Balance: \$195,273.00
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: SMART COMMUNITIES, API Payment - Check #: 100168, Invoice #: 4457, 4538, 4606	6/21/2023	100168	-\$396.15
	Payment: GREENCARE COMMERCIAL LLC, API Payment - Check #: 100169, Invoice #: 5512	6/29/2023	100169	-\$100.00
	Payment: ATECH, API Payment - Check #: 100170, Invoice #: 109789	6/29/2023	100170	-\$238.08
	Payment: FPL , API Payment - Check #: 300121, Invoice #: 15129-062023	6/30/2023	300121	-\$1,360.33
Total Outstanding Checks:				\$2,094.56

Deposits	Description	Date	Amount
	CLICKPAY	6/29/2023	\$2,523.00
	ICS In-Transit	6/30/2023	\$4,558.30
Total Outstanding Deposits:			\$7,081.30

Coco Wood Lakes
Reconciliation Report

City National Bank - Cash Reserves CNB-10409
Statement Date: 6/30/2023

Statement Balance: \$191,280.00
GL Balance: \$191,280.00
Last Statement Balance: \$189,044.27
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$191,280.00
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00



WE GROW FLORIDA

Client Service

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Your Banking Center
First Services
P.O. Box 025620
Miami, FL 33102-5620

Telephone
305-577-7336
800-435-8839

Your Banking Center Hours
Lobby: Monday - Friday: 9:00am - 5:00pm



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

P:25919 / T:/S:



For additional locations
and hours, please visit
citynational.com

NMLS 412469



Association Reserve

Account Summary

Account:	XXXXXX9350	Beginning Balance:	\$100,000.00
Last Statement:	May 31, 2023	Ending Balance:	\$100,000.00
This Statement:	June 30, 2023	Average Ledger Balance:	\$100,000.00
		Low Balance:	\$100,000.00
		Interest Earned This Period:	\$287.67
		Interest Earned 2023:	\$1,744.38
		Days In Period:	30
		Annual Percentage Yield Earned:	3.56%

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
05-31	Beginning balance			100,000.00
06-12	Webxfr Fr Assoc Comm I 472645	1,666.67		101,666.67
06-12	Transfer To Promontory Ics Sdw Account 1244776783		1,666.67	100,000.00
06-15	Monthly Service Fee		0.04	99,999.96
06-15	Transfer From Promontory Ics Sdw Account 1244776783	0.04		100,000.00
06-30	Interest	287.67		100,287.67
06-30	Transfer To Promontory Ics Sdw Account 1244776783		287.67	100,000.00
06-30	Ending totals	1,954.38	1,954.38	100,000.00



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Apply today. Ask your banker for details.

¹Closing costs may include, but are not limited to loan processing fees, title company fees, homeowners' insurance costs, property taxes, government recording and taxes. Maximum grant of \$5,000 to be used for down payment or closing cost and is available for properties in Miami-Dade, Broward, Palm Beach, Osceola, Seminole, Lake and Orange counties

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City National Bank of Florida
100 S.E. 2nd Street
Miami, FL 33131



Contact Us
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Account
Coco Wood Lakes Association Inc.

Date
06/30/2023

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1 of 3



118825-03A
Coco Wood Lakes Association Inc.
622 Banyan Trl Ste 150
Boca Raton, FL 33431-5615

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of June 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%	\$89,044.27	\$91,280.00
*****645	Demand	3.40%	122,027.98	95,273.00
TOTAL			\$211,072.25	\$186,553.00

DETAILED ACCOUNT OVERVIEW

Account ID: *****350

Account Title: Coco Wood Lakes Association Inc.

