

<b>Budget_Statement</b> <b>3W26 COCO WOOD LAKES ASSOCIATION</b> <b>INC</b> <b>01/01/2025</b>
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FIRSTSERVICE RESIDENTIAL  
 C/O FIRSTSERVICE RESIDENTIAL  
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
<b>REVENUE</b>			
40000	Owner Assessments	69,976	839,717
40002 00	Reserve Income	6,667	80,000
40011	Late Fee Income	167	2,000
40029	Lake Services Contract	579	6,950
40052	Newsletter Income	30	360
40060	Gate/Key Cards	25	300
40080	Interest Income	250	3,000
42020	Cable Income	1,217	14,605
<b>**TOTAL REVENUE</b>		<b>\$78,911</b>	<b>\$946,932</b>
<b>EXPENSES</b>			
<b>**ADMINISTRATIVE</b>			
50004	Administration	125	1,500
50008	Accounting Fees-CPA	406	4,875
50012 00	Bad Debts	208	2,500
50015	Bank Charges	17	200
50022	Computer Expense	17	200
50035	Dues & Subscriptions	13	150
50041	Admin. & General - Election Monitoring	167	2,000
50043	Gate /Key Cards Exp.	29	350
50045 00	Legal Fees	667	8,000
50045 06	Legal Fees - Litigation	667	8,000
50050 00	License,Taxes,Permit	233	2,800
50050 16a	License,Taxes,Permit - Fire Alarm/Sprink Inspct	21	250
50053	Corporate Annual Rep	5	62
50060	Newsletters	100	1,200
50065	Office Equipment & Rental	42	500
50075	Office Supplies	83	1,000
50080	Postage	167	2,000
<b>**TOTAL ADMINISTRATIVE</b>		<b>\$2,967</b>	<b>\$35,587</b>
<b>**INSURANCE</b>			
52030	Multiperil Insurance	11,250	135,000
<b>**TOTAL INSURANCE</b>		<b>\$11,250</b>	<b>\$135,000</b>
<b>**UTILITIES</b>			
54050 09	Electricity - Street Lights	2,208	26,500
54050 15	Electricity - Clubhouse	1,583	19,000
54070 00	Water & Sewer	767	9,200
54100 00	Telephone	233	2,800
<b>**TOTAL UTILITIES</b>		<b>\$4,791</b>	<b>\$57,500</b>
<b>**CONTRACTS</b>			
60013	Cable Television	22,453	269,440
60072	Fitness Center Maintenance	72	860
60074	Hvac System	131	1,570
60083	Internet Svc/Support	2,535	30,420
60085	Lake Maintenance	579	6,950
60090	Lawn Maintenance	2,420	29,040
61000	Management Services	13,019	156,226

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 C/O FIRSTSERVICE RESIDENTIAL  
 Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
61010	Pest Control	94	1,128
61020	Pool/Spa Contract	977	11,726
61045 00	Security Services	25	295
61055	Trash Removal	92	1,100
61064	Termite Treatment	58	690
<b>**TOTAL CONTRACTS</b>		<b>\$42,455</b>	<b>\$509,445</b>
<b>**SALARIES &amp; BENEFITS</b>			
65000 00	Salaries - General	250	3,000
<b>**TOTAL SALARIES &amp; BENEFITS</b>		<b>\$250</b>	<b>\$3,000</b>
<b>**REPAIRS &amp; MAINTENANCE</b>			
70005	R&M-Air Conditioning	175	2,100
70025	R&M-Building	667	8,000
70032	R&M-Common Area	167	2,000
70043 48	R&M Locks & Keys	17	200
70060	R&M-General	167	2,000
70066	R&M-Hardware	8	100
70068	R&M-Lighting	8	100
70085	R & M.Fire Safety Maintenance	8	100
70090	R&M-Plumbing	17	200
70095	R&M-Pool/Spa/Fountai	500	6,000
70097	R&M - Pool	42	500
70125	R&M-Signage	42	500
70135	Landscaping Extras	625	7,500
70137	Landscaping/Irrig	208	2,500
70138	Tree Trim/Replace	542	6,500
70176	Cleaning Supplies	133	1,600
70289 00	Contingency	450	5,400
<b>**TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>\$3,776</b>	<b>\$45,300</b>
<b>**SPECIAL PROJECTS</b>			
74004 00	Capital Improvements	6,750	81,000
74005 400	Special Projects Catastrophic Events	8	100
<b>**TOTAL SPECIAL PROJECTS</b>		<b>\$6,758</b>	<b>\$81,100</b>
<b>**RESERVE TRANSFERS</b>			
80000 00	Reserve Transfers	6,667	80,000
<b>**TOTAL RESERVE TRANSFERS</b>		<b>\$6,667</b>	<b>\$80,000</b>
<b>**TOTAL EXPENSES</b>		<b>\$78,914</b>	<b>\$946,932</b>
<b>NET INCOME/(LOSS)</b>		<b>(\$3)</b>	<b>\$0</b>

# BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A.  Approved new budget

B.  Amended budget  Retroactive for full year?  Or partial year, if so, From:  To

Homeowner's accounts to be adjusted?  If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing?  If all units pay the same, enter amount \$  /Unit
3. Frequency:  If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?   
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
6. Are Reserves included in the budget?: (schedule must be included)
7. Is your Late Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).  
 Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)  
 No Late Fee  
 Flat rate \$  after  days OR  
 Percentage rate only \$  % after  days
8. Is your Interest Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).  
 Yes (select one interest fee policy)  
 No Interest Fee  
 New Interest rate \$  % per annum after  days\*  
\*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type:  Payment Notification  Statements
11. Delivery Method:
12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

**3210-COCO WOOD LAKES ASSOCIATION INC - BudgetActuals**  
**Proposed Operating Budget**  
**January 1, 2025 - December 31, 2025**

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	<b>**REVENUE</b>				
40000	Owner Assessments	60,796	729,553	69,976	839,717
40002-00	Reserve Income-	6,590	79,080	6,667	80,000
40011	Late Fee Income	167	2,000	167	2,000
40025	Returned Check Fees	0	0	0	0
40029	Condo Services	0	0	579	6,950
40052	Newsletter Income	83	1,000	30	360
40060	Gate/Key Cards	17	200	25	300
40065	Violation Fees	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40080	Interest Income	250	3,000	250	3,000
40081	Reserve Interest	0	0	0	0
40090	Miscellaneous Income	0	0	0	0
42020	Cable Income	819	9,825	1,217	14,605
	<b>**TOTAL REVENUE</b>	<b>68,722</b>	<b>824,658</b>	<b>78,911</b>	<b>946,932</b>
	<b>EXPENSES</b>				
	<b>**ADMINISTRATIVE</b>				
50004	Administration	125	1,500	125	1,500
50008	Accounting Fees-CPA	406	4,875	406	4,875
50012-00	Bad Debts-	208	2,500	208	2,500
50015	Bank Charges	17	200	17	200
50022	Computer Expense	17	200	17	200
50035	Dues & Subscriptions	13	150	13	150
50041	Admin. & General - Election Monitoring	167	2,000	167	2,000
50043	Gate /Key Cards Exp.	29	350	29	350

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50045-00	Legal Fees-	292	3,500	667	8,000
50045-03	Legal Fees- - Other	125	1,500	0	0
50045-06	Legal Fees- - Litigation	667	8,000	667	8,000
50050-00	License,Taxes,Permit-	208	2,500	233	2,800
50050-16a	License,Taxes,Permit- - Fire Alarm/Sprink Inspct	21	250	21	250
50053	Corporate Annual Rep	05	62	05	62
50054	Administrative Collection Fee	0	0	0	0
50060	Newsletters	60	725	100	1,200
50065	Office Equipment & Rental	42	500	42	500
50075	Office Supplies	83	1,000	83	1,000
50080	Postage	167	2,000	167	2,000
	<b>**TOTAL ADMINISTRATIVE</b>	<b>2,652</b>	<b>31,812</b>	<b>2,966</b>	<b>35,587</b>
	<b>**PROPERTY INSURANCE</b>				
52030	Multiperil Insurance	14,444	173,332	11,250	135,000
	<b>**TOTAL PROPERTY INSURANCE</b>	<b>14,444</b>	<b>173,332</b>	<b>11,250</b>	<b>135,000</b>
	<b>**UTILITIES</b>				
54050-09	Electricity- - Street Lights	2,500	30,000	2,208	26,500
54050-15	Electricity- - Clubhouse	1,750	21,000	1,583	19,000
54070-00	Water & Sewer-	673	8,076	767	9,200
54100-00	Telephone-	475	5,700	233	2,800
	<b>**TOTAL UTILITIES</b>	<b>5,398</b>	<b>64,776</b>	<b>4,792</b>	<b>57,500</b>
	<b>**CONTRACTS</b>				
60013	Cable Television	18,378	220,539	22,453	269,440
60072	Fitness Center Maintenance	72	860	72	860
60074	Hvac System	161	1,936	131	1,570
60083	Internet Svc/Support	0	0	2,535	30,420
60085	Lake Maintenance	562	6,744	579	6,950

