

Coco Wood Lakes Newsletter



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ANITA BROWN	VICE PRESIDENT
MARIANNE REGAN	SECRETARY
JO-ANN ORLANDO	TREASURER
JON GUTMACHER	DIRECTOR
JESS KAUFMAN	DIRECTOR
KATHY THRASHER	DIRECTOR



First Service Residential

Office Hours:

Monday – Friday: 8:00 AM – 5:00 PM

Closed for Lunch: 1:00 PM – 2:00 PM

Ph # 561-495-1133

Email: cocowoodmgr@fsresidential.com

Property Manager:
Christina Hurst

Regional Director:
Mariya Rau

First Service Residential
After Hours 866-378-1099

Message from the Board of Directors - September 2025

We are pleased to share that our homeowner's association is in a much stronger financial position than just a few years ago. Through careful planning and strategic management, we have seen considerable growth across our reserve accounts and overall cash on hand.

In August 2022, our reserve account stood at \$194,703. By August 2025 that balance has grown to \$435,883. In addition, we established a high-yield money market account with a balance of \$147,469, further strengthening our financial position.

Our overall cash on hand has also seen a significant improvement, rising from \$366,152 in 2022 to \$826,116 in 2025. These numbers reflect fiscal responsibility as well as the current board's commitment to long-term financial security for the community. Not only have we grown our cash reserves, but these numbers take into account the fully paid for spa renovation and new roof.

A key part of our improved financial standing is the result of the loan we took out one year ago. This loan, set at \$200,000, was specifically designed to build our reserves and cash on hand. The structure of the loan allows us to earn 4% interest each month, which notably exceeds the maximum 3% interest we are paying on the loan itself. This strategic approach has enabled us to increase our assets while managing our obligations efficiently. We have earned roughly \$22,000 in interest since moving monies into a high yield savings account! Our first loan repayment of \$100,000 is scheduled for March of 2026.

We remain committed to transparency and prudent decision making to ensure our associations continued financial health. These positive trends put us in an excellent position to address current projects, such as the exterior clubhouse painting, new gutter installation, a much-needed refresh of the monument signs, as well as general maintenance and community improvements without imposing unnecessary burdens on our members.

We are thankful to our current board members for recognizing fiduciary responsibility, ensuring the financial health of the association, protecting and growing our monies, spending association money wisely and, barring unforeseen circumstances, staying committed to maintaining and improving the facilities with NO SPECIAL ASSESSMENTS.

Thank you for your ongoing support and trust in this board as we work together to maintain and enhance the value of our community.



COCO WOOD LAKES

Treasurer's Report - September 16, 2025

For the period ending August 31, 2025

CASH ON HAND

\$	325,027	Operating Account, includes prepaids of \$27,778
\$	147,949	Operating Money Market
\$	323,403	Reserve Account
\$	796,379	Total

ACCOUNTS RECEIVABLE (Maintenance fees owed, DELINQUENCIES)

\$	27,718	Total Delinquencies	Decrease of \$19,214 from prior month	
\$	15,799	Sent to attorney - accounts over 90 days in arrears		6 accounts
\$	12,963	Late letters issued	Late after 15th of the month	22 accounts
\$	179	Small balances owed by		9 accounts
			Total Accounts	37 accounts

EXPENSE SUMMARY

	Budgeted		Actual Exp	Variance	
\$	78,914	\$	57,923	\$ 20,991	August Budget vs. August Actual
\$	631,312	\$	515,687	\$ 115,625	YTD Budget vs. YTD Actual

BALANCE SHEET ANALYSIS

Operating Acct	\$325,027	less prepaids	\$27,778
less 2 mos. Cushion	<u>\$157,828</u>	based on 2025 budget	
Avail for exp.	\$167,199		
1 month Expenses	\$78,914		
(budgeted)			
Avg Monthly Exp ytd	\$64,461		



Blue Stream Fiber, TiVo Educational Event

Coco Wood Lakes Residents, You're Invited!

Our on-site event will give you the opportunity to ask about our world-class TiVo IP TV service, explore all of the features included within, and the benefits of fiber internet. During this event, you will also have the opportunity to have any other questions answered.

Location:

Clubhouse

6269 W Atlantic Ave, Delray Beach, FL 33484

Event will take place:

Tuesday, October 7, 2025

at 6 PM - 7 PM

We are thrilled to be introducing you to our world-class TiVo IP TV service!