Account Summary - Demand

Statement Period	6/1-6/30/2023	Average Daily Balance	\$90,303.02
Previous Period Ending Balance	\$89,044.27	Interest Rate at End of Statement Period	3.40%
Total Program Deposits	1,983.11	Statement Period Yield	3.46%
Total Program Withdrawals	(0.04)	YTD Interest Paid	1,485.33
Interest Capitalized	252.66		
Current Period Ending Balance	\$91,280.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/02/2023	Deposit	\$316.44	\$89,360.71
06/14/2023	Deposit	1,666.67	91,027.38
06/20/2023	Withdrawal	(0.04)	91,027.34
06/30/2023	Interest Capitalization	252.66	91,280.00

Summary of Balances as of June 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
JPMorgan Chase Bank	Columbus, OH	628	\$91,280.00

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Demand

Statement Period	6/1-6/30/2023	Average Daily Balance	\$96,851.39
Previous Period Ending Balance	\$122,027.98	Interest Rate at End of Statement Period	3.40%
Total Program Deposits	16,882.17	Statement Period Yield	3.46%
Total Program Withdrawals	(43,908.16)	YTD Interest Paid	2,139.88
Interest Capitalized	271.01		
Current Period Ending Balance	\$95,273.00		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/01/2023	Deposit	\$1,775.35	\$123,803.33
06/02/2023	Deposit	216.81	124,020.14
06/05/2023	Withdrawal	(1,367.03)	122,653.11
06/06/2023	Withdrawal	(9,224.12)	113,428.99
06/07/2023	Withdrawal	(17,752.44)	95,676.55
06/08/2023	Deposit	1,408.00	97,084.55
06/12/2023	Deposit	1,278.90	98,363.45
06/13/2023	Deposit	420.00	98,783.45
06/14/2023	Withdrawal	(12,229.57)	86,553.88
06/15/2023	Withdrawal	(1,293.49)	85,260.39
06/16/2023	Deposit	1,985.90	87,246.29
06/20/2023	Deposit	377.56	87,623.85
06/21/2023	Deposit	971.97	88,595.82
06/22/2023	Deposit	1.68	88,597.50
06/23/2023	Withdrawal	(1,347.84)	87,249.66
06/26/2023	Withdrawal	(62.00)	87,187.66
06/27/2023	Withdrawal	(631.67)	86,555.99
06/28/2023	Deposit	840.00	87,395.99
06/29/2023	Deposit	1,260.00	88,655.99
06/30/2023	Deposit	6,346.00	95,001.99
06/30/2023	Interest Capitalization	271.01	95,273.00

Summary of Balances as of June 30, 2023

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
JPMorgan Chase Bank	Columbus, OH	628	\$95,273.00

Coco Wood Lakes
Petty Cash Schedules
6/30/2023

Petty Cash GL #10001		
Date	Description	Balance
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 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)
Total		\$ 32.89

Coco Wood Lakes
Allowance for Doubtful Accounts
6/30/2023

Allowance for Doubtful Accounts G/L 11500		
Date	Description	Balance
1/31/2023	Monthly Bad Debt Allowance	(208.33)
2/1/2023	Unit 6323 Write Off	47.07
2/28/2023	Monthly Bad Debt Allowance	(208.33)
3/31/2023	Monthly Bad Debt Allowance	(208.33)
4/30/2023	Monthly Bad Debt Allowance	(208.33)
5/31/2023	Monthly Bad Debt Allowance	(208.33)
6/30/2023	Monthly Bad Debt Allowance	(208.33)
Total		\$ (1,202.91)

Coco Wood Lakes

Schedule of Insurance

6/30/2023

Prepaid Insurance GL 14010					
Description of Policy/Carrier	Premium Period		Total Premium	Total Expensed	Prepaid Balance
	From	To			
Property	12/31/22	12/31/23	63,506.95	31,492.49	32,014.46
Package	12/31/22	12/31/23	31,649.10	15,694.49	15,954.61
D&O Liability	12/31/22	12/31/23	11,402.58	5,654.43	5,748.15
Equipment Breakdown	12/31/22	12/31/23	546.00	270.76	275.24
Umbrella	12/31/22	12/31/23	3,841.48	1,904.95	1,936.53
Workers Compensation	12/31/22	12/31/23	565.00	280.18	284.82
Finance Charge & Doc Stamps	12/31/22	12/31/23	4,218.33	2,091.83	2,126.50
Totals			115,729.44	57,389.12	\$ 58,340.31

