



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending June 30, 2025

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26
June 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

June 30, 2025

TOTAL CASH

Operating	\$390,213
Other	-
Reserves	\$414,463
Security Deposits	-
Special Assessment	-
Total Cash	\$804,677

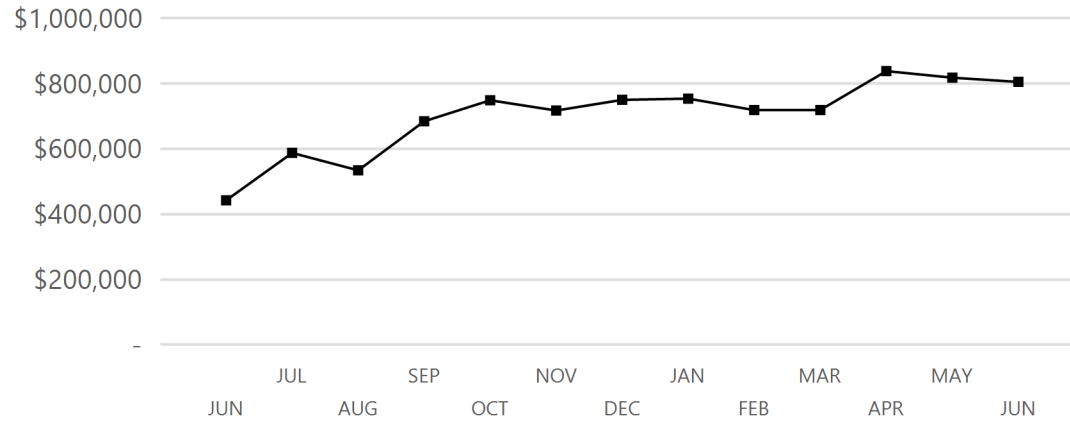
OPERATING CASH

Beginning Cash	\$404,524
Change in Cash	(\$14,311)
Ending Cash	\$390,213
Less: Accruals	\$43,976
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$346,237

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$30	-	\$86	\$90	\$206
LF Late Fees	-	(\$26)	\$370	\$270	\$613
MQ Maintenance Fees	(\$20,218)	(\$3,243)	\$4,886	(\$19,330)	(\$37,905)
UP ATP Collection Cost	\$200	-	-	-	\$200
VF Violation Fees	-	-	-	\$1,935	\$1,935
TOTAL	(\$19,988)	(\$3,269)	\$5,342	(\$17,035)	(\$34,950)

Total Cash Trend



Executive Summary

June 30, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$80,150	\$78,911	\$1,239	\$488,110	\$473,466	\$14,644	\$946,932	(\$458,822)
TOTAL EXPENSES	\$78,024	\$78,914	\$890	\$394,098	\$473,484	\$79,386	\$946,932	\$552,834
NET INCOME/(LOSS)	\$2,126	(\$3)	\$2,129	\$94,012	(\$18)	\$94,030	-	\$94,012

Expense Summary

Account	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$3,786	\$2,967	(\$819)	\$12,291	\$17,802	\$5,511	\$35,587	\$23,296
PROPERTY INSURANCE	\$8,688	\$11,250	\$2,562	\$52,410	\$67,500	\$15,090	\$135,000	\$82,590
UTILITIES	\$4,575	\$4,791	\$216	\$26,532	\$28,746	\$2,214	\$57,500	\$30,968
CONTRACTS	\$39,885	\$42,455	\$2,570	\$232,654	\$254,730	\$22,076	\$509,445	\$276,791
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$1,500	\$1,500	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$13,098	\$3,776	(\$9,322)	\$21,926	\$22,656	\$730	\$45,300	\$23,374
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$40,548	\$40,548	\$81,100	\$81,100
RESERVE TRANSFERS	\$7,993	\$6,667	(\$1,326)	\$48,285	\$40,002	(\$8,283)	\$80,000	\$31,715

Executive Summary

June 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	\$257,995	\$48,035	\$62,807	\$243,223
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$146,530	\$461	-	\$146,991
Total Operating		\$404,524	\$48,496	\$62,807	\$390,213
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$413,137	\$1,326	-	\$414,463
Total Reserves		\$413,137	\$1,326	-	\$414,463
Total Cash		\$817,661	\$49,822	\$62,807	\$804,677



