



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending April 30, 2025

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26
April 30, 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.

Executive Summary

April 30, 2025

TOTAL CASH

Operating	\$425,078
Other	-
Reserves	\$412,724
Security Deposits	-
Special Assessment	-
Total Cash	\$837,802

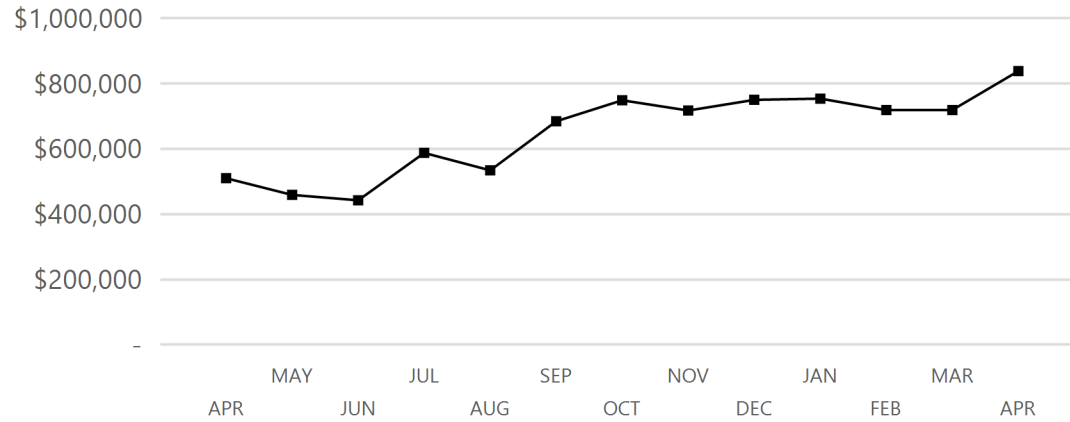
OPERATING CASH

Beginning Cash	\$316,354
Change in Cash	\$108,724
Ending Cash	\$425,078
Less: Accruals	\$12,004
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$413,074

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$116	-	-	\$90	\$206
LF Late Fees	\$1,047	-	-	\$335	\$1,382
MQ Maintenance Fees	\$19,759	(\$4,781)	(\$750)	(\$10,093)	\$4,135
VF Violation Fees	-	\$1,080	-	\$855	\$1,935
TOTAL	\$20,922	(\$3,701)	(\$750)	(\$8,813)	\$7,658

Total Cash Trend



Executive Summary

April 30, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$83,789	\$78,911	\$4,878	\$326,623	\$315,644	\$10,979	\$946,932	(\$620,309)
TOTAL EXPENSES	\$63,934	\$78,914	\$14,980	\$251,460	\$315,656	\$64,196	\$946,932	\$695,472
NET INCOME/(LOSS)	\$19,855	(\$3)	\$19,858	\$75,163	(\$12)	\$75,175	-	\$75,163

Expense Summary

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$1,442	\$2,967	\$1,525	\$6,811	\$11,868	\$5,057	\$35,587	\$28,776
PROPERTY INSURANCE	\$8,688	\$11,250	\$2,562	\$34,745	\$45,000	\$10,255	\$135,000	\$100,255
UTILITIES	\$4,143	\$4,791	\$648	\$18,003	\$19,164	\$1,161	\$57,500	\$39,497
CONTRACTS	\$38,602	\$42,455	\$3,853	\$154,257	\$169,820	\$15,563	\$509,445	\$355,188
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$1,000	\$1,000	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$2,980	\$3,776	\$796	\$5,406	\$15,104	\$9,698	\$45,300	\$39,894
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$27,032	\$27,032	\$81,100	\$81,100
RESERVE TRANSFERS	\$8,079	\$6,667	(\$1,412)	\$32,237	\$26,668	(\$5,569)	\$80,000	\$47,763

Executive Summary

April 30, 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	\$170,758	\$179,538	\$71,272	\$279,024
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$145,596	\$458	-	\$146,054
Total Operating		\$316,354	\$179,997	\$71,272	\$425,078
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$402,428	\$83,489	\$73,193	\$412,724
Total Reserves		\$402,428	\$83,489	\$73,193	\$412,724
Total Cash		\$718,782	\$263,485	\$144,465	\$837,802