Description	Expense for Month			Remaining Prepaid		
	Days	Per Day	Total	Days	Months	
Property	30	173.99	5,219.75	184	6	GL#66000
Package	30	86.71	2,601.30	184	6	GL#66000
D&O Liability	30	31.24	937.20	184	6	GL#66000
Equipment Breakdown	30	1.50	44.88	184	6	GL#66000
Umbrella	30	10.52	315.74	184	6	GL#66000
Workers Compensation	30	1.55	46.44	184	6	GL#66000
Finance Charge & Doc Stamps	30	11.56	346.71	184	6	GL#66000
Totals			9,512.01			

Insurance Payable GL 20005							
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	5	57,864.72
Total							\$ 57,864.72

Coco Wood Lakes
Prepaid Expenses Schedule
6/30/2023

Prepaid Expenses GL#14045									
Vendor	Description	Service From	Service To	Full Amount	Monthly Expense	GL Account	Prepaid Months	Balance	
Nozzel Nolen	Termite Control	4/1/2023	3/31/2024	\$ 517.00	43.12	63541	3	387.76	
The Monitoring Center	Security Alarm	3/1/2023	2/28/2024	\$ 256.67	21.39	63550	4	171.12	
ProFitness QTR 3	Fitness Machine	6/1/2023	6/30/2023	\$ -	0.00	63564	0	0.01	
Astro Air Inc	HVAC Service	1/1/2023	12/31/2023	\$ 1,760.00	146.67	63591	6	879.98	
Alliance of Delray	Annual Association Dues	3/1/2023	2/28/2024	\$ 150.00	12.50	64355	4	100.00	
Total								223.68	\$ 1,538.82

Coco Wood Lakes

US Bank Credit Card

6/30/2023

Credit Card Liability G/L 20003		
Date	Description	
6/30/2023	June CC Expenses	\$1,700.74
Total		\$1,700.74






Cardholder Activity

Name: KRISTINE RUSSO DIAZ

Account Number: **0166

Cycle End Date: 06/26/2023

Trans Date Posting Date	Merchant Name City, State/Prov.	Transaction Total Allocation Amount	Source Currency Accounting Code	Currency Amount	
06/05/2023	AUTO PAYMENT DEDUCTION	(\$21.40)	USD	(21.40)	
06/05/2023	,	(\$21.40)			
06/14/2023	ZOOM.US 888-799-9666	\$15.99	USD	15.99	
06/15/2023	WWW.ZOOM.US, CA	\$15.99	62500	Zoom Account	
06/22/2023	PAYPAL *BROWNEIRRIG BROWN	\$721.18	USD	721.18	
06/23/2023	402-935-7733, CA	\$721.18	65361	Irrigation Break on Main Line - Deposit	
06/22/2023	AMZN MKTP US*ZI4MI3RK3	\$95.79	USD	95.79	
06/23/2023	AMZN.COM/BILL, WA	\$95.79	65030	Pool Rail Covers	
06/23/2023 06/26/2023	PREMIER CHEMDRY POMPANO BEACH, FL	\$387.00 \$387.00	USD 65360	387.00 Carpet Cleaning Auditorium	

Trans Date Posting Date	Merchant Name City, State/Prov.	Transaction Total Allocation Amount	Source Currency Accounting Code	Currency Amount
06/23/2023	PAYPAL *BROWNEIRRIG BROWN	\$480.78	USD	480.78
06/26/2023	402-935-7733, CA	\$480.78	65361	Irrigation Main Line Final Balance

Activity Totals	Purchases	Payments
\$1,679.34	\$1,700.74	(\$21.40)

Cardholder Name: _____

Signature: _____

Supervisor Name: _____

Signature: _____

Coco Wood Lakes

A/P Exchange Schedules

6/30/2023

A/P Exchange GL #20010		
Date	Description	Balance
3/31/2023	US Bank CC Payment on 02/14/2023	(47.14)
Total		\$ (47.14)

