



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending March 31, 2025

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26

March 31, 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

March 31, 2025

TOTAL CASH

Operating	\$316,354
Other	-
Reserves	\$402,428
Security Deposits	-
Special Assessment	-
Total Cash	\$718,782

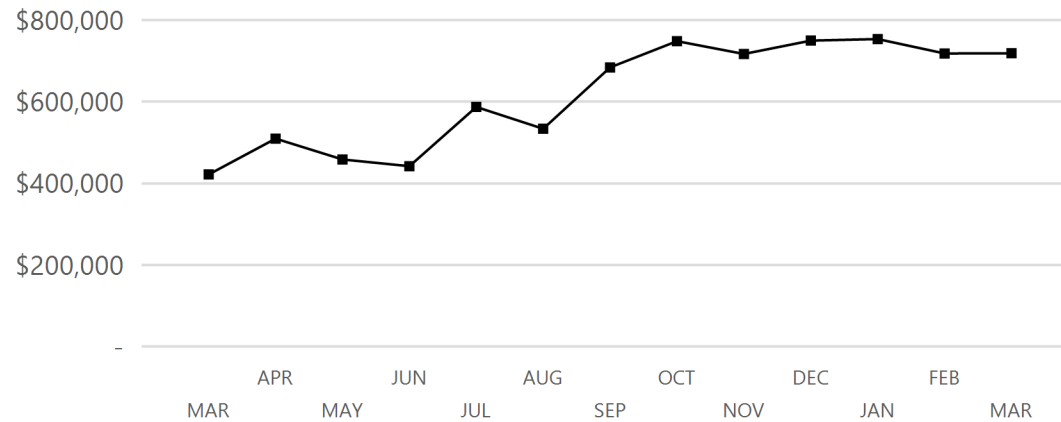
OPERATING CASH

Beginning Cash	\$317,326
Change in Cash	(\$972)
Ending Cash	\$316,354
Less: Accruals	\$10,174
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$306,180

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	-	-	-	\$357	\$357
MQ Maintenance Fees	(\$29,574)	(\$3,846)	(\$11,005)	(\$10,360)	(\$54,784)
VF Violation Fees	\$1,080	-	-	\$855	\$1,935
TOTAL	(\$28,494)	(\$3,846)	(\$10,975)	(\$9,088)	(\$52,403)

Total Cash Trend



Executive Summary

March 31, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$81,904	\$78,911	\$2,993	\$242,834	\$236,733	\$6,101	\$946,932	(\$704,098)
TOTAL EXPENSES	\$63,177	\$78,914	\$15,737	\$187,526	\$236,742	\$49,216	\$946,932	\$759,406
NET INCOME/(LOSS)	\$18,727	(\$3)	\$18,730	\$55,308	(\$9)	\$55,317	-	\$55,308

Expense Summary

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$2,410	\$2,967	\$557	\$5,370	\$8,901	\$3,531	\$35,587	\$30,217
PROPERTY INSURANCE	\$8,977	\$11,250	\$2,273	\$26,057	\$33,750	\$7,693	\$135,000	\$108,943
UTILITIES	\$4,762	\$4,791	\$29	\$13,859	\$14,373	\$514	\$57,500	\$43,641
CONTRACTS	\$38,499	\$42,455	\$3,956	\$115,655	\$127,365	\$11,710	\$509,445	\$393,790
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$750	\$750	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$417	\$3,776	\$3,359	\$2,427	\$11,328	\$8,901	\$45,300	\$42,873
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$20,274	\$20,274	\$81,100	\$81,100
RESERVE TRANSFERS	\$8,111	\$6,667	(\$1,444)	\$24,158	\$20,001	(\$4,157)	\$80,000	\$55,842

Executive Summary

March 31, 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	\$172,953	\$44,842	\$47,037	\$170,758
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$144,374	\$1,222	-	\$145,596
Total Operating		\$317,326	\$46,064	\$47,037	\$316,354
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$400,983	\$1,445	-	\$402,428
Total Reserves		\$400,983	\$1,445	-	\$402,428
Total Cash		\$718,310	\$47,509	\$47,037	\$718,782