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of April 30, 2025

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	279,024	170,758	108,266	279,024	275,925	3,098
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	146,054	145,596	458	146,054	0	146,054
10300	Accounts Receivable	41,829	22,207	19,622	41,829	28,585	13,245
10330 20	Other Receivables - 20 Insurance	0	0	0	0	9,644	(9,644)
10390 00	Allowance/Bad Debts - 00	(5,722)	(5,514)	(208)	(5,722)	(3,286)	(2,436)
10500	Prepaid Insurance	70,951	79,639	(8,688)	70,951	83,546	(12,594)
10505	Prepaid Expenses	3,105	2,686	418	3,105	2,790	315
10549	A/P Clearing	114	197	(84)	114	0	114
10005	Petty Cash	0	0	0	0	33	(33)
**TOTAL CURRENT ASSETS		\$535,355	\$415,570	\$119,785	\$535,355	\$397,236	\$138,119
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	0	0	0	0	233,834	(233,834)
12010 742	Cash-Reserves - 742 Webster Bank	412,724	402,428	10,296	412,724	0	412,724
**TOTAL RESTRICTED FUNDS		\$412,724	\$402,428	\$10,296	\$412,724	\$233,834	\$178,890
**TOTAL ASSETS		\$948,079	\$817,998	\$130,081	\$948,079	\$631,070	\$317,009

LIABILITIES

**CURRENT LIABILITIES							
20003	Credit Card Liability	0	0	0	0	70	(70)
20010	Accrued Expenses	12,004	10,174	1,830	12,004	6,430	5,574
20030	Insurance Payable	0	0	0	0	72,805	(72,805)
20085	Due to Prior Owners	1,692	1,692	0	1,692	1,692	0
20100	PrePaid Assessments	34,171	74,609	(40,439)	34,171	32,473	1,698

Entity: 3W26
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Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of April 30, 2025

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
20152	Deferred Association Fees	139,952	0	139,952	139,952	134,726	5,226
20155	Deferred Cable Revenue	4,094	4,913	(819)	4,094	13,919	(9,825)
20159 00	Deferred Internet Revenue - 00	37,216	37,514	(298)	37,216	0	37,216
20160	Deferred Internet Revenue	37,216	37,514	(298)	37,216	0	37,216
**TOTAL CURRENT LIABILITIES		\$266,345	\$166,416	\$99,930	\$266,345	\$262,115	\$4,230
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	387,991	379,108	8,883	387,991	71,278	316,713
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	24,733	23,320	1,413	24,733	10,645	14,088
**TOTAL RESERVE LIABILITIES		\$412,724	\$402,428	\$10,296	\$412,724	\$233,834	\$178,890
**TOTAL LIABILITIES		\$679,069	\$568,844	\$110,226	\$679,069	\$495,949	\$183,120
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	0	0	0	0	1,970	(1,970)
38880	Fund Balance	193,846	193,846	0	193,846	93,940	99,906
Current Year							
Net Income/ (Loss)		75,163	55,308	19,855	75,163	39,211	35,952
**TOTAL MEMBERS EQUITY		\$269,010	\$249,154	\$19,855	\$269,010	\$135,121	\$133,889
**TOTAL LIABILITIES & EQUITY		\$948,079	\$817,998	\$130,081	\$948,079	\$631,070	\$317,009