Blue Stream Fiber On-Site

Coco Wood Lakes, You're Invited!

Every Wednesday from 10 AM - 4 PM

in the Clubhouse on October 1st and 8th, 2025

Stop by to meet your Blue Stream representative, ask any questions and to learn more about Blue Stream Fiber and our TV, Internet and Phone services and upgrade packages tailored for your community.

Exciting News...Blue Stream Fiber is live October 1st and your Community Channel, 901, is NOW Active.



Referring Compassionate Home Care That You Can Trust

Are You Looking for a High-Quality Home Health Care Provider?

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Counties Served:

Broward County | Palm Beach County | Miami-Dade County | Martin County
Saint Lucie County | Okeechobee County | Indian River County

We are pleased to share that a **donation box** has been placed in the **Clubhouse Lobby** to support the **Forgotten Soldiers Outreach Care Package Drive**. This effort helps send care packages to our soldiers and reminds them that they are never forgotten.

In addition, we continue to support the **Jacobson Family Food Pantry**, and the donation box that has always been in the lobby will remain available.

ITEMS NEEDED FOR FORGOTTEN SOLDIERS OUTREACH "WE CARE" PACKAGES

We appreciate all the items that we receive; however, we cannot ship aerosol cans, pork products, tobacco, lewd/pornographic materials or alcohol. We do not accept hotel toiletries, canned food, boxes of pasta, cereal or expired and/or used items.

Toiletries/Hygiene **(TRAVEL SIZE)**	Food Items
Baby Wipes	Trail Mix Sunflower Seeds
Dental Floss	Individual Crackers Fruit Roll Ups
Lip Balm/Chapstick	Beef Jerky Sticks Rice Krispies Treats
Hand Lotion	Microwave Popcorn Bagged Popcorn
Shave Cream Packets	Ramen Noodles Candy/Gum
Shampoo	Dried Fruit Snacks Breakfast Bars
Deodorant	Individual Cookie Packs Snack Bars
Razors	Protein Bars Cup of Noodles
Toothbrushes	Foil Tuna & Salmon Packets
Body Wash	Individual Packed Drink Mixes
Additional Items	Oatmeal/Grits Packages
Baby/Foot Powder	Microwavable Ravioli Mac & Cheese
Tampons	Individual Packages Nuts or Dried Fruit
Mouthwash	Peanut Butter Cups (Jif to Go)
Tissues (packets)	
Sunscreen	Additional Items
Body Wash	Crew Socks
Bar Soap	Insect Repellent Wipes
Q-tips	Scotch Heavy Duty Packing Tape
Toothpaste	Foot Warmers
Tissues	Hand Warmers

FOOD DRIVE

Receiving the Jacobson Family Food Pantry,
a program of Ruth & Norman Rales Jewish Family Services



JACOBSON FAMILY FOOD PANTRY SHOPPING LIST:

- Tuna/Salmon
- Peanut Butter
- Jelly
- Canned Fruit
- Cereal/Oatmeal
- Pasta
- Tomato Sauce
- Rice/Quinoa/Couscous
- Canned Vegetables
- Vegetarian Soup
- Vegetarian Beans
- Instant Mashed Potatoes

*Unfortunately, we cannot accept
canned products, frozen food, or
other perishables.

For additional
information
contact JFS:

561.852.3333
www.ralesjfs.org
info@ralesjfs.org

The Jacobson Family Food Pantry
Provides Supplemental Food
Assistance To Residents Of
Boca Raton, Delray Beach &
Highland Beach

Ruth & Norman Rales Jewish Family Services provides
Food & Financial Assistance | Jewish Services
Counseling & Mental Health Services
Senior & ElderCare Services | Family & Children Services
Substance Abuse Services

Ladies Club

Ladies Club meetings & Bingo will remain on vacation **until further notice**.

Please watch for updates in upcoming newsletters

and on **channel 901** for the return date.

For more information or if you would like to join the Ladies Club,

please contact: **Sandy Steinberg Email: shs54@juno.com**



**BE COURTEOUS
DO NOT BLOCK
SIDEWALKS WITH YOUR
VEHICLES**

COMMUNITY PUZZLE IN THE BLUE ROOM

Stop by the Blue Room and help
us complete our community puzzle!