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of June 30, 2025

Account	Description	Current Month June	Prior Month May	Month Inc / (Dec)	Current Year June	Prior Year June	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	243,223	257,995	(14,772)	243,223	49,270	193,953
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	146,991	146,530	461	146,991	165,333	(18,342)
10200	Due (To)/From Reserves	0	0	0	0	(176)	176
10300	Accounts Receivable	22,708	25,049	(2,340)	22,708	12,432	10,276
10390 00	Allowance/Bad Debts - 00	(6,139)	(5,930)	(208)	(6,139)	(3,703)	(2,436)
10500	Prepaid Insurance	53,286	61,974	(8,688)	53,286	62,744	(9,458)
10505	Prepaid Expenses	2,606	2,829	(223)	2,606	2,232	374
10549	A/P Clearing	2,514	1,428	1,086	2,514	0	2,514
10005	Petty Cash	0	0	0	0	33	(33)
**TOTAL CURRENT ASSETS		\$465,189	\$489,874	(\$24,685)	\$465,189	\$288,165	\$177,024
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	414,463	413,137	1,326	414,463	227,698	186,765
12045	Due (To)/From Operating	0	0	0	0	176	(176)
**TOTAL RESTRICTED FUNDS		\$414,463	\$413,137	\$1,326	\$414,463	\$227,874	\$186,589
**TOTAL ASSETS		\$879,652	\$903,011	(\$23,358)	\$879,652	\$516,039	\$363,614

LIABILITIES

**CURRENT LIABILITIES							
20010	Accrued Expenses	43,976	19,614	24,362	43,976	9,569	34,407
20030	Insurance Payable	0	0	0	0	52,003	(52,003)
20085	Due to Prior Owners	0	0	0	0	1,692	(1,692)
20100	PrePaid Assessments	57,658	37,440	20,218	57,658	57,542	116
20152	Deferred Association Fees	0	69,976	(69,976)	0	0	0

Entity: 3W26
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Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of June 30, 2025

Account	Description	Current Month June	Prior Month May	Month Inc / (Dec)	Current Year June	Prior Year June	Year Inc / (Dec)
20155	Deferred Cable Revenue	2,456	3,275	(819)	2,456	12,281	(9,825)
20159 00	Deferred Internet Revenue - 00	36,620	36,918	(298)	36,620	0	36,620
20160	Deferred Internet Revenue	36,620	36,918	(298)	36,620	0	36,620
**TOTAL CURRENT LIABILITIES		\$177,331	\$204,141	(\$26,810)	\$177,331	\$133,088	\$44,243
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	387,016	387,016	0	387,016	216,370	170,647
30010 02	Reserve Expenditure - 02 Bank Charges	0	0	0	0	(15)	15
30080	Reserve-Interest	27,447	26,120	1,326	27,447	11,520	15,927
**TOTAL RESERVE LIABILITIES		\$414,463	\$413,137	\$1,326	\$414,463	\$227,874	\$186,589
**TOTAL LIABILITIES		\$591,794	\$617,278	(\$25,484)	\$591,794	\$360,962	\$230,832
**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)		94,012	91,886	2,126	94,012	59,167	34,845
**TOTAL MEMBERS EQUITY		\$287,858	\$285,733	\$2,126	\$287,858	\$155,077	\$132,782
**TOTAL LIABILITIES & EQUITY		\$879,652	\$903,011	(\$23,358)	\$879,652	\$516,039	\$363,614

