



**FirstService**  
RESIDENTIAL

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

## **RESIDENT PACKAGE - 3W26**

For period ending May 31, 2025

*Confidential - For Management Use Only*



COCO WOOD LAKES ASSOCIATION INC  
**RESIDENT PACKAGE - 3W26**  
May 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

May 31, 2025

## TOTAL CASH

Operating	\$404,524
Other	-
Reserves	\$413,137
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$817,661</b>

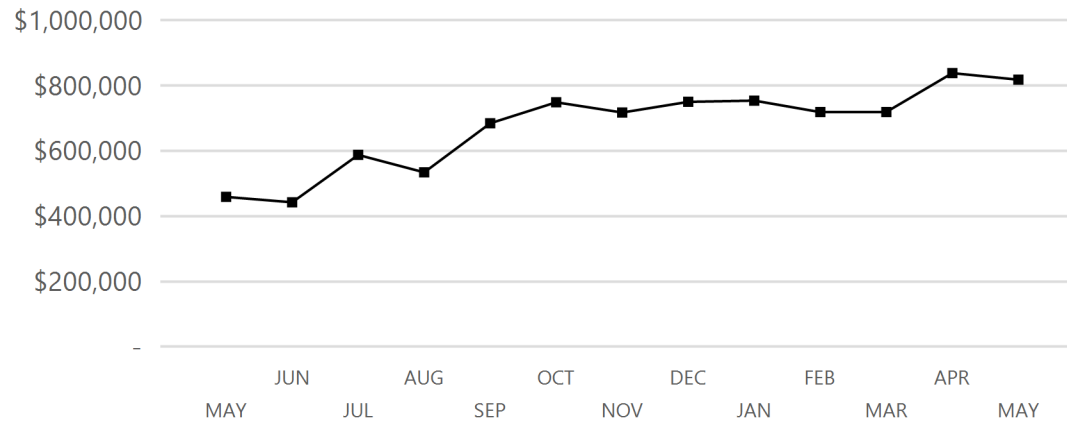
## OPERATING CASH

Beginning Cash	\$425,078
Change in Cash	(\$20,554)
Ending Cash	\$404,524
Less: Accruals	\$19,614
Less: Current Accounts Payable	-
<b>Adjusted Operating Cash</b>	<b>\$384,910</b>

## ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	\$86	-	\$90	\$176
LF Late Fees	(\$26)	\$461	-	\$270	\$704
MQ Maintenance Fees	(\$3,243)	\$7,316	(\$4,781)	(\$14,499)	(\$15,207)
VF Violation Fees	-	-	\$1,080	\$855	\$1,935
<b>TOTAL</b>	<b>(\$3,269)</b>	<b>\$7,863</b>	<b>(\$3,701)</b>	<b>(\$13,284)</b>	<b>(\$12,392)</b>

Total Cash Trend



# Executive Summary

May 31, 2025

## INCOME STATEMENT SUMMARY

### Income Recap

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$81,337	\$78,911	\$2,426	\$407,960	\$394,555	\$13,405	\$946,932	(\$538,972)
TOTAL EXPENSES	\$64,614	\$78,914	\$14,300	\$316,074	\$394,570	\$78,496	\$946,932	\$630,858
NET INCOME/(LOSS)	\$16,723	(\$3)	\$16,726	\$91,886	(\$15)	\$91,901	-	\$91,886

### Expense Summary

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$1,693	\$2,967	\$1,274	\$8,505	\$14,835	\$6,330	\$35,587	\$27,082
PROPERTY INSURANCE	\$8,977	\$11,250	\$2,273	\$43,722	\$56,250	\$12,528	\$135,000	\$91,278
UTILITIES	\$3,955	\$4,791	\$837	\$21,957	\$23,955	\$1,998	\$57,500	\$35,543
CONTRACTS	\$38,512	\$42,455	\$3,943	\$192,770	\$212,275	\$19,505	\$509,445	\$316,675
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$1,250	\$1,250	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$3,422	\$3,776	\$354	\$8,828	\$18,880	\$10,052	\$45,300	\$36,472
SPECIAL PROJECTS	-	\$6,758	\$6,758	-	\$33,790	\$33,790	\$81,100	\$81,100
RESERVE TRANSFERS	\$8,054	\$6,667	(\$1,387)	\$40,292	\$33,335	(\$6,957)	\$80,000	\$39,708

# Executive Summary

May 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	\$279,024	\$21,023	\$42,052	\$257,995
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$146,054	\$475	-	\$146,530
Total Operating		<b>\$425,078</b>	<b>\$21,498</b>	<b>\$42,052</b>	<b>\$404,524</b>
<b>Reserves</b>					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$412,724	\$1,388	\$975	\$413,137
Total Reserves		<b>\$412,724</b>	<b>\$1,388</b>	<b>\$975</b>	<b>\$413,137</b>
<b>Total Cash</b>		<b>\$837,802</b>	<b>\$22,886</b>	<b>\$43,027</b>	<b>\$817,661</b>