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of March 31, 2025

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	170,758	172,953	(2,195)	170,758	206,882	(36,124)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	145,596	144,374	1,222	145,596	0	145,596
10200	Due (To)/From Reserves	0	0	0	0	(11,437)	11,437
10300	Accounts Receivable	22,207	28,739	(6,532)	22,207	9,605	12,602
10330 85	Other Receivables - 85 Vendors	0	0	0	0	13	(13)
10390 00	Allowance/Bad Debts - 00	(5,514)	(5,305)	(208)	(5,514)	(3,078)	(2,436)
10500	Prepaid Insurance	79,639	88,616	(8,977)	79,639	93,776	(14,137)
10505	Prepaid Expenses	2,686	5,784	(3,097)	2,686	2,304	382
10549	A/P Clearing	197	0	197	197	397	(200)
10550	A/R Clearing	0	0	0	0	443	(443)
10005	Petty Cash	0	0	0	0	33	(33)
**TOTAL CURRENT ASSETS		\$415,570	\$435,160	(\$19,590)	\$415,570	\$298,937	\$116,633
**RESTRICTED FUNDS							
12010 22	Cash-Reserves - 22 City National Bank	0	0	0	0	215,152	(215,152)
12010 742	Cash-Reserves - 742 Webster Bank	402,428	400,983	1,445	402,428	0	402,428
12045	Due (To)/From Operating	0	0	0	0	11,437	(11,437)
**TOTAL RESTRICTED FUNDS		\$402,428	\$400,983	\$1,445	\$402,428	\$226,589	\$175,839
**TOTAL ASSETS		\$817,998	\$836,144	(\$18,146)	\$817,998	\$525,526	\$292,472
LIABILITIES							
**CURRENT LIABILITIES							
20003	Credit Card Liability	0	0	0	0	91	(91)
20010	Accrued Expenses	10,174	6,675	3,499	10,174	5,163	5,011

Entity: 3W26

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Balance Sheet

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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of March 31, 2025

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
20030	Insurance Payable	0	0	0	0	83,205	(83,205)
20085	Due to Prior Owners	1,692	1,692	0	1,692	1,692	0
20100	PrePaid Assessments	74,609	45,036	29,574	74,609	67,346	7,263
20152	Deferred Association Fees	0	69,976	(69,976)	0	0	0
20155	Deferred Cable Revenue	4,913	5,731	(819)	4,913	14,738	(9,825)
20159 00	Deferred Internet Revenue - 00	37,514	37,811	(298)	37,514	0	37,514
20160	Deferred Internet Revenue	37,514	37,811	(298)	37,514	0	37,514
**TOTAL CURRENT LIABILITIES		\$166,416	\$204,733	(\$38,318)	\$166,416	\$172,235	(\$5,820)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	379,108	379,108	0	379,108	64,688	314,420
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	23,320	21,875	1,445	23,320	9,989	13,331
**TOTAL RESERVE LIABILITIES		\$402,428	\$400,983	\$1,445	\$402,428	\$226,589	\$175,839
**TOTAL LIABILITIES		\$568,844	\$605,717	(\$36,873)	\$568,844	\$398,824	\$170,020
**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)		55,308	36,581	18,727	55,308	30,395	24,913
**TOTAL MEMBERS EQUITY		\$249,154	\$230,427	\$18,727	\$249,154	\$126,702	\$122,452



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of March 31, 2025

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
**TOTAL LIABILITIES & EQUITY		\$817,998	\$836,144	(\$18,146)	\$817,998	\$525,526	\$292,472

