



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE

For period ending July 31, 2024

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE

July 31, 2024

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Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.
3. The 2023 audited Financials Statements were received and no adjusting entry was received.

Executive Summary

July 31, 2024

TOTAL CASH

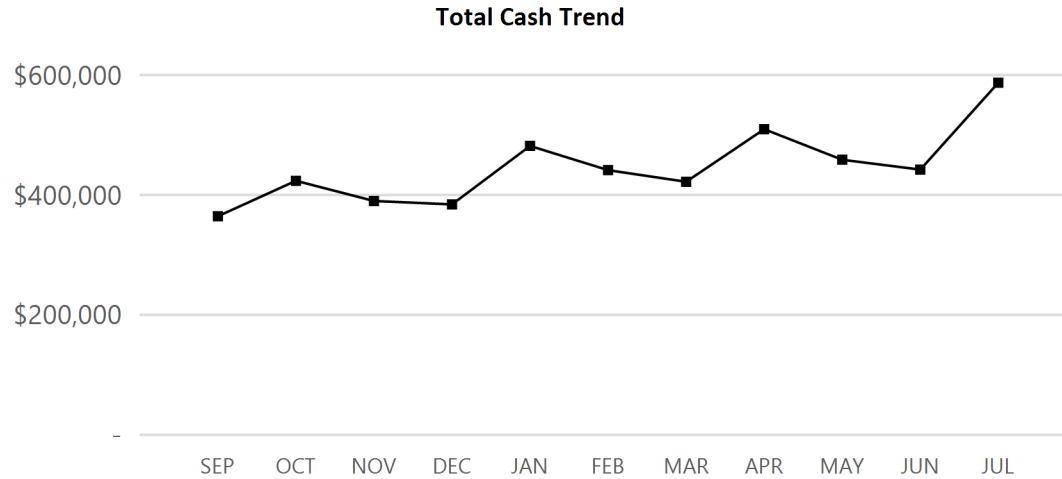
Operating	\$352,110
Other	-
Reserves	\$235,205
Security Deposits	-
Special Assessment	-
Total Cash	\$587,315

OPERATING CASH

Beginning Cash	\$214,603
Change in Cash	\$137,507
Ending Cash	\$352,110
Less: Accruals	\$23,645
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$328,466

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$150	-	-	\$30	\$180
LF Late Fees	\$1,015	-	(\$24)	\$308	\$1,299
MI Miscellaneous	-	-	-	\$72	\$72
MQ Maintenance Fees	\$16,974	(\$3,277)	(\$2,204)	(\$4,279)	\$7,214
VF Violation Fees	-	-	\$200	\$405	\$605
TOTAL	\$18,139	(\$3,277)	(\$2,028)	(\$3,464)	\$9,371



Executive Summary

July 31, 2024

INCOME STATEMENT SUMMARY

Income Recap

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
TOTAL REVENUE	\$71,246	\$68,722	\$2,524	\$488,227	\$481,054	\$7,173	\$824,658	(\$336,431)
TOTAL EXPENSES	\$67,160	\$68,722	\$1,562	\$424,974	\$481,051	\$56,077	\$824,658	\$399,684
NET INCOME/(LOSS)	\$4,086	-	\$4,086	\$63,253	\$3	\$63,249	-	\$63,253

Expense Summary

Account	Jul Actual	Jul Budget	Jul Variance	YTD Actual	YTD Budget	YTD Variance	2024 Total Budget	2024 Budget Remaining
ADMINISTRATIVE	\$923	\$2,652	\$1,729	\$11,095	\$18,562	\$7,467	\$31,812	\$20,717
PROPERTY INSURANCE	\$10,571	\$14,444	\$3,873	\$72,635	\$101,110	\$28,475	\$173,332	\$100,697
UTILITIES	\$4,973	\$5,398	\$425	\$31,714	\$37,786	\$6,072	\$64,776	\$33,062
CONTRACTS	\$33,884	\$35,247	\$1,362	\$238,795	\$246,726	\$7,930	\$422,958	\$184,163
OPERATING SALARIES & BENEFITS	\$207	\$250	\$43	\$207	\$1,750	\$1,543	\$3,000	\$2,793
REPAIRS/MAINTENANCE	\$9,110	\$4,133	(\$4,977)	\$20,149	\$28,929	\$8,780	\$49,600	\$29,451
SPECIAL PROJECTS	-	\$8	\$8	-	\$58	\$58	\$100	\$100
RESERVE TRANSFERS	\$7,492	\$6,590	(\$902)	\$50,379	\$46,130	(\$4,249)	\$79,080	\$28,701

