



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE

For period ending February 28, 2025

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE

February 28, 2025

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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

February 28, 2025

TOTAL CASH

Operating	\$317,326
Other	-
Reserves	\$400,983
Security Deposits	-
Special Assessment	-
Total Cash	\$718,310

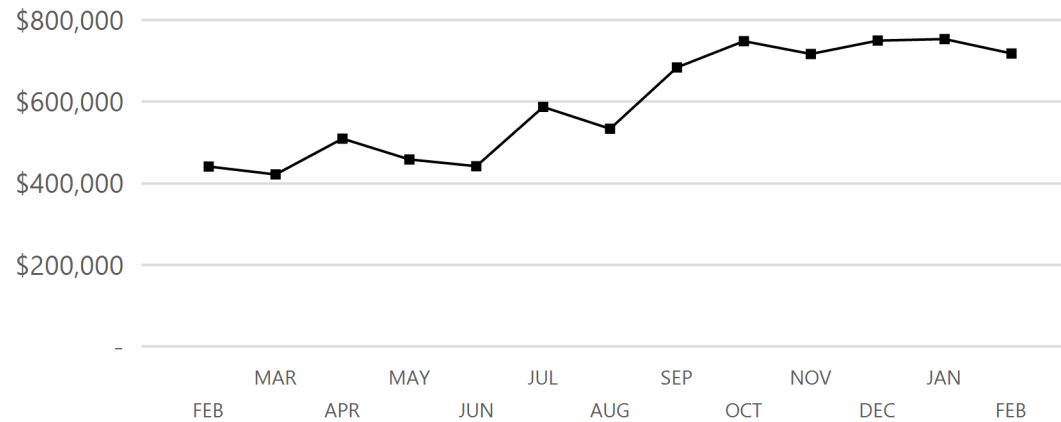
OPERATING CASH

Beginning Cash	\$353,895
Change in Cash	(\$36,569)
Ending Cash	\$317,326
Less: Accruals	\$6,675
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$310,651

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	-	-	-	\$448	\$448
MQ Maintenance Fees	(\$3,846)	(\$5,448)	(\$11,339)	\$2,943	(\$17,690)
VF Violation Fees	-	-	-	\$855	\$855
TOTAL	(\$3,846)	(\$5,418)	(\$11,339)	\$4,307	(\$16,296)

Total Cash Trend



Executive Summary

February 28, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$79,049	\$78,911	\$138	\$160,930	\$157,822	\$3,108	\$946,932	(\$786,002)
TOTAL EXPENSES	\$60,876	\$78,914	\$18,038	\$124,349	\$157,828	\$33,479	\$946,932	\$822,583
NET INCOME/(LOSS)	\$18,173	(\$3)	\$18,176	\$36,581	(\$6)	\$36,587	-	\$36,581

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$986	\$2,967	\$1,981	\$2,959	\$5,934	\$2,975	\$35,587	\$32,628
PROPERTY INSURANCE	\$8,109	\$11,250	\$3,141	\$17,080	\$22,500	\$5,420	\$135,000	\$117,920
UTILITIES	\$4,451	\$4,791	\$340	\$9,097	\$9,582	\$485	\$57,500	\$48,403
CONTRACTS	\$38,303	\$42,455	\$4,152	\$77,156	\$84,910	\$7,754	\$509,445	\$432,289
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$500	\$500	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$1,058	\$3,776	\$2,718	\$2,010	\$7,552	\$5,542	\$45,300	\$43,290
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$13,516	\$13,516	\$81,100	\$81,100
RESERVE TRANSFERS	\$7,969	\$6,667	(\$1,302)	\$16,047	\$13,334	(\$2,713)	\$80,000	\$63,953

Executive Summary

February 28, 2025

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	\$209,961	\$13,248	\$50,256	\$172,953
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$143,934	\$1,189	\$750	\$144,374
Total Operating		\$353,895	\$14,437	\$51,006	\$317,326
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$399,681	\$1,302	-	\$400,983
Total Reserves		\$399,681	\$1,302	-	\$400,983
Total Cash		\$753,576	\$15,740	\$51,006	\$718,310