Coco Wood Lakes
Schedule of Accrued Expenses
6/30/23

Accrued Expenses G/L 22000									
Description	From	To	Full Amount	# of Days/Mo s	Prorated Amount	Allocated %	Accrual Amount	GL #	
Electricity:									
FPL 15129- 6269 W Atlantic Ave	5/31/23	6/30/23	1,360.33	0	0.00	100.00%	0.00	62000	Electric- Club house
FPL 12521,13528,14501,12543- street lights	5/10/23	6/9/23	2,187.84	21	1,531.49	100.00%	1,531.49	62010	Electric- street lights
Utilities									
PBC Water Utilities	5/10/23	6/12/23	631.67	18	344.55	100.00%	344.55	62100	Water & Sewer
Management & Professional Fees:									
Accounting & Audit 2023	1/1/21	12/31/21	4,500.00	6	2,250.00	100.00%	2,250.00	63300	Audit Fees
Accounting & Audit 2022	1/1/22	12/31/22	4,500.00	12	350.00	100.00%	350.00	63300	Audit Fees
		paid 6.30.23			(350.00)	100.00%	(350.00)		
Monthly Contract Service									
American Pool Service	6/1/23	6/30/23	750.00	1	750.00	100.00%	750.00	63520	Pool/Spa Miantenance
Allstate Resource Mngement	6/1/23	6/30/23	562.00	1	562.00	100.00%	562.00	63510	Lakes/Canals/Preserves
End of Month Total							\$ 5,438.04		

Coco Wood Lakes
Deferred Cable Revenue Schedule
6/30/2023

Deferred Cable Revenue G/L 23000		
Date	Description	Balance
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)
2/28/2023	Cable revenue for February 2023	(818.75)
3/31/2023	Cable revenue for March 2023	(818.75)
4/30/2023	Cable revenue for April 2023	(818.75)
5/31/2023	Cable revenue for May 2023	(818.75)
6/30/2023	Cable revenue for June 2023	(818.75)
Total		\$ 22,106.25

Coco Wood Lakes
Schedule of Reserves Balances
6/30/2023

Common Area Improvement G/L 35000		
Date	Description	Amount
11/30/2014	Opening Balance	74,303.13
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
6/30/2023

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
6/30/2023

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
2/28/2023 Monthly Reserve Allocation	1,666.67
3/31/2023 Monthly Reserve Allocation	1,666.67
4/30/2023 Monthly Reserve Allocation	1,666.67
5/31/2023 Monthly Reserve Allocation	1,666.67
6/30/2023 Monthly Reserve Allocation	1,666.67
Total	132,329.81

Coco Wood Lakes
Schedule of Reserves Balances
6/30/2023

Reserves: General G/L 35001		
Date	Description	Amount
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
Total		39,917.98

Club House G/L 35005		
Date	Description	Amount
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)
Total		16,803.38

Reserves: Landscape G/L 35007		
Date	Description	Amount
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)
Total		2,928.40

Reserves: Pool & Spa G/L 35040		
Date	Description	Amount
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
4/1/2023	Swim and Fun Inc	(1,300.00)
4/1/2023	Swim and Fun Inc	(1,150.00)
4/1/2023	Swim and Fun Inc	(1,150.00)
4/3/2023	Swim and Fun Inc	(250.00)
4/3/2023	Swim and Fun Inc	(1,300.00)
Total		(5,150.00)

Coco Wood Lakes
Schedule of Reserves Balances
6/30/2023

Reserves: Interest G/L 35090		
Date	Description	Amount
11/30/2014	Opening Balance	1,002.40
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
2/28/2023	Monthly Reserve Interest	493.84
3/31/2023	Monthly Reserve Interest	850.83
4/30/2023	Monthly Reserve Interest	520.71
5/31/2023	Monthly Reserve Interest	572.97
6/30/2023	Monthly Reserve Interest	252.54
Total		4,450.43
Total Reserves		\$ 191,280.00

Coco Wood Lakes
Schedule of Funds Balances
6/30/2023

Operating Fund Balance: GL 39005		
Date	Description	Amount
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
Total		\$ 103,131.01