Executive Summary

July 31, 2024

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - CITY NATIONAL BANK OPR CLICK	OPERATING CLICK CHECKING - CITY NATIONAL BANK OPR CLICK	\$49,270	\$153,325	\$56,118	\$146,476
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$165,333	\$40,301	-	\$205,634
Total Operating		\$214,603	\$193,625	\$56,118	\$352,110
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$227,698	\$7,507	-	\$235,205
Total Reserves		\$227,698	\$7,507	-	\$235,205
Total Cash		\$442,301	\$201,133	\$56,118	\$587,315



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of July 31, 2024

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	146,476	49,270	97,207	146,476	0	146,476
10014 39	Cash-Money Market - 39 - Enterprise Bank & Trust	205,634	165,333	40,301	205,634	0	205,634
10200	Due (To)/From Reserves	(13,356)	(176)	(13,180)	(13,356)	0	(13,356)
10300	Accounts Receivable	32,153	12,432	19,721	32,153	0	32,153
10390 00	Allowance/Bad Debts - 00	(3,873)	(3,703)	(170)	(3,873)	0	(3,873)
10500	Prepaid Insurance	52,173	62,744	(10,571)	52,173	0	52,173
10505	Prepaid Expenses	1,953	2,232	(279)	1,953	0	1,953
10005	Petty Cash	33	33	0	33	0	33
**TOTAL CURRENT ASSETS		\$421,193	\$288,165	\$133,028	\$421,193	\$0	\$421,193
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	235,205	227,698	7,507	235,205	0	235,205
12045	Due (To)/From Operating	13,356	176	13,180	13,356	0	13,356
**TOTAL RESTRICTED FUNDS		\$248,561	\$227,874	\$20,687	\$248,561	\$0	\$248,561
**TOTAL ASSETS		\$669,754	\$516,039	\$153,715	\$669,754	\$0	\$669,754

LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	23,645	9,569	14,075	23,645	0	23,645
20030	Insurance Payable	41,603	52,003	(10,401)	41,603	0	41,603
20085	Due to Prior Owners	1,692	1,692	0	1,692	0	1,692
20100	PrePaid Assessments	22,782	57,542	(34,760)	22,782	0	22,782
20152	Deferred Association Fees	121,546	0	121,546	121,546	0	121,546
20155	Deferred Cable Revenue	11,463	12,281	(819)	11,463	0	11,463

Entity: 3W26
Executed: 08/14/2024 11:37 AM

Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of July 31, 2024

Account	Description	Current Month July	Prior Month June	Month Inc / (Dec)	Current Year July	Prior Year July	Year Inc / (Dec)
20159 00	Deferred Internet Revenue - 00	39,300	0	39,300	39,300	0	39,300
**TOTAL CURRENT LIABILITIES		\$262,030	\$133,088	\$128,942	\$262,030	\$0	\$262,030
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	236,140	216,370	19,770	236,140	0	236,140
30010 02	Reserve Expenditure - 02 Bank Charges	0	(15)	15	0	0	0
30080	Reserve-Interest	12,421	11,520	902	12,421	0	12,421
**TOTAL RESERVE LIABILITIES		\$248,561	\$227,874	\$20,687	\$248,561	\$0	\$248,561
**TOTAL LIABILITIES		\$510,591	\$360,962	\$149,629	\$510,591	\$0	\$510,591
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	1,970	1,970	0	1,970	0	1,970
38880	Fund Balance	93,940	93,940	0	93,940	0	93,940
Current Year Net Income/ (Loss)		63,253	59,167	4,086	63,253	0	63,253
**TOTAL MEMBERS EQUITY		\$159,163	\$155,077	\$4,086	\$159,163	\$0	\$159,163
**TOTAL LIABILITIES & EQUITY		\$669,754	\$516,039	\$153,715	\$669,754	\$0	\$669,754