Income Statement

March 31, 2025

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	209,928	209,928	0	0.0%	839,717	629,789
40002	Reserve Income	6,667	6,667	0	0.0%	20,000	20,001	(1)	0.0%	80,000	60,000
40011	Late Fee Income	0	167	(167)	-100.0%	0	501	(501)	-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	1,737	1	0.0%	6,950	5,213
40052	Newsletter Income	750	30	720	>100%	0	90	(90)	-100.0%	360	360
40060	Gate/Key Cards	0	25	(25)	-100.0%	0	75	(75)	-100.0%	300	300
40065	Violation Fees	1,080	0	1,080	0.0%	1,080	0	1,080	0.0%	0	(1,080)
40080	Interest Income	472	250	222	88.9%	1,458	750	708	94.3%	3,000	1,543
40081	Reserve Interest	1,445	0	1,445	0.0%	4,158	0	4,158	0.0%	0	(4,158)
40090	Miscellaneous Income	100	0	100	0.0%	200	0	200	0.0%	0	(200)
42020	Cable Income	1,116	1,217	(101)	-8.3%	3,349	3,651	(302)	-8.3%	14,605	11,256
42030	Cable Income	298	0	298	0.0%	893	0	893	0.0%	0	(893)
OPERATING REVENUE TOTAL:		\$81,904	\$78,911	\$2,993	3.8%	\$242,834	\$236,733	\$6,101	2.6%	\$946,932	\$704,098
TOTAL REVENUE:		\$81,904	\$78,911	\$2,993	3.8%	\$242,834	\$236,733	\$6,101	2.6%	\$946,932	\$704,098
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	382	375	(7)	-1.9%	1,500	1,118
50008	Accounting Fees-CPA	406	406	0	-0.1%	1,219	1,218	(1)	-0.1%	4,875	3,656
50012	Bad Debts	208	208	0	-0.2%	625	624	(1)	-0.2%	2,500	1,875
50015	Bank Charges	0	17	17	100.0%	25	51	26	51.0%	200	175
50022	Computer Expense	0	17	17	100.0%	17	51	34	66.7%	200	183
50035	Dues & Subscriptions	13	13	1	3.8%	38	39	2	3.8%	150	113

Income Statement

March 31, 2025

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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	501	501	100.0%	2,000	2,000
50043	Gate /Key Cards Exp.	0	29	29	100.0%	0	87	87	100.0%	350	350
50045	Legal Fees	1,540	667	(873)	<-100%	1,990	2,001	11	0.5%	8,000	6,010
50045	Legal Fees - Litigation	0	667	667	100.0%	0	2,001	2,001	100.0%	8,000	8,000
50050	License,Taxes,Permit	0	233	233	100.0%	0	699	699	100.0%	2,800	2,800
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	63	63	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	15	15	100.0%	62	62
50060	Newsletters	139	100	(39)	-38.7%	422	300	(122)	-40.7%	1,200	778
50065	Office Equipment & Rental	0	42	42	100.0%	0	126	126	100.0%	500	500
50075	Office Supplies	0	83	83	100.0%	75	249	174	69.9%	1,000	925
50080	Postage	100	167	67	40.1%	577	501	(76)	-15.2%	2,000	1,423
ADMINISTRATIVE TOTAL:		\$2,410	\$2,967	\$557	18.8%	\$5,370	\$8,901	\$3,531	39.7%	\$35,587	\$30,217
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,977	11,250	2,273	20.2%	26,057	33,750	7,693	22.8%	135,000	108,943
PROPERTY INSURANCE TOTAL:		\$8,977	\$11,250	\$2,273	20.2%	\$26,057	\$33,750	\$7,693	22.8%	\$135,000	\$108,943
UTILITIES											
54050	Electricity - Street Lights	2,578	2,208	(370)	-16.7%	6,794	6,624	(170)	-2.6%	26,500	19,706
54050	Electricity - Clubhouse	1,109	1,583	474	29.9%	3,840	4,749	909	19.1%	19,000	15,160
54070	Water & Sewer	594	767	173	22.6%	1,659	2,301	642	27.9%	9,200	7,541
54100	Telephone	482	233	(249)	<-100%	1,567	699	(868)	<-100%	2,800	1,233
UTILITIES TOTAL:		\$4,762	\$4,791	\$29	0.6%	\$13,859	\$14,373	\$514	3.6%	\$57,500	\$43,641
CONTRACTS											

