



**FirstService**  
RESIDENTIAL

# **3W26 COCO WOOD LAKES ASSOCIATION INC**

## **RESIDENT PACKAGE**

For period ending January 31, 2025

*Confidential - For Management Use Only*



COCO WOOD LAKES ASSOCIATION INC  
**RESIDENT PACKAGE**  
January 31, 2025

## Table Of Contents

<b>1 . Executive Summary</b>	<b>1</b>
<b>2 . Balance Sheet</b>	<b>4</b>
<b>3 . Income Statement</b>	<b>7</b>

### 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

January 31, 2025

## TOTAL CASH

Operating	\$353,895
Other	-
Reserves	\$399,681
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$753,576</b>

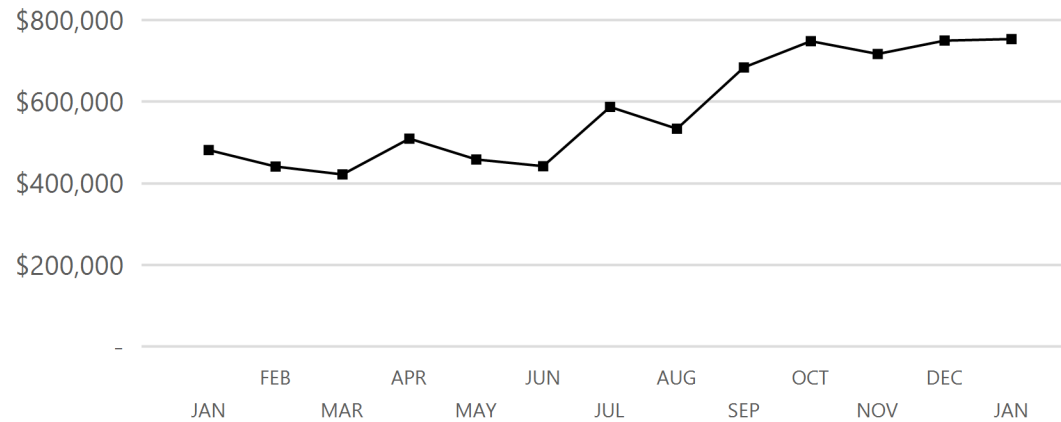
## OPERATING CASH

Beginning Cash	\$335,495
Change in Cash	\$18,400
Ending Cash	\$353,895
Less: Accruals	\$10,496
Less: Current Accounts Payable	-
<b>Adjusted Operating Cash</b>	<b>\$343,399</b>

## ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$30	-	-	\$60	\$90
LF Late Fees	-	-	-	\$471	\$471
MQ Maintenance Fees	\$2,318	(\$11,339)	(\$2,941)	\$6,912	(\$5,050)
VF Violation Fees	-	-	-	\$855	\$855
<b>TOTAL</b>	<b>\$2,348</b>	<b>(\$11,339)</b>	<b>(\$2,941)</b>	<b>\$8,299</b>	<b>(\$3,634)</b>

Total Cash Trend



# Executive Summary

January 31, 2025

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$102,279	\$78,911	\$23,368	\$102,279	\$78,911	\$23,368	\$946,932	(\$844,653)
TOTAL EXPENSES	\$65,689	\$78,914	\$13,225	\$65,689	\$78,914	\$13,225	\$946,932	\$881,243
NET INCOME/(LOSS)	\$36,590	(\$3)	\$36,593	\$36,590	(\$3)	\$36,593	-	\$36,590

### Expense Summary

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$4,189	\$2,967	(\$1,222)	\$4,189	\$2,967	(\$1,222)	\$35,587	\$31,398
PROPERTY INSURANCE	\$8,971	\$11,250	\$2,279	\$8,971	\$11,250	\$2,279	\$135,000	\$126,029
UTILITIES	\$4,646	\$4,791	\$145	\$4,646	\$4,791	\$145	\$57,500	\$52,854
CONTRACTS	\$38,853	\$42,455	\$3,602	\$38,853	\$42,455	\$3,602	\$509,445	\$470,592
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$250	\$250	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$952	\$3,776	\$2,824	\$952	\$3,776	\$2,824	\$45,300	\$44,348
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$6,758	\$6,758	\$81,100	\$81,100
RESERVE TRANSFERS	\$8,078	\$6,667	(\$1,411)	\$8,078	\$6,667	(\$1,411)	\$80,000	\$71,922