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	172,953	209,961	(37,008)	172,953	228,506	(55,553)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	144,374	143,934	439	144,374	0	144,374
10200	Due (To)/From Reserves	0	0	0	0	(6,513)	6,513
10300	Accounts Receivable	28,739	38,141	(9,402)	28,739	16,416	12,323
10390 00	Allowance/Bad Debts - 00	(5,305)	(5,097)	(208)	(5,305)	(2,870)	(2,436)
10500	Prepaid Insurance	88,616	96,725	(8,109)	88,616	104,347	(15,731)
10505	Prepaid Expenses	5,784	2,307	3,476	5,784	1,647	4,137
10550	A/R Clearing	0	750	(750)	0	443	(443)
10005	Petty Cash	0	0	0	0	33	(33)
**TOTAL CURRENT ASSETS		\$435,160	\$486,721	(\$51,561)	\$435,160	\$342,009	\$93,151
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	0	0	0	0	212,878	(212,878)
12010 742	Cash-Reserves - 742 Webster Bank	400,983	399,681	1,302	400,983	0	400,983
12045	Due (To)/From Operating	0	0	0	0	6,513	(6,513)
**TOTAL RESTRICTED FUNDS		\$400,983	\$399,681	\$1,302	\$400,983	\$219,391	\$181,592
**TOTAL ASSETS		\$836,144	\$886,402	(\$50,258)	\$836,144	\$561,400	\$274,743
LIABILITIES							
**CURRENT LIABILITIES							
20003	Credit Card Liability	0	0	0	0	178	(178)
20010	Accrued Expenses	6,675	8,280	(1,604)	6,675	7,534	(859)
20030	Insurance Payable	0	0	0	0	93,606	(93,606)
20085	Due to Prior Owners	1,692	1,692	0	1,692	1,692	0

Entity: 3W26
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Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
20100	PrePaid Assessments	45,036	41,774	3,261	45,036	38,082	6,953
20152	Deferred Association Fees	69,976	139,952	(69,976)	69,976	67,363	2,613
20155	Deferred Cable Revenue	5,731	6,550	(819)	5,731	15,556	(9,825)
20159 00	Deferred Internet Revenue - 00	37,811	38,109	(298)	37,811	0	37,811
20160	Deferred Internet Revenue	37,811	38,109	(298)	37,811	0	37,811
**TOTAL CURRENT LIABILITIES		\$204,733	\$274,467	(\$69,734)	\$204,733	\$224,012	(\$19,279)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	379,108	379,108	0	379,108	58,098	321,010
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	21,875	20,573	1,302	21,875	9,382	12,494
**TOTAL RESERVE LIABILITIES		\$400,983	\$399,681	\$1,302	\$400,983	\$219,391	\$181,592
**TOTAL LIABILITIES		\$605,717	\$674,148	(\$68,431)	\$605,717	\$443,403	\$162,313
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	0	0	0	0	2,367	(2,367)
38880	Fund Balance	193,846	193,846	0	193,846	93,940	99,906
Current Year Net Income/ (Loss)		36,581	18,408	18,173	36,581	21,690	14,891
**TOTAL MEMBERS EQUITY		\$230,427	\$212,254	\$18,173	\$230,427	\$117,997	\$112,430
**TOTAL LIABILITIES & EQUITY		\$836,144	\$886,402	(\$50,258)	\$836,144	\$561,400	\$274,743