Income Statement

March 31, 2025

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	56,770	67,359	10,589	15.7%	269,440	212,670
60072	Fitness Center Maintenance	71	72	1	0.9%	214	216	2	0.9%	860	646
60074	Hvac System	131	131	0	0.1%	392	393	1	0.1%	1,570	1,178
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	9,597	7,605	(1,992)	-26.2%	30,420	20,823
60085	Lake Maintenance	578	579	1	0.2%	1,734	1,737	3	0.2%	6,950	5,216
60090	Lawn Maintenance	2,240	2,420	180	7.4%	6,891	7,260	369	5.1%	29,040	22,149
61000	Management Services	12,299	13,019	720	5.5%	36,897	39,057	2,160	5.5%	156,226	119,329
61010	Pest Control	94	94	0	-0.2%	282	282	0	-0.2%	1,128	846
61020	Pool/Spa Contract	795	977	182	18.6%	2,385	2,931	546	18.6%	11,726	9,341
61045	Security Services	28	25	(3)	-11.2%	77	75	(2)	-2.7%	295	218
61055	Trash Removal	88	92	4	4.8%	259	276	17	6.2%	1,100	841
61064	Termite Treatment	52	58	6	9.9%	157	174	17	9.9%	690	533
CONTRACTS TOTAL:		\$38,499	\$42,455	\$3,956	9.3%	\$115,655	\$127,365	\$11,710	9.2%	\$509,445	\$393,790
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	250	250	100.0%	0	750	750	100.0%	3,000	3,000
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$250	\$250	100.0%	\$0	\$750	\$750	100.0%	\$3,000	\$3,000
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	175	175	100.0%	337	525	188	35.8%	2,100	1,763
70025	R&M-Building	0	667	667	100.0%	134	2,001	1,867	93.3%	8,000	7,866
70032	R&M-Common Area	0	167	167	100.0%	0	501	501	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	51	51	100.0%	200	200
70060	R&M-General	0	167	167	100.0%	45	501	456	91.0%	2,000	1,955
70066	R&M-Hardware	0	8	8	100.0%	0	24	24	100.0%	100	100
70068	R&M-Lighting	0	8	8	100.0%	0	24	24	100.0%	100	100

Income Statement

March 31, 2025

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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	24	24	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	0	51	51	100.0%	200	200
70095	R&M-Pool/Spa/Fountai	64	500	436	87.2%	64	1,500	1,436	95.7%	6,000	5,936
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	126	126	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	204	126	(78)	-62.2%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	1,875	1,875	100.0%	7,500	7,500
70137	Landscaping/Irrig	114	208	94	45.2%	549	624	75	12.0%	2,500	1,951
70138	Tree Trim/Replace	0	542	542	100.0%	0	1,626	1,626	100.0%	6,500	6,500
70176	Cleaning Supplies	41	133	92	68.9%	306	399	93	23.3%	1,600	1,294
70289	Contingency	197	450	253	56.1%	697	1,350	653	48.3%	5,400	4,703
REPAIRS/MAINTENANCE TOTAL:		\$417	\$3,776	\$3,359	89.0%	\$2,427	\$11,328	\$8,901	78.6%	\$45,300	\$42,873
SPECIAL PROJECTS											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	20,250	20,250	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	24	24	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$6,758	\$6,758	100.0%	\$0	\$20,274	\$20,274	100.0%	\$81,100	\$81,100
RESERVE TRANSFERS											
80000	Reserve Transfers	6,667	6,667	0	0.0%	20,000	20,001	1	0.0%	80,000	60,000
80001	Reserve Interest	1,445	0	(1,445)	0.0%	4,158	0	(4,158)	0.0%	0	(4,158)
RESERVE TRANSFERS TOTAL:		\$8,111	\$6,667	(\$1,444)	-21.7%	\$24,158	\$20,001	(\$4,157)	-20.8%	\$80,000	\$55,842
TOTAL EXPENSES:		\$63,177	\$78,914	\$15,737	19.9%	\$187,526	\$236,742	\$49,216	20.8%	\$946,932	\$759,406
NET INCOME/ (LOSS):		18,727	(3)	\$18,730	<-100%	55,308	(9)	55,317	<-100%	0	(55,308)