# Executive Summary

January 31, 2025

## CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
<b>Operating</b>					
OPR1 - CITY NATIONAL BANK OPR CLICK	OPERATING CLICK CHECKING - CITY NATIONAL BANK OPR CLICK	\$86,410	\$193,094	\$69,543	\$209,961
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$249,085	\$546	\$105,696	\$143,934
Total Operating		<b>\$335,495</b>	<b>\$193,639</b>	<b>\$175,239</b>	<b>\$353,895</b>
<b>Reserves</b>					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$414,282	\$21,411	\$36,013	\$399,681
Total Reserves		<b>\$414,282</b>	<b>\$21,411</b>	<b>\$36,013</b>	<b>\$399,681</b>
<b>Total Cash</b>		<b>\$749,777</b>	<b>\$215,050</b>	<b>\$211,252</b>	<b>\$753,576</b>



COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of January 31, 2025

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 22	Cash-Operating - 22 City National Bank	209,961	86,410	123,550	209,961	271,157	(61,196)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	143,934	249,085	(105,150)	143,934	0	143,934
10200	Due (To)/From Reserves	0	0	0	0	(1,590)	1,590
10300	Accounts Receivable	38,141	14,869	23,272	38,141	24,711	13,430
10390 00	Allowance/Bad Debts - 00	(5,097)	(4,889)	(208)	(5,097)	(2,661)	(2,436)
10500	Prepaid Insurance	96,725	0	96,725	96,725	114,236	(17,512)
10505	Prepaid Expenses	2,307	681	1,627	2,307	1,557	750
10550	A/R Clearing	750	750	0	750	443	307
10005	Petty Cash	0	0	0	0	33	(33)
<b>**TOTAL CURRENT ASSETS</b>		<b>\$486,721</b>	<b>\$346,907</b>	<b>\$139,815</b>	<b>\$486,721</b>	<b>\$407,886</b>	<b>\$78,835</b>
<b>**RESTRICTED FUNDS</b>							
12010 22	Cash-Reserves - 22 City National Bank	0	0	0	0	210,632	(210,632)
12010 742	Cash-Reserves - 742 Webster Bank	399,681	414,282	(14,602)	399,681	0	399,681
12045	Due (To)/From Operating	0	0	0	0	1,590	(1,590)
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$399,681</b>	<b>\$414,282</b>	<b>(\$14,602)</b>	<b>\$399,681</b>	<b>\$212,222</b>	<b>\$187,459</b>
<b>**TOTAL ASSETS</b>		<b>\$886,402</b>	<b>\$761,189</b>	<b>\$125,213</b>	<b>\$886,402</b>	<b>\$620,107</b>	<b>\$266,295</b>

## LIABILITIES

<b>**CURRENT LIABILITIES</b>							
20003	Credit Card Liability	0	0	0	0	24	(24)
20010	Accrued Expenses	10,496	8,875	1,620	10,496	9,397	1,099
20013	Accrued Exp - Resrve	0	35,038	(35,038)	0	0	0
20030	Insurance Payable	0	0	0	0	104,007	(104,007)