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of February 28, 2025

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
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Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	69,976	69,976	0	0.0%	139,952	139,952	0	0.0%	839,717	699,765
40002	Reserve Income	6,667	6,667	0	0.0%	13,333	13,334	(1)	0.0%	80,000	66,667
40011	Late Fee Income	0	167	(167)	-100.0%	0	334	(334)	-100.0%	2,000	2,000
40025	Returned Check Fees	0	0	0	0.0%	30	0	30	0.0%	0	(30)
40029	Lake Services Contract	0	579	(579)	-100.0%	1,738	1,158	580	50.0%	6,950	5,213
40052	Newsletter Income	(750)	30	(780)	<-100%	(750)	60	(810)	<-100%	360	1,110
40060	Gate/Key Cards	0	25	(25)	-100.0%	0	50	(50)	-100.0%	300	300
40080	Interest Income	439	250	189	75.8%	985	500	485	97.0%	3,000	2,015
40081	Reserve Interest	1,302	0	1,302	0.0%	2,713	0	2,713	0.0%	0	(2,713)
40090	Miscellaneous Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
42020	Cable Income	1,116	1,217	(101)	-8.3%	2,233	2,434	(201)	-8.3%	14,605	12,372
42030	Cable Income	298	0	298	0.0%	595	0	595	0.0%	0	(595)
OPERATING REVENUE TOTAL:		\$79,049	\$78,911	\$138	0.2%	\$160,930	\$157,822	\$3,108	2.0%	\$946,932	\$786,002
TOTAL REVENUE:		\$79,049	\$78,911	\$138	0.2%	\$160,930	\$157,822	\$3,108	2.0%	\$946,932	\$786,002
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	378	250	(128)	-51.1%	1,500	1,122
50008	Accounting Fees- CPA	406	406	0	-0.1%	813	812	(1)	-0.1%	4,875	4,063
50012	Bad Debts	208	208	0	-0.2%	417	416	(1)	-0.2%	2,500	2,083
50015	Bank Charges	25	17	(8)	-47.1%	25	34	9	26.5%	200	175
50022	Computer Expense	17	17	0	0.1%	17	34	17	50.0%	200	183
50035	Dues & Subscriptions	13	13	1	3.8%	25	26	1	3.8%	150	125
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50043	Gate /Key Cards Exp.	0	29	29	100.0%	0	58	58	100.0%	350	350
50045	Legal Fees	0	667	667	100.0%	450	1,334	884	66.3%	8,000	7,550
50045	Legal Fees - Litigation	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
50050	License,Taxes,Permi t	0	233	233	100.0%	0	466	466	100.0%	2,800	2,800
50050	License,Taxes,Permi t - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	42	42	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	10	10	100.0%	62	62
50060	Newsletters	145	100	(45)	-44.9%	284	200	(84)	-41.8%	1,200	916
50065	Office Equipment & Rental	0	42	42	100.0%	0	84	84	100.0%	500	500
50075	Office Supplies	10	83	73	88.0%	75	166	91	54.8%	1,000	925
50080	Postage	158	167	9	5.3%	477	334	(143)	-42.8%	2,000	1,523
ADMINISTRATIVE TOTAL:		\$986	\$2,967	\$1,981	66.8%	\$2,959	\$5,934	\$2,975	50.1%	\$35,587	\$32,628
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,109	11,250	3,141	27.9%	17,080	22,500	5,420	24.1%	135,000	117,920
PROPERTY INSURANCE TOTAL:		\$8,109	\$11,250	\$3,141	27.9%	\$17,080	\$22,500	\$5,420	24.1%	\$135,000	\$117,920
UTILITIES											
54050	Electricity - Street Lights	1,908	2,208	300	13.6%	4,216	4,416	200	4.5%	26,500	22,284
54050	Electricity - Clubhouse	1,387	1,583	196	12.4%	2,731	3,166	435	13.8%	19,000	16,269
54070	Water & Sewer	585	767	182	23.7%	1,065	1,534	469	30.6%	9,200	8,135
54100	Telephone	571	233	(338)	<-100%	1,086	466	(620)	<-100%	2,800	1,714
UTILITIES TOTAL:		\$4,451	\$4,791	\$340	7.1%	\$9,097	\$9,582	\$485	5.1%	\$57,500	\$48,403
CONTRACTS											
60013	Cable Television	18,916	22,453	3,537	15.8%	37,846	44,906	7,060	15.7%	269,440	231,594