Income Statement

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr 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%	279,904	279,904	0	0.0%	839,717	559,813
40002	Reserve Income	6,667	6,667	0	0.0%	26,667	26,668	(1)	0.0%	80,000	53,333
40011	Late Fee Income	1,511	167	1,344	>100%	1,511	668	843	>100%	2,000	489
40025	Returned Check Fees	150	0	150	0.0%	180	0	180	0.0%	0	(180)
40029	Lake Services Contract	1,738	579	1,159	>100%	3,475	2,316	1,159	50.0%	6,950	3,475
40052	Newsletter Income	0	30	(30)	-100.0%	0	120	(120)	-100.0%	360	360
40060	Gate/Key Cards	0	25	(25)	-100.0%	0	100	(100)	-100.0%	300	300
40065	Violation Fees	0	0	0	0.0%	1,080	0	1,080	0.0%	0	(1,080)
40078	Late Fee Interest	263	0	263	0.0%	263	0	263	0.0%	0	(263)
40080	Interest Income	458	250	208	83.3%	1,916	1,000	916	91.6%	3,000	1,084
40081	Reserve Interest	1,413	0	1,413	0.0%	5,571	0	5,571	0.0%	0	(5,571)
40090	Miscellaneous Income	200	0	200	0.0%	400	0	400	0.0%	0	(400)
42020	Cable Income	1,116	1,217	(101)	-8.3%	4,466	4,868	(402)	-8.3%	14,605	10,139
42030	Cable Income	298	0	298	0.0%	1,191	0	1,191	0.0%	0	(1,191)
OPERATING REVENUE TOTAL:		\$83,789	\$78,911	\$4,878	6.2%	\$326,623	\$315,644	\$10,979	3.5%	\$946,932	\$620,309
TOTAL REVENUE:		\$83,789	\$78,911	\$4,878	6.2%	\$326,623	\$315,644	\$10,979	3.5%	\$946,932	\$620,309
EXPENSES											
ADMINISTRATIVE											
50004	Administration	33	125	92	73.7%	415	500	85	17.0%	1,500	1,085
50008	Accounting Fees-CPA	406	406	0	-0.1%	1,625	1,624	(1)	-0.1%	4,875	3,250
50012	Bad Debts	208	208	0	-0.2%	833	832	(1)	-0.2%	2,500	1,667
50015	Bank Charges	25	17	(8)	-47.1%	50	68	18	26.5%	200	150
50022	Computer Expense	0	17	17	100.0%	17	68	51	75.0%	200	183
50035	Dues & Subscriptions	13	13	1	3.8%	50	52	2	3.8%	150	100

Income Statement

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	0	668	668	100.0%	2,000	2,000
50043	Gate /Key Cards Exp.	0	29	29	100.0%	0	116	116	100.0%	350	350
50045	Legal Fees	343	667	324	48.6%	2,333	2,668	335	12.6%	8,000	5,667
50045	Legal Fees - Litigation	0	667	667	100.0%	0	2,668	2,668	100.0%	8,000	8,000
50050	License,Taxes,Permit	0	233	233	100.0%	0	932	932	100.0%	2,800	2,800
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	84	84	100.0%	250	250
50053	Corporate Annual Rep	61	5	(56)	<-100%	61	20	(41)	<-100%	62	1
50060	Newsletters	139	100	(39)	-38.7%	561	400	(161)	-40.2%	1,200	639
50065	Office Equipment & Rental	0	42	42	100.0%	0	168	168	100.0%	500	500
50075	Office Supplies	0	83	83	100.0%	75	332	257	77.4%	1,000	925
50080	Postage	214	167	(47)	-28.0%	791	668	(123)	-18.4%	2,000	1,209
ADMINISTRATIVE TOTAL:		\$1,442	\$2,967	\$1,525	51.4%	\$6,811	\$11,868	\$5,057	42.6%	\$35,587	\$28,776
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,688	11,250	2,562	22.8%	34,745	45,000	10,255	22.8%	135,000	100,255
PROPERTY INSURANCE TOTAL:		\$8,688	\$11,250	\$2,562	22.8%	\$34,745	\$45,000	\$10,255	22.8%	\$135,000	\$100,255
UTILITIES											
54050	Electricity - Street Lights	2,248	2,208	(40)	-1.8%	9,042	8,832	(210)	-2.4%	26,500	17,458
54050	Electricity - Clubhouse	1,040	1,583	543	34.3%	4,879	6,332	1,453	22.9%	19,000	14,121
54070	Water & Sewer	615	767	152	19.9%	2,273	3,068	795	25.9%	9,200	6,927
54100	Telephone	241	233	(8)	-3.3%	1,808	932	(876)	-94.0%	2,800	992
UTILITIES TOTAL:		\$4,143	\$4,791	\$648	13.5%	\$18,003	\$19,164	\$1,161	6.1%	\$57,500	\$39,497
CONTRACTS											