Entity: 3W26  
Executed: 02/13/2025 08:12 AM

Balance Sheet  
Page 1 of 3



COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of January 31, 2025

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
20085	Due to Prior Owners	1,692	1,692	0	1,692	1,692	0
20100	PrePaid Assessments	41,774	58,310	(16,536)	41,774	33,144	8,630
20152	Deferred Association Fees	119,953	0	119,953	119,953	134,726	(14,773)
20155	Deferred Cable Revenue	6,152	7,369	(1,217)	6,152	16,375	(10,223)
20159 00	Deferred Internet Revenue - 00	38,109	38,407	(298)	38,109	0	38,109
20160	Deferred Internet Revenue	38,109	38,407	(298)	38,109	0	38,109
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$256,285</b>	<b>\$188,098</b>	<b>\$68,187</b>	<b>\$256,285</b>	<b>\$299,365</b>	<b>(\$43,080)</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	379,108	360,083	19,025	379,108	51,508	327,600
30000 09	Reserves - 09 Common Areas	0	0	0	0	137,330	(137,330)
30000 108	Reserves - 108 Clubhouse	0	0	0	0	16,803	(16,803)
30000 32	Reserves - 32 Landscape	0	0	0	0	2,928	(2,928)
30000 45p	Reserves - 45p Pool/Spa	0	0	0	0	(5,150)	5,150
30080	Reserve-Interest	20,573	19,162	1,411	20,573	8,802	11,771
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$399,681</b>	<b>\$379,245</b>	<b>\$20,436</b>	<b>\$399,681</b>	<b>\$212,222</b>	<b>\$187,459</b>
<b>**TOTAL LIABILITIES</b>		<b>\$655,966</b>	<b>\$567,343</b>	<b>\$88,623</b>	<b>\$655,966</b>	<b>\$511,586</b>	<b>\$144,379</b>
<b>**MEMBERS EQUITY</b>							
38020 00	Prior Year Adjustment - 00	0	1,970	(1,970)	0	2,367	(2,367)
38880	Fund Balance	193,846	191,876	1,970	193,846	93,940	99,906
Current Year Net Income/ (Loss)		36,590	0	36,590	36,590	12,214	24,376
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$230,436</b>	<b>\$193,846</b>	<b>\$36,590</b>	<b>\$230,436</b>	<b>\$108,521</b>	<b>\$121,915</b>



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of January 31, 2025

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**TOTAL LIABILITIES & EQUITY		\$886,402	\$761,189	\$125,213	\$886,402	\$620,107	\$266,295



# Income Statement

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	91,713	69,976	21,737	31.1%	91,713	69,976	21,737	31.1%	839,717	748,004
40002	Reserve Income	6,667	6,667	0	0.0%	6,667	6,667	0	0.0%	80,000	73,333
40011	Late Fee Income	0	167	(167)	-100.0%	0	167	(167)	-100.0%	2,000	2,000
40025	Returned Check Fees	30	0	30	0.0%	30	0	30	0.0%	0	(30)
40029	Lake Services Contract	0	579	(579)	-100.0%	0	579	(579)	-100.0%	6,950	6,950
40052	Newsletter Income	0	30	(30)	-100.0%	0	30	(30)	-100.0%	360	360
40060	Gate/Key Cards	0	25	(25)	-100.0%	0	25	(25)	-100.0%	300	300
40080	Interest Income	546	250	296	>100%	546	250	296	>100%	3,000	2,454
40081	Reserve Interest	1,411	0	1,411	0.0%	1,411	0	1,411	0.0%	0	(1,411)
40090	Miscellaneous Income	100	0	100	0.0%	100	0	100	0.0%	0	(100)
42020	Cable Income	1,813	1,217	596	48.9%	1,813	1,217	596	48.9%	14,605	12,792
<b>OPERATING REVENUE TOTAL:</b>		<b>\$102,279</b>	<b>\$78,911</b>	<b>\$23,368</b>	<b>29.6%</b>	<b>\$102,279</b>	<b>\$78,911</b>	<b>\$23,368</b>	<b>29.6%</b>	<b>\$946,932</b>	<b>\$844,653</b>
<b>TOTAL REVENUE:</b>		<b>\$102,279</b>	<b>\$78,911</b>	<b>\$23,368</b>	<b>29.6%</b>	<b>\$102,279</b>	<b>\$78,911</b>	<b>\$23,368</b>	<b>29.6%</b>	<b>\$946,932</b>	<b>\$844,653</b>
EXPENSES											
ADMINISTRATIVE											
50004	Administration	373	125	(248)	<-100%	373	125	(248)	<-100%	1,500	1,127
50008	Accounting Fees- CPA	2,622	406	(2,216)	<-100%	2,622	406	(2,216)	<-100%	4,875	2,253
50012	Bad Debts	208	208	0	-0.2%	208	208	0	-0.2%	2,500	2,292
50015	Bank Charges	0	17	17	100.0%	0	17	17	100.0%	200	200
50022	Computer Expense	0	17	17	100.0%	0	17	17	100.0%	200	200
50035	Dues & Subscriptions	13	13	1	3.8%	13	13	1	3.8%	150	138
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
50043	Gate /Key Cards Exp.	0	29	29	100.0%	0	29	29	100.0%	350	350