Income Statement

June 30, 2025

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun 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%	419,857	419,856	1	0.0%	839,717	419,860
40002	Reserve Income	6,667	6,667	0	0.0%	40,000	40,002	(2)	0.0%	80,000	40,000
40011	Late Fee Income	0	167	(167)	-100.0%	1,336	1,002	334	33.3%	2,000	664
40025	Returned Check Fees	30	0	30	0.0%	210	0	210	0.0%	0	(210)
40029	Lake Services Contract	0	579	(579)	-100.0%	3,475	3,474	1	0.0%	6,950	3,475
40052	Newsletter Income	0	30	(30)	-100.0%	0	180	(180)	-100.0%	360	360
40060	Gate/Key Cards	75	25	50	>100%	75	150	(75)	-50.0%	300	225
40065	Violation Fees	0	0	0	0.0%	1,080	0	1,080	0.0%	0	(1,080)
40078	Late Fee Interest	0	0	0	0.0%	263	0	263	0.0%	0	(263)
40080	Interest Income	461	250	211	84.5%	2,852	1,500	1,352	90.1%	3,000	148
40081	Reserve Interest	1,326	0	1,326	0.0%	8,285	0	8,285	0.0%	0	(8,285)
40090	Miscellaneous Income	0	0	0	0.0%	1,992	0	1,992	0.0%	0	(1,992)
40115	Administrative Fee	200	0	200	0.0%	200	0	200	0.0%	0	(200)
42020	Cable Income	1,116	1,217	(101)	-8.3%	6,699	7,302	(603)	-8.3%	14,605	7,906
42030	Cable Income	298	0	298	0.0%	1,786	0	1,786	0.0%	0	(1,786)
OPERATING REVENUE TOTAL:		\$80,150	\$78,911	\$1,239	1.6%	\$488,110	\$473,466	\$14,644	3.1%	\$946,932	\$458,822
TOTAL REVENUE:		\$80,150	\$78,911	\$1,239	1.6%	\$488,110	\$473,466	\$14,644	3.1%	\$946,932	\$458,822
EXPENSES											
ADMINISTRATIVE											
50004	Administration	284	125	(159)	<-100%	703	750	47	6.2%	1,500	797
50008	Accounting Fees-CPA	781	406	(375)	-92.4%	2,813	2,436	(377)	-15.5%	4,875	2,063
50012	Bad Debts	208	208	0	-0.2%	1,250	1,248	(2)	-0.2%	2,500	1,250
50015	Bank Charges	0	17	17	100.0%	150	102	(48)	-47.1%	200	50
50022	Computer Expense	0	17	17	100.0%	17	102	85	83.3%	200	183

Income Statement

June 30, 2025

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50035	Dues & Subscriptions	13	13	1	3.8%	75	78	3	3.8%	150	75
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	0	1,002	1,002	100.0%	2,000	2,000
50043	Gate /Key Cards Exp.	286	29	(257)	<-100%	286	174	(112)	-64.5%	350	64
50045	Legal Fees	1,975	667	(1,308)	<-100%	4,583	4,002	(581)	-14.5%	8,000	3,417
50045	Legal Fees - Litigation	0	667	667	100.0%	0	4,002	4,002	100.0%	8,000	8,000
50050	License,Taxes,Permit	0	233	233	100.0%	300	1,398	1,098	78.5%	2,800	2,500
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	126	126	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	61	30	(31)	<-100%	62	1
50060	Newsletters	139	100	(39)	-38.7%	838	600	(238)	-39.7%	1,200	362
50065	Office Equipment & Rental	0	42	42	100.0%	0	252	252	100.0%	500	500
50075	Office Supplies	0	83	83	100.0%	235	498	263	52.9%	1,000	765
50080	Postage	100	167	67	40.1%	979	1,002	23	2.3%	2,000	1,021
ADMINISTRATIVE TOTAL:		\$3,786	\$2,967	(\$819)	-27.6%	\$12,291	\$17,802	\$5,511	31.0%	\$35,587	\$23,296
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,688	11,250	2,562	22.8%	52,410	67,500	15,090	22.4%	135,000	82,590
PROPERTY INSURANCE TOTAL:		\$8,688	\$11,250	\$2,562	22.8%	\$52,410	\$67,500	\$15,090	22.4%	\$135,000	\$82,590
UTILITIES											
54050	Electricity - Street Lights	1,995	2,208	213	9.7%	13,284	13,248	(36)	-0.3%	26,500	13,216
54050	Electricity - Clubhouse	1,944	1,583	(361)	-22.8%	7,671	9,498	1,827	19.2%	19,000	11,329
54070	Water & Sewer	535	767	232	30.2%	3,454	4,602	1,148	24.9%	9,200	5,746