Coco Wood Lakes
Actual Cash Flow Report
June 30, 2023

		<u>Jan- May</u>	<u>June</u>	<u>2023</u>	<u>Year To Date</u>	<u>Year To Date</u>	<u>Year To Date</u>
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Cash Receipts:							
40000	Owner Assessment Fees	314,417.05	28,132.74	647,547.00	342,549.79	323,773.50	18,776.29
40017	Gate Key Cards Income	100.00	-	200.00	100.00	100.00	-
44000	Late Charge Fees	1,820.90	53.77	2,000.00	1,874.67	1,000.00	874.67
44100	NSF Fees	160.00	-	-	160.00	0.00	160.00
44780	Cable Revenue	-	818.75	9,825.00	818.75	4,912.50	(4,093.75)
45000	Misc. Income	1,096.47	110.00	-	1,206.47	0.00	1,206.47
45010	Newsletter Income	1,014.00	-	1,000.00	1,014.00	500.00	514.00
46000	Interest Income	3,916.50	560.31	200.00	3,916.50	100.00	3,816.50
					-		
	Total Cash Receipts	\$ 322,524.92	\$ 29,675.57	\$ 660,772	\$ 351,640.18	\$ 330,386.00	\$ 21,254.18

Cash Disbursements:

60000	Salary Expenses	150.00	-	7,000.00	150.00	3,500.00	3,350.00
62000	Electric- Clubhouse	5,979.70	1,360.33	20,000.00	7,340.03	10,000.00	2,659.97
62010	Electric- Street Lights	9,849.58	2,187.84	25,000.00	12,037.42	12,500.00	462.58
62100	Water & Sewer	4,939.64	631.67	7,000.00	5,571.31	3,500.00	(2,071.31)
62400	Trash Removal	1,188.15	83.62	1,000.00	1,271.77	500.00	(771.77)
62500	Telephone	1,755.81	706.55	5,200.00	2,462.36	2,600.00	137.64
63000	Management Fee Expense	47,675.08	11,853.42	144,753.00	59,528.50	72,376.50	12,848.00
63100	Legal Expense	12,813.42	-	7,000.00	12,813.42	3,500.00	(9,313.42)
63103	Legal - Litigations	4,654.14	-	5,000.00	4,654.14	2,500.00	(2,154.14)
63105	Legal Document Expense	1,508.50	-	260.00	1,508.50	130.00	(1,378.50)
63300	Audit Fees	4,150.00	350.00	4,500.00	4,500.00	2,250.00	(2,250.00)
63400	Other Professional Fees	-	-	100.00	-	50.00	50.00
63500	Landscaping	9,580.00	2,395.00	31,971.00	11,975.00	15,985.50	4,010.50
63510	Lakes/Canals/Preserves	4,081.00	-	7,046.00	4,081.00	3,523.00	(558.00)
63520	Pool/Spa Maintenance	2,549.00	-	6,373.00	2,549.00	3,186.50	637.50
63530	Pest Control Contract	1,281.80	85.60	924.00	1,367.40	462.00	(905.40)
63541	Termite Contract	602.60	-	530.00	602.60	265.00	(337.60)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	128.50	(128.17)
63564	Fitness Machine Maint.	414.00	-	856.00	414.00	428.00	14.00
63575	Cable Contract Service	87,457.23	17,491.04	212,100.00	104,948.27	106,050.00	1,101.73
63591	HVAC Contract	1,760.00	-	1,760.00	1,760.00	880.00	(880.00)
64000	Administrative & General	440.14	-	1,000.00	440.14	500.00	59.86
64002	Fire Extinguisher Inspection	-	-	100.00	-	50.00	50.00
64003	Admin and General - Election Monitoring	4,344.58	-	6,500.00	4,344.58	3,250.00	(1,094.58)
64010	Annual Corporate Report	-	-	62.00	-	31.00	31.00
64120	Bad Debt Exp.	-	-	2,500.00	-	1,250.00	1,250.00
64140	Gate / Key Cards Exp.	120.75	-	480.00	120.75	240.00	119.25
64200	Bank Charges	122.28	1.44	200.00	122.28	100.00	(22.28)
64250	Licenses, Taxes & Permits	475.00	-	2,500.00	475.00	1,250.00	775.00
64300	Office Supplies	1,077.60	-	800.00	1,077.60	400.00	(677.60)
64350	Postage	1,950.79	78.60	2,000.00	2,029.39	1,000.00	(1,029.39)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	75.00	(75.00)
64370	Computer Expense	-	-	200.00	-	100.00	100.00