# Income Statement

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50045	Legal Fees	450	667	217	32.5%	450	667	217	32.5%	8,000	7,550
50045	Legal Fees - Litigation	0	667	667	100.0%	0	667	667	100.0%	8,000	8,000
50050	License,Taxes,Permi t	0	233	233	100.0%	0	233	233	100.0%	2,800	2,800
50050	License,Taxes,Permi t - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	21	21	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	5	5	100.0%	62	62
50060	Newsletters	139	100	(39)	-38.7%	139	100	(39)	-38.7%	1,200	1,061
50065	Office Equipment & Rental	0	42	42	100.0%	0	42	42	100.0%	500	500
50075	Office Supplies	65	83	18	21.6%	65	83	18	21.6%	1,000	935
50080	Postage	319	167	(152)	-91.0%	319	167	(152)	-91.0%	2,000	1,681
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$4,189</b>	<b>\$2,967</b>	<b>(\$1,222)</b>	<b>-41.2%</b>	<b>\$4,189</b>	<b>\$2,967</b>	<b>(\$1,222)</b>	<b>-41.2%</b>	<b>\$35,587</b>	<b>\$31,398</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	8,971	11,250	2,279	20.3%	8,971	11,250	2,279	20.3%	135,000	126,029
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$8,971</b>	<b>\$11,250</b>	<b>\$2,279</b>	<b>20.3%</b>	<b>\$8,971</b>	<b>\$11,250</b>	<b>\$2,279</b>	<b>20.3%</b>	<b>\$135,000</b>	<b>\$126,029</b>
<b>UTILITIES</b>											
54050	Electricity - Street Lights	2,308	2,208	(100)	-4.5%	2,308	2,208	(100)	-4.5%	26,500	24,192
54050	Electricity - Clubhouse	1,344	1,583	239	15.1%	1,344	1,583	239	15.1%	19,000	17,656
54070	Water & Sewer	480	767	287	37.4%	480	767	287	37.4%	9,200	8,720
54100	Telephone	515	233	(282)	<-100%	515	233	(282)	<-100%	2,800	2,285
<b>UTILITIES TOTAL:</b>		<b>\$4,646</b>	<b>\$4,791</b>	<b>\$145</b>	<b>3.0%</b>	<b>\$4,646</b>	<b>\$4,791</b>	<b>\$145</b>	<b>3.0%</b>	<b>\$57,500</b>	<b>\$52,854</b>
<b>CONTRACTS</b>											
60013	Cable Television	18,930	22,453	3,523	15.7%	18,930	22,453	3,523	15.7%	269,440	250,510
60072	Fitness Center Maintenance	71	72	1	0.9%	71	72	1	0.9%	860	789
60074	Hvac System	131	131	0	0.1%	131	131	0	0.1%	1,570	1,439