EVERY LITTLE BIT HELPS!





OCT 2025 EVENT SCHEDULE

**05****9-10:30 FALL LOBBY DECORATING
10:30 BUNCO****08****GAME NIGHT
6:00 PM****11****CAFE ON MAIN
ARTS GARAGE 8:00 PM****16****PIZZA NIGHT
5:30 PM****19****MEXICAN TRAIN DOMINOES
10:30 AM****28****CWL BOARD
MEETING 7:00 PM****31****HALLOWEEN COSTUME
PARTY**

For more info : 954-803-7316 or
www.joannorlando@gmail.com

HALLOWEEN COSTUME PARTY

FRIDAY, OCTOBER 31ST

6:00 - 7:00 Happy Hour & Psychic Surprises

7:00 - 10:00 Dinner, Music & Dancing

Italian Buffet: Chicken Parm, Ziti, Sausage & Peppers, Caesar Salad, Garlic Rolls

\$25 per person

HAPPY HALLOWEEN



SAVE THE DATE

Monday, November 10th 6:00 pm CWL Veterans Honored

Wednesday, November 12th Noon Delray Beach Playhouse Lunchbox Matinee *Tell Me a Story*

Saturday, November 15th 6:30 pm SINGO

Sunday, November 23rd Friendsgiving, Football & Games

Sunday, November 30th 9:00-10:30 Holiday Lobby Decorating & 10:30 am Bunco

Saturday, December 6th Holiday White Elephant Gift Exchange

Thursday, January 1st - New Years Day Celebration

Saturday, January 24th CWL Community Yard Sale

Sunday, February 8th Super Bowl Party

Wednesday, February 11th - CWL Annual Meeting

Saturday, March 21st Murder Mystery Dinner

Saturday, April 11th Delray Beach Playhouse *Something Rotten*



MEXICAN TRAIN DOMINES WAS A HUGE SUCCESS!



WHERE: THE AUDITORIUM



WHEN: DOORS OPEN AT 10:00 AM



FREE—This is a free event!



WHAT'S INCLUDED:

COFFEE, MUFFINS & DOMINOES

FREE — THIS IS a free event!

NOTE: BYOEverything!



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As members of CWL Appliance Service, we face the future with confidence. We know that our A/C and appliances will continue to work and all repairs will be hassle free. Even a leaky toilet or a broken light switch won't make us sweat.

But all CWL homeowners can enjoy the same certainty as we do. Our Community Bulk Contract provides discounted prices for repair and replacement that can't be beat. Most likely, membership dues will more than cover any fixes you're going to need.

This is a Coco Wood Lakes Homeowner's Amenity exclusively.

Take advantage of it.

Richard Sussman **718-570-9230** rsuss2@gmail.com
 Ina Huth **504-289-8227** a2fay2@gmail.com

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Promote Your Business in the CWL Newsletter!

Are you doing business in Palm Beach County!

Reach a supportive and engaged community by advertising in our **CWL Newsletter!**

A fantastic way to connect with Coco Wood Lakes members and grow your business.

Annual Rates:

Business Card Size – **\$100**

Quarter Page – **\$185**

Half Page – **\$500**

Full Page – **\$700**

Try our 3-month minimum options:

Business Card Size – **\$50**

Quarter Page – **\$75**

Half Page – **\$150**

Full Page – **\$200**

Let our community know what you do and support one another while you're at it!

To reserve your ad space, contact Christina Hurst Property Manager

Email: newsletter@cocowoodlakes.com



October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Comcast Contract ended September 30. If you still have Comcast modems or TV boxes, return them and close your accounts to avoid charges by Comcast.			1  Yom Kippur Starts at Sundown	2  Yom Kippur Ends at Sundown Office Closed	3	4
5  Fall Lobby Decorating 9 - 10:30am BUNCO 10:30am	6	7  Training 6:00pm	8  6:00pm	9	10	11
12	13	14  2026 Budget Town Hall 6:00pm	15	16  Pizza Night 5:30 - 8pm	17	18
19  Mexican Train Dominoes 10:30am	20	21	22	23	24	25
26	27	28  Board of Directors & 2026 Budget Approval Meeting 7:00pm	29	30	31  Halloween Costume Party 6:00pm	