Income Statement

July 31, 2024

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	60,773	60,796	(23)	0.0%	425,411	425,572	(161)	0.0%	729,553	304,142
40002	Reserve Income	6,590	6,590	0	0.0%	46,130	46,130	0	0.0%	79,080	32,950
40011	Late Fee Income	1,044	167	877	>100%	2,726	1,169	1,557	>100%	2,000	(726)
40025	Returned Check Fees	150	0	150	0.0%	420	0	420	0.0%	0	(420)
40052	Newsletter Income	0	83	(83)	-100.0%	685	581	104	17.9%	1,000	315
40060	Gate/Key Cards	200	17	183	>100%	425	119	306	>100%	200	(225)
40065	Violation Fees	0	0	0	0.0%	610	0	610	0.0%	0	(610)
40078	Late Fee Interest	0	0	0	0.0%	206	0	206	0.0%	0	(206)
40080	Interest Income	749	250	499	>100%	1,083	1,750	(667)	-38.1%	3,000	1,917
40081	Reserve Interest	902	0	902	0.0%	4,249	0	4,249	0.0%	0	(4,249)
40090	Miscellaneous Income	0	0	0	0.0%	552	0	552	0.0%	0	(552)
40115	Administrative Fee	19	0	19	0.0%	0	0	0	0.0%	0	0
42020	Cable Income	819	819	0	0.0%	5,731	5,733	(2)	0.0%	9,825	4,094
OPERATING REVENUE TOTAL:		\$71,246	\$68,722	\$2,524	3.7%	\$488,227	\$481,054	\$7,173	1.5%	\$824,658	\$336,431
TOTAL REVENUE:		\$71,246	\$68,722	\$2,524	3.7%	\$488,227	\$481,054	\$7,173	1.5%	\$824,658	\$336,431

EXPENSES											
ADMINISTRATIVE											
50004	Administration	0	125	125	100.0%	375	875	500	57.2%	1,500	1,125
50008	Accounting Fees-CPA	406	406	0	0.1%	2,842	2,844	2	0.1%	4,875	2,033
50012	Bad Debts	208	208	0	-0.2%	1,458	1,456	(2)	-0.2%	2,500	1,042
50015	Bank Charges	0	17	17	100.0%	250	119	(131)	<-100%	200	(50)
50022	Computer Expense	0	17	17	100.0%	0	119	119	100.0%	200	200
50035	Dues & Subscriptions	13	13	1	3.8%	88	91	4	3.8%	150	63
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	582	1,167	585	50.1%	2,000	1,418

Income Statement

July 31, 2024

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
50043	Gate /Key Cards Exp.	0	29	29	100.0%	121	204	83	40.9%	350	229
50045	Legal Fees	0	292	292	100.0%	2,158	2,042	(116)	-5.7%	3,500	1,342
50045	Legal Fees - Other	0	125	125	100.0%	0	875	875	100.0%	1,500	1,500
50045	Legal Fees - Litigation	0	667	667	100.0%	300	4,667	4,367	93.6%	8,000	7,700
50050	License,Taxes,Permi	0	208	208	100.0%	450	1,456	1,006	69.1%	2,500	2,050
50050	License,Taxes,Permi t - Fire Alarm/Sprink Inspct	157	21	(136)	<-100%	157	146	(11)	-7.9%	250	93
50053	Corporate Annual Rep	0	5	5	100.0%	61	35	(26)	-75.0%	62	1
50054	Administrative Collection Fee	19	0	(19)	0.0%	19	0	(19)	0.0%	0	(19)
50060	Newsletters	0	60	60	100.0%	696	423	(273)	-64.6%	725	29
50065	Office Equipment & Rental	0	42	42	100.0%	0	292	292	100.0%	500	500
50075	Office Supplies	20	83	63	76.0%	643	583	(59)	-10.2%	1,000	357
50080	Postage	100	167	67	40.1%	895	1,169	274	23.4%	2,000	1,105
ADMINISTRATIVE TOTAL:		\$923	\$2,652	\$1,729	65.2%	\$11,095	\$18,562	\$7,467	40.2%	\$31,812	\$20,717
PROPERTY INSURANCE											
52030	Multiperil Insurance	10,571	14,444	3,873	26.8%	72,635	101,110	28,475	28.2%	173,332	100,697
PROPERTY INSURANCE TOTAL:		\$10,571	\$14,444	\$3,873	26.8%	\$72,635	\$101,110	\$28,475	28.2%	\$173,332	\$100,697
UTILITIES											
54050	Electricity - Street Lights	2,298	2,500	202	8.1%	15,274	17,500	2,226	12.7%	30,000	14,726
54050	Electricity - Clubhouse	1,685	1,750	65	3.7%	9,319	12,250	2,931	23.9%	21,000	11,681
54070	Water & Sewer	561	673	112	16.6%	3,899	4,711	812	17.2%	8,076	4,177
54100	Telephone	428	475	47	9.8%	3,222	3,325	103	3.1%	5,700	2,478
UTILITIES TOTAL:		\$4,973	\$5,398	\$425	7.9%	\$31,714	\$37,786	\$6,072	16.1%	\$64,776	\$33,062
CONTRACTS											