# Income Statement

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	3,199	2,535	(664)	-26.2%	30,420	27,221
60085	Lake Maintenance	578	579	1	0.2%	578	579	1	0.2%	6,950	6,372
60090	Lawn Maintenance	2,411	2,420	9	0.4%	2,411	2,420	9	0.4%	29,040	26,629
61000	Management Services	12,299	13,019	720	5.5%	12,299	13,019	720	5.5%	156,226	143,927
61010	Pest Control	94	94	0	-0.2%	94	94	0	-0.2%	1,128	1,034
61020	Pool/Spa Contract	977	977	0	0.0%	977	977	0	0.0%	11,726	10,749
61045	Security Services	25	25	0	1.6%	25	25	0	1.6%	295	270
61055	Trash Removal	86	92	6	6.9%	86	92	6	6.9%	1,100	1,014
61064	Termite Treatment	52	58	6	9.9%	52	58	6	9.9%	690	638
<b>CONTRACTS TOTAL:</b>		<b>\$38,853</b>	<b>\$42,455</b>	<b>\$3,602</b>	<b>8.5%</b>	<b>\$38,853</b>	<b>\$42,455</b>	<b>\$3,602</b>	<b>8.5%</b>	<b>\$509,445</b>	<b>\$470,592</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries - General	0	250	250	100.0%	0	250	250	100.0%	3,000	3,000
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$0</b>	<b>\$250</b>	<b>\$250</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$250</b>	<b>\$250</b>	<b>100.0%</b>	<b>\$3,000</b>	<b>\$3,000</b>
<b>REPAIRS/MAINTENANCE</b>											
70005	R&M-Air Conditioning	0	175	175	100.0%	0	175	175	100.0%	2,100	2,100
70025	R&M-Building	0	667	667	100.0%	0	667	667	100.0%	8,000	8,000
70032	R&M-Common Area	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
70043	R&M Contingency	90	0	(90)	0.0%	90	0	(90)	0.0%	0	(90)
70043	R&M Locks & Keys	0	17	17	100.0%	0	17	17	100.0%	200	200
70060	R&M-General	0	167	167	100.0%	0	167	167	100.0%	2,000	2,000
70066	R&M-Hardware	0	8	8	100.0%	0	8	8	100.0%	100	100
70068	R&M-Lighting	0	8	8	100.0%	0	8	8	100.0%	100	100
70085	R & M.Fire Safety Maintenance	0	8	8	100.0%	0	8	8	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	0	17	17	100.0%	200	200
70095	R&M-Pool/Spa/Fountain	0	500	500	100.0%	0	500	500	100.0%	6,000	6,000

# Income Statement

January 31, 2025

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	42	42	100.0%	500	500
70125	R&M-Signage	204	42	(162)	<-100%	204	42	(162)	<-100%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	625	625	100.0%	7,500	7,500
70137	Landscaping/Irrig	435	208	(227)	<-100%	435	208	(227)	<-100%	2,500	2,065
70138	Tree Trim/Replace	0	542	542	100.0%	0	542	542	100.0%	6,500	6,500
70176	Cleaning Supplies	222	133	(89)	-67.1%	222	133	(89)	-67.1%	1,600	1,378
70289	Contingency	0	450	450	100.0%	0	450	450	100.0%	5,400	5,400
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$952</b>	<b>\$3,776</b>	<b>\$2,824</b>	<b>74.8%</b>	<b>\$952</b>	<b>\$3,776</b>	<b>\$2,824</b>	<b>74.8%</b>	<b>\$45,300</b>	<b>\$44,348</b>
<b>SPECIAL PROJECTS</b>											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	6,750	6,750	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	8	8	100.0%	100	100
<b>SPECIAL PROJECTS TOTAL:</b>		<b>\$0</b>	<b>\$6,758</b>	<b>\$6,758</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$6,758</b>	<b>\$6,758</b>	<b>100.0%</b>	<b>\$81,100</b>	<b>\$81,100</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers	0	6,667	6,667	100.0%	0	6,667	6,667	100.0%	80,000	80,000
80000	Reserve Transfers - Pooled	6,667	0	(6,667)	0.0%	6,667	0	(6,667)	0.0%	0	(6,667)
80001	Reserve Interest	1,411	0	(1,411)	0.0%	1,411	0	(1,411)	0.0%	0	(1,411)
<b>RESERVE TRANSFERS TOTAL:</b>		<b>\$8,078</b>	<b>\$6,667</b>	<b>(\$1,411)</b>	<b>-21.2%</b>	<b>\$8,078</b>	<b>\$6,667</b>	<b>(\$1,411)</b>	<b>-21.2%</b>	<b>\$80,000</b>	<b>\$71,922</b>
<b>TOTAL EXPENSES:</b>		<b>\$65,689</b>	<b>\$78,914</b>	<b>\$13,225</b>	<b>16.8%</b>	<b>\$65,689</b>	<b>\$78,914</b>	<b>\$13,225</b>	<b>16.8%</b>	<b>\$946,932</b>	<b>\$881,243</b>
<b>NET INCOME/ (LOSS):</b>		<b>36,590</b>	<b>(3)</b>	<b>\$36,593</b>	<b>&lt;-100%</b>	<b>36,590</b>	<b>(3)</b>	<b>36,593</b>	<b>&lt;-100%</b>	<b>0</b>	<b>(36,590)</b>