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
60072	Fitness Center Maintenance	71	72	1	0.9%	143	144	1	0.9%	860	717
60074	Hvac System	131	131	0	0.1%	262	262	0	0.1%	1,570	1,308
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	6,398	5,070	(1,328)	-26.2%	30,420	24,022
60085	Lake Maintenance	578	579	1	0.2%	1,156	1,158	2	0.2%	6,950	5,794
60090	Lawn Maintenance	2,240	2,420	180	7.4%	4,651	4,840	189	3.9%	29,040	24,389
61000	Management Services	12,299	13,019	720	5.5%	24,598	26,038	1,440	5.5%	156,226	131,628
61010	Pest Control	94	94	0	-0.2%	188	188	0	-0.2%	1,128	940
61020	Pool/Spa Contract	613	977	364	37.3%	1,590	1,954	364	18.6%	11,726	10,136
61045	Security Services	25	25	0	1.6%	49	50	1	1.6%	295	246
61055	Trash Removal	86	92	6	6.9%	171	184	13	6.9%	1,100	929
61064	Termite Treatment	52	58	6	9.9%	105	116	12	9.9%	690	586
CONTRACTS TOTAL:		\$38,303	\$42,455	\$4,152	9.8%	\$77,156	\$84,910	\$7,754	9.1%	\$509,445	\$432,289
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$250	\$250	100.0%	\$0	\$500	\$500	100.0%	\$3,000	\$3,000
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	337	175	(162)	-92.6%	337	350	13	3.7%	2,100	1,763
70025	R&M-Building	134	667	533	79.9%	134	1,334	1,200	90.0%	8,000	7,866
70032	R&M-Common Area	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70043	R&M Contingency	0	0	0	0.0%	90	0	(90)	0.0%	0	(90)
70043	R&M Locks & Keys	0	17	17	100.0%	0	34	34	100.0%	200	200
70060	R&M-General	45	167	122	73.1%	45	334	289	86.6%	2,000	1,955
70066	R&M-Hardware	0	8	8	100.0%	0	16	16	100.0%	100	100
70068	R&M-Lighting	0	8	8	100.0%	0	16	16	100.0%	100	100
70085	R & M.Fire Safety Maintenance	0	8	8	100.0%	0	16	16	100.0%	100	100

Income Statement

February 28, 2025

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70090	R&M-Plumbing	0	17	17	100.0%	0	34	34	100.0%	200	200
70095	R&M-Pool/Spa/Fountain	0	500	500	100.0%	0	1,000	1,000	100.0%	6,000	6,000
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	84	84	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	204	84	(120)	<-100%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	1,250	1,250	100.0%	7,500	7,500
70137	Landscaping/Irrig	0	208	208	100.0%	435	416	(19)	-4.6%	2,500	2,065
70138	Tree Trim/Replace	0	542	542	100.0%	0	1,084	1,084	100.0%	6,500	6,500
70176	Cleaning Supplies	42	133	91	68.2%	264	266	2	0.6%	1,600	1,336
70289	Contingency	500	450	(50)	-11.1%	500	900	400	44.4%	5,400	4,900
REPAIRS/MAINTENANCE TOTAL:		\$1,058	\$3,776	\$2,718	72.0%	\$2,010	\$7,552	\$5,542	73.4%	\$45,300	\$43,290
SPECIAL PROJECTS											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	13,500	13,500	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	16	16	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$6,758	\$6,758	100.0%	\$0	\$13,516	\$13,516	100.0%	\$81,100	\$81,100
RESERVE TRANSFERS											
80000	Reserve Transfers	6,667	6,667	0	0.0%	13,333	13,334	1	0.0%	80,000	66,667
80001	Reserve Interest	1,302	0	(1,302)	0.0%	2,713	0	(2,713)	0.0%	0	(2,713)
RESERVE TRANSFERS TOTAL:		\$7,969	\$6,667	(\$1,302)	-19.5%	\$16,047	\$13,334	(\$2,713)	-20.3%	\$80,000	\$63,953
TOTAL EXPENSES:		\$60,876	\$78,914	\$18,038	22.9%	\$124,349	\$157,828	\$33,479	21.2%	\$946,932	\$822,583
NET INCOME/ (LOSS):		18,173	(3)	\$18,176	<-100%	36,581	(6)	36,587	<-100%	0	(36,581)