Income Statement

July 31, 2024

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/(Over)
60013	Cable Television	18,469	18,378	(91)	-0.5%	127,768	128,648	879	0.7%	220,539	92,771
60072	Fitness Center Maintenance	71	72	0	0.5%	499	502	2	0.5%	860	361
60074	Hvac System	131	161	31	18.9%	916	1,129	214	18.9%	1,936	1,020
60085	Lake Maintenance	562	562	0	0.0%	3,934	3,934	0	0.0%	6,744	2,810
60090	Lawn Maintenance	2,165	2,350	185	7.9%	13,500	16,450	2,950	17.9%	28,200	14,700
61000	Management Services	12,180	12,589	409	3.2%	85,260	88,121	2,861	3.2%	151,065	65,805
61010	Pest Control	86	86	0	0.5%	599	602	3	0.5%	1,032	433
61020	Pool/Spa Contract	59	890	832	93.4%	5,304	6,233	929	14.9%	10,685	5,381
61045	Security Services	25	23	(1)	-5.4%	166	163	(2)	-1.5%	280	114
61055	Trash Removal	85	92	7	7.6%	511	642	131	20.4%	1,100	589
61064	Termite Treatment	52	43	(9)	-21.3%	338	302	(37)	-12.2%	517	179
CONTRACTS TOTAL:		\$33,884	\$35,247	\$1,362	3.9%	\$238,795	\$246,726	\$7,930	3.2%	\$422,958	\$184,163
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	207	250	43	17.2%	207	1,750	1,543	88.2%	3,000	2,793
OPERATING SALARIES & BENEFITS TOTAL:		\$207	\$250	\$43	17.2%	\$207	\$1,750	\$1,543	88.2%	\$3,000	\$2,793
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	8	8	100.0%	0	56	56	100.0%	100	100
70025	R&M-Building	0	833	833	100.0%	3,123	5,833	2,710	46.5%	10,000	6,877
70032	R&M-Common Area	0	167	167	100.0%	504	1,167	663	56.8%	2,000	1,496
70043	R&M Locks & Keys	0	17	17	100.0%	12	117	105	89.9%	200	188
70060	R&M-General	2,488	167	(2,321)	<-100%	4,782	1,167	(3,616)	<-100%	2,000	(2,782)
70066	R&M-Hardware	0	8	8	100.0%	97	56	(41)	-72.3%	100	4
70068	R&M-Lighting	0	8	8	100.0%	0	56	56	100.0%	100	100
70085	R & M.Fire Safety Maintenance	0	8	8	100.0%	0	56	56	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	124	117	(7)	-5.9%	200	76

Income Statement

July 31, 2024

Account	Description	Jul Actual	Jul Budget	Jul Variance	Jul Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2024 Total Budget	2024 Budget Remaining/ (Over)
70095	R&M- Pool/Spa/Fountain	0	1,250	1,250	100.0%	187	8,750	8,563	97.9%	15,000	14,813
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	294	294	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	0	294	294	100.0%	500	500
70135	Landscaping Extras	0	500	500	100.0%	2,908	3,500	593	16.9%	6,000	3,093
70137	Landscaping/Irrig	187	208	21	10.3%	1,120	1,456	336	23.1%	2,500	1,380
70138	Tree Trim/Replace	6,400	542	(5,858)	<-100%	6,400	3,794	(2,606)	-68.7%	6,500	100
70176	Cleaning Supplies	35	67	31	47.0%	892	467	(426)	-91.2%	800	(92)
70289	Contingency	0	250	250	100.0%	0	1,750	1,750	100.0%	3,000	3,000
REPAIRS/MAINTENANCE TOTAL:		\$9,110	\$4,133	(\$4,977)	<-100%	\$20,149	\$28,929	\$8,780	30.4%	\$49,600	\$29,451
SPECIAL PROJECTS											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	58	58	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$8	\$8	100.0%	\$0	\$58	\$58	100.0%	\$100	\$100
RESERVE TRANSFERS											
80000	Reserve Transfers - Pooled	6,590	6,590	0	0.0%	46,130	46,130	0	0.0%	79,080	32,950
80001	Reserve Interest	902	0	(902)	0.0%	4,249	0	(4,249)	0.0%	0	(4,249)
RESERVE TRANSFERS TOTAL:		\$7,492	\$6,590	(\$902)	-13.7%	\$50,379	\$46,130	(\$4,249)	-9.2%	\$79,080	\$28,701
TOTAL EXPENSES:		\$67,160	\$68,722	\$1,562	2.3%	\$424,974	\$481,051	\$56,077	11.7%	\$824,658	\$399,684
NET INCOME/ (LOSS):		4,086	0	\$4,086	>100%	63,253	3	63,249	100%	0	(63,253)