Coco Wood Lakes
Actual Cash Flow Report
June 30, 2023

	<u>Jan- May</u>	<u>June</u>	<u>2023</u>	<u>Year To Date</u>	<u>Year To Date</u>	<u>Year To Date</u>
	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545 Newsletters	1,395.38	290.78	4,000.00	1,686.16	2,000.00	313.84
65000 Common Area Supplies	832.09	-	2,500.00	832.09	1,250.00	417.91
65030 Pool/Spa Supplies	-	-	500.00	-	250.00	250.00
65035 HVAC Supplies	-	-	100.00	-	50.00	50.00
65050 Hardware Supplies	-	-	100.00	-	50.00	50.00
65065 Lock & Key Supplies	-	-	100.00	-	50.00	50.00
65100 Cleaning Supplies	466.96	-	1,000.00	466.96	500.00	33.04
65117 Tree Trimming	-	-	6,500.00	-	3,250.00	3,250.00
65330 R & M - Fire safety Maint.	-	-	100.00	-	50.00	50.00
65342 R & M - Pool	8,156.79	110.00	17,500.00	8,266.79	8,750.00	483.21
65343 R & M - Lighting	53.20	-	100.00	53.20	50.00	(3.20)
65346 R & M - Signage	-	-	500.00	-	250.00	250.00
65354 R & M - General	658.58	295.00	1,800.00	953.58	900.00	(53.58)
65357 R & M - Plumbing.	77.00	-	250.00	77.00	125.00	48.00
65360 R & M - Bldg Maint. & Repairs	6,741.08	238.08	8,600.00	6,979.16	4,300.00	(2,679.16)
65361 R & M Sprinklers	455.00	146.00	2,500.00	601.00	1,250.00	649.00
65366 Landscape Extras	2,774.00	100.00	6,000.00	2,874.00	3,000.00	126.00
65388 R&M Contingency	-	-	3,000.00	-	1,500.00	1,500.00
65400 COVID-19 Supplies	73.38	-	500.00	73.38	250.00	176.62
66000 Property & Gen'l Liab Ins.	48,269.60	9,644.12	95,000.00	57,913.72	47,500.00	(10,413.72)
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	-	-	5,000.00	-	2,500.00	2,500.00
Total Cash Disbursements	281,280.52	\$ 48,049.09	\$ 660,772	\$ 329,328.17	\$ 330,386.00	\$ 1,057.83
Net Cash Flow From Operations	41,244.40	\$ (18,373.52)	-	\$ 22,312.01	\$ -	
Balance Sheet Items						
10115 Due to from Reserves	(8,333.35)	(1,666.67)	\$ 20,000	(10,000.02)	10,000.00	(0.02)
10201 Working Capital Close out funds	-	-	-	-	-	-
11001 A/R Exchange	-	-	-	-	-	-
11215 Credit Exchange	-	-	-	-	-	-
11400 Other Receivables	-	-	-	-	-	-
14010 Prepaid Insurance	-	-	-	-	-	-
14020 Prepaid Document Solutions	-	-	-	-	-	-
14035 Prepaid Association Fees	-	-	-	-	-	-
20003 US Bank Credit Card	(47.14)	(21.40)	-	(68.54)	-	(68.54)
20050 Insurance Payable	-	-	-	-	-	-
Net Cash Flow	32,863.91	\$ (20,061.59)		\$ 12,243.45		
Cash Balance Beginning of the Period	\$ 200,259.74	\$ 220,321.33		\$ 188,016.29		
Cash Balance End of the Month	\$ 233,123.65	\$ 200,259.74		\$ 200,259.74		