Income Statement

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
60013	Cable Television	18,924	22,453	3,529	15.7%	75,694	89,812	14,118	15.7%	269,440	193,746
60072	Fitness Center Maintenance	0	72	72	100.0%	214	288	74	25.7%	860	646
60074	Hvac System	131	131	0	0.1%	523	524	1	0.1%	1,570	1,047
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	12,796	10,140	(2,656)	-26.2%	30,420	17,624
60085	Lake Maintenance	578	579	1	0.2%	2,312	2,316	4	0.2%	6,950	4,638
60090	Lawn Maintenance	2,411	2,420	9	0.4%	9,302	9,680	378	3.9%	29,040	19,738
61000	Management Services	12,299	13,019	720	5.5%	49,196	52,076	2,880	5.5%	156,226	107,030
61010	Pest Control	94	94	0	-0.2%	377	376	(1)	-0.2%	1,128	751
61020	Pool/Spa Contract	795	977	182	18.6%	3,180	3,908	728	18.6%	11,726	8,546
61045	Security Services	28	25	(3)	-11.2%	105	100	(5)	-4.8%	295	190
61055	Trash Removal	86	92	6	6.8%	345	368	23	6.4%	1,100	755
61064	Termite Treatment	58	58	1	0.9%	214	232	18	7.7%	690	476
CONTRACTS TOTAL:		\$38,602	\$42,455	\$3,853	9.1%	\$154,257	\$169,820	\$15,563	9.2%	\$509,445	\$355,188
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	250	250	100.0%	0	1,000	1,000	100.0%	3,000	3,000
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$250	\$250	100.0%	\$0	\$1,000	\$1,000	100.0%	\$3,000	\$3,000
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	175	175	100.0%	337	700	363	51.9%	2,100	1,763
70025	R&M-Building	0	667	667	100.0%	134	2,668	2,534	95.0%	8,000	7,866
70032	R&M-Common Area	1,269	167	(1,102)	<-100%	1,269	668	(601)	-89.9%	2,000	731
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	68	68	100.0%	200	200
70060	R&M-General	1,500	167	(1,333)	<-100%	1,545	668	(877)	<-100%	2,000	455
70066	R&M-Hardware	0	8	8	100.0%	0	32	32	100.0%	100	100
70068	R&M-Lighting	0	8	8	100.0%	0	32	32	100.0%	100	100

Income Statement

April 30, 2025

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70085	R & M.Fire Safety Maintenance	0	8	8	100.0%	0	32	32	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	0	68	68	100.0%	200	200
70095	R&M-Pool/Spa/Fountai	0	500	500	100.0%	64	2,000	1,936	96.8%	6,000	5,936
70097	R&M - Pool	64	0	(64)	0.0%	64	0	(64)	0.0%	0	(64)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	168	168	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	204	168	(36)	-21.6%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	2,500	2,500	100.0%	7,500	7,500
70137	Landscaping/Irrig	0	208	208	100.0%	549	832	283	34.0%	2,500	1,951
70138	Tree Trim/Replace	0	542	542	100.0%	0	2,168	2,168	100.0%	6,500	6,500
70176	Cleaning Supplies	74	133	59	44.2%	380	532	152	28.6%	1,600	1,220
70289	Contingency	73	450	377	83.9%	770	1,800	1,030	57.2%	5,400	4,630
REPAIRS/MAINTENANCE TOTAL:		\$2,980	\$3,776	\$796	21.1%	\$5,406	\$15,104	\$9,698	64.2%	\$45,300	\$39,894
SPECIAL PROJECTS											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	27,000	27,000	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	32	32	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$6,758	\$6,758	100.0%	\$0	\$27,032	\$27,032	100.0%	\$81,100	\$81,100
RESERVE TRANSFERS											
80000	Reserve Transfers	6,667	6,667	0	0.0%	26,667	26,668	1	0.0%	80,000	53,333
80001	Reserve Interest	1,413	0	(1,413)	0.0%	5,571	0	(5,571)	0.0%	0	(5,571)
RESERVE TRANSFERS TOTAL:		\$8,079	\$6,667	(\$1,412)	-21.2%	\$32,237	\$26,668	(\$5,569)	-20.9%	\$80,000	\$47,763
TOTAL EXPENSES:		\$63,934	\$78,914	\$14,980	19.0%	\$251,460	\$315,656	\$64,196	20.3%	\$946,932	\$695,472
NET INCOME/ (LOSS):		19,855	(3)	\$19,858	<-100%	75,163	(12)	75,175	<-100%	0	(75,163)