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
60090	Lawn Maintenance	2,350	28,200	2,420	29,040
61000	Management Services	12,589	151,065	13,019	156,226
61010	Pest Control	86	1,032	94	1,128
61020	Pool/Spa Contract	890	10,685	977	11,726
61045-00	Security Services-	23	280	25	295
61055	Trash Removal	92	1,100	92	1,100
61064	Termite Treatment	43	517	58	690
	<b>**TOTAL CONTRACTS</b>	<b>35,246</b>	<b>422,958</b>	<b>42,454</b>	<b>509,445</b>
	<b>**SALARIES &amp; BENEFITS</b>				
65000-00	Salaries- - General	250	3,000	250	3,000
	<b>**TOTAL SALARIES &amp; BENEFITS</b>	<b>250</b>	<b>3,000</b>	<b>250</b>	<b>3,000</b>
	<b>**REPAIRS/MAINTENANCE</b>				
70005	R&M-Air Conditioning	08	100	175	2,100
70025	R&M-Building	833	10,000	667	8,000
70032	R&M-Common Area	167	2,000	167	2,000
70043-48	R&M- Locks & Keys	17	200	17	200
70060	R&M-General	167	2,000	167	2,000
70066	R&M-Hardware	08	100	08	100
70068	R&M-Lighting	08	100	08	100
70085	R & M.Fire Safety Maintenance	08	100	08	100
70090	R&M-Plumbing	17	200	17	200
70095	R&M-Pool/Spa/Fountai	1,250	15,000	500	6,000
70097-10	R&M - Pool- - Chemicals/Supply	42	500	42	500
70125	R&M-Signage	42	500	42	500
70135	Landscaping Extras	500	6,000	625	7,500
70137	Landscaping/Irrig	208	2,500	208	2,500
70138	Tree Trim/Replace	542	6,500	542	6,500
70176	Cleaning Supplies	67	800	133	1,600

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70289-00	Contingency-	250	3,000	450	5,400
	**TOTAL REPAIRS/MAINTENANCE	4,134	49,600	3,775	45,300
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
74004-00	Capital ImprovementsCapital Improvements	0	0	6,750	81,000
74005-400	Special Projects- Catastrophic Events	08	100	08	100
	**TOTAL SPECIAL PROJECTS	08	100	6,758	81,100
	**SPECIAL ASSESSMENT				
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve TransfersReserve Transfers	0	0	6,667	80,000
80000-001	Reserve Transfers- - Pooled	6,590	79,080	0	0
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	6,590	79,080	6,667	80,000
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	68,722	824,658	78,912	946,932
	Operating Net Income or Loss	0	0	-01	0



**3210-COCO WOOD LAKES ASSOCIATION INC - Proposed\_Maintenance**  
**Schedule Of Proposed Maintenance**  
**January 1, 2025 - December 31, 2025**

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Condo Services* (Per Unit)	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-LakeFront		0.254452926	79	20.101781154	\$531.00	\$534.17	\$50.89	\$21.99	\$607.05	\$47956.95
0000-NonLakeFront		0.254452926	314	79.898218764	\$510.00	\$534.17	\$50.89	\$0.00	\$585.06	\$183708.84
Total			393	99.999999918						\$231665.79

**3210-COCO WOOD LAKES ASSOCIATION INC - Pooled Reserves**  
**Pooled Reserve Analysis Worksheet**  
**January 1, 2025 - December 31, 2025**

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30000-63b	Reserves	Spa - Replace	\$92,500	40	40
30000-204b	Reserves	Asphalt Paving/Parking	\$100,000	10	0
30000-001	Reserves	Pooled	\$153,000	40	5
30000-108i	Reserves	Clubhouse - Roof	\$0	0	0
30000-94	Reserves	General	\$45,000	40	5
30000-45	Reserves	Pool	\$25,000	15	2
		Totals	\$415,500		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$236,140
Additional Reserve Funding Thru Year End	\$219,770
Total Reserves Thru Year End	\$455,910
Estimated Expenses Thru Year End	\$200,000
Balance To Be Funded	\$159,590
Annual Contribution	\$80,000
Monthly Contribution	\$6,667

Recurring Charges Listing  
 COCO WOOD LAKES ASSOCIATION INC  
 As of 11/01/2024

3W26 0000 COCO WOOD LAKES ASSOCIATION INC  
 C/O FirstService Residential 6269 W Atlantic Ave  
 Delray Beach, FL 33484

Type	Unit/Type	Chg. Code	Rec. Type	No. of Units	Amount	Start Date	End Date	Total
Unit Type	LakeFront	MQ	Charge	79	531.00	01/01/2024	12/31/3000	41,949.00
Unit Type	NonLakeFront	MQ	Charge	314	510.00	01/01/2024	12/31/3000	160,140.00
<b>Totals:</b>				393				202,089.00
<b>Totals By Charge Code:</b>								
	MQ			393				202,089.00