Income Statement

June 30, 2025

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
54100	Telephone	101	233	132	56.5%	2,124	1,398	(726)	-51.9%	2,800	676
UTILITIES TOTAL:		\$4,575	\$4,791	\$216	4.5%	\$26,532	\$28,746	\$2,214	7.7%	\$57,500	\$30,968
CONTRACTS											
60013	Cable Television	18,924	22,453	3,529	15.7%	113,551	134,718	21,167	15.7%	269,440	155,889
60072	Fitness Center Maintenance	71	72	1	0.9%	357	432	75	17.4%	860	503
60074	Hvac System	131	131	0	0.1%	785	786	1	0.1%	1,570	785
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	19,194	15,210	(3,984)	-26.2%	30,420	11,226
60085	Lake Maintenance	578	579	1	0.2%	3,468	3,474	6	0.2%	6,950	3,482
60090	Lawn Maintenance	2,240	2,420	180	7.4%	13,782	14,520	738	5.1%	29,040	15,258
61000	Management Services	13,231	13,019	(212)	-1.6%	74,726	78,114	3,388	4.3%	156,226	81,500
61010	Pest Control	94	94	0	-0.2%	565	564	(1)	-0.2%	1,128	563
61020	Pool/Spa Contract	1,245	977	(268)	-27.4%	5,220	5,862	642	11.0%	11,726	6,506
61045	Security Services	28	25	(3)	-11.2%	160	150	(10)	-7.0%	295	135
61055	Trash Removal	86	92	6	6.8%	516	552	36	6.5%	1,100	584
61064	Termite Treatment	58	58	1	0.9%	329	348	19	5.4%	690	361
CONTRACTS TOTAL:		\$39,885	\$42,455	\$2,570	6.1%	\$232,654	\$254,730	\$22,076	8.7%	\$509,445	\$276,791
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	250	250	100.0%	0	1,500	1,500	100.0%	3,000	3,000
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$250	\$250	100.0%	\$0	\$1,500	\$1,500	100.0%	\$3,000	\$3,000
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	175	175	100.0%	337	1,050	713	67.9%	2,100	1,763
70025	R&M-Building	0	667	667	100.0%	134	4,002	3,868	96.7%	8,000	7,866
70032	R&M-Common Area	3,292	167	(3,125)	<-100%	4,871	1,002	(3,869)	<-100%	2,000	(2,871)
70043	R&M Contingency	0	0	0	0.0%	90	0	(90)	0.0%	0	(90)

Income Statement

June 30, 2025

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70043	R&M Locks & Keys	0	17	17	100.0%	0	102	102	100.0%	200	200
70060	R&M-General	0	167	167	100.0%	1,545	1,002	(543)	-54.2%	2,000	455
70066	R&M-Hardware	0	8	8	100.0%	0	48	48	100.0%	100	100
70068	R&M-Lighting	0	8	8	100.0%	1,618	48	(1,570)	<-100%	100	(1,518)
70085	R & M.Fire Safety Maintenance	0	8	8	100.0%	0	48	48	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	0	102	102	100.0%	200	200
70095	R&M-Pool/Spa/Fountai	0	500	500	100.0%	64	3,000	2,936	97.9%	6,000	5,936
70097	R&M - Pool	64	0	(64)	0.0%	193	0	(193)	0.0%	0	(193)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	252	252	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	204	252	48	18.9%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	3,750	3,750	100.0%	7,500	7,500
70137	Landscaping/Irrig	1,797	208	(1,589)	<-100%	2,346	1,248	(1,098)	-88.0%	2,500	154
70138	Tree Trim/Replace	6,400	542	(5,858)	<-100%	6,400	3,252	(3,148)	-96.8%	6,500	100
70176	Cleaning Supplies	6	133	127	95.4%	536	798	262	32.8%	1,600	1,064
70289	Contingency	1,539	450	(1,089)	<-100%	3,589	2,700	(889)	-32.9%	5,400	1,811
REPAIRS/MAINTENANCE TOTAL:		\$13,098	\$3,776	(\$9,322)	<-100%	\$21,926	\$22,656	\$730	3.2%	\$45,300	\$23,374
SPECIAL PROJECTS											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	40,500	40,500	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	48	48	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$6,758	\$6,758	100.0%	\$0	\$40,548	\$40,548	100.0%	\$81,100	\$81,100
RESERVE TRANSFERS											
80000	Reserve Transfers	6,667	6,667	0	0.0%	40,000	40,002	2	0.0%	80,000	40,000
80001	Reserve Interest	1,326	0	(1,326)	0.0%	8,285	0	(8,285)	0.0%	0	(8,285)
RESERVE TRANSFERS TOTAL:		\$7,993	\$6,667	(\$1,326)	-19.9%	\$48,285	\$40,002	(\$8,283)	-20.7%	\$80,000	\$31,715

Income Statement

June 30, 2025

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
	TOTAL EXPENSES:	\$78,024	\$78,914	\$890	1.1%	\$394,098	\$473,484	\$79,386	16.8%	\$946,932	\$552,834
	NET INCOME/ (LOSS):	2,126	(3)	\$2,129	<-100%	94,012	(18)	94,030	<-100%	0	(94,012)