## COCO WOOD LAKES ASSOCIATION INC

**Balance Sheet**

As of May 31, 2025

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 22	Cash-Operating - 22 City National Bank	257,995	279,024	(21,029)	257,995	217,616	40,379
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	146,530	146,054	475	146,530	0	146,530
10200	Due (To)/From Reserves	0	0	0	0	20,000	(20,000)
10300	Accounts Receivable	25,049	41,829	(16,781)	25,049	15,629	9,420
10330 20	Other Receivables - 20 Insurance	0	0	0	0	9,644	(9,644)
10390 00	Allowance/Bad Debts - 00	(5,930)	(5,722)	(208)	(5,930)	(3,495)	(2,436)
10500	Prepaid Insurance	61,974	70,951	(8,977)	61,974	72,974	(11,000)
10505	Prepaid Expenses	2,829	3,105	(275)	2,829	2,582	247
10549	A/P Clearing	1,428	114	1,314	1,428	0	1,428
10005	Petty Cash	0	0	0	0	33	(33)
<b>**TOTAL CURRENT ASSETS</b>		<b>\$489,874</b>	<b>\$535,355</b>	<b>(\$45,481)</b>	<b>\$489,874</b>	<b>\$334,984</b>	<b>\$154,890</b>
<b>**RESTRICTED FUNDS</b>							
12010 22	Cash-Reserves - 22 City National Bank	0	0	0	0	241,123	(241,123)
12010 742	Cash-Reserves - 742 Webster Bank	413,137	412,724	413	413,137	0	413,137
12045	Due (To)/From Operating	0	0	0	0	(20,000)	20,000
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$413,137</b>	<b>\$412,724</b>	<b>\$413</b>	<b>\$413,137</b>	<b>\$221,123</b>	<b>\$192,013</b>
<b>**TOTAL ASSETS</b>		<b>\$903,011</b>	<b>\$948,079</b>	<b>(\$45,068)</b>	<b>\$903,011</b>	<b>\$556,107</b>	<b>\$346,904</b>
<b>LIABILITIES</b>							
<b>**CURRENT LIABILITIES</b>							
20000	Accounts Payable	0	0	0	0	1,420	(1,420)
20010	Accrued Expenses	19,614	12,004	7,610	19,614	5,636	13,977
20030	Insurance Payable	0	0	0	0	62,404	(62,404)

Entity: 3W26  
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Balance Sheet  
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COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of May 31, 2025

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
20085	Due to Prior Owners	0	1,692	(1,692)	0	1,692	(1,692)
20100	PrePaid Assessments	37,440	34,171	3,269	37,440	36,884	556
20152	Deferred Association Fees	69,976	139,952	(69,976)	69,976	67,363	2,613
20155	Deferred Cable Revenue	3,275	4,094	(819)	3,275	13,100	(9,825)
20159 00	Deferred Internet Revenue - 00	36,918	37,216	(298)	36,918	0	36,918
20160	Deferred Internet Revenue	36,918	37,216	(298)	36,918	0	36,918
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$204,141</b>	<b>\$266,345</b>	<b>(\$62,204)</b>	<b>\$204,141</b>	<b>\$188,500</b>	<b>\$15,642</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	387,016	387,991	(975)	387,016	209,780	177,237
30080	Reserve-Interest	26,120	24,733	1,388	26,120	11,344	14,777
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$413,137</b>	<b>\$412,724</b>	<b>\$413</b>	<b>\$413,137</b>	<b>\$221,123</b>	<b>\$192,013</b>
<b>**TOTAL LIABILITIES</b>		<b>\$617,278</b>	<b>\$679,069</b>	<b>(\$61,791)</b>	<b>\$617,278</b>	<b>\$409,623</b>	<b>\$207,655</b>
<b>**MEMBERS EQUITY</b>							
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)		91,886	75,163	16,723	91,886	50,574	41,312
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$285,733</b>	<b>\$269,010</b>	<b>\$16,723</b>	<b>\$285,733</b>	<b>\$146,484</b>	<b>\$139,248</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$903,011</b>	<b>\$948,079</b>	<b>(\$45,068)</b>	<b>\$903,011</b>	<b>\$556,107</b>	<b>\$346,904</b>

# Income Statement

May 31, 2025

Account	Description	May Actual	May Budget	May Variance	May 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%	349,880	349,880	0	0.0%	839,717	489,837
40002	Reserve Income	6,667	6,667	0	0.0%	33,333	33,335	(2)	0.0%	80,000	46,667
40011	Late Fee Income	(175)	167	(342)	<-100%	1,336	835	501	60.0%	2,000	664
40025	Returned Check Fees	0	0	0	0.0%	180	0	180	0.0%	0	(180)
40029	Lake Services Contract	0	579	(579)	-100.0%	3,475	2,895	580	20.0%	6,950	3,475
40052	Newsletter Income	0	30	(30)	-100.0%	0	150	(150)	-100.0%	360	360
40060	Gate/Key Cards	0	25	(25)	-100.0%	0	125	(125)	-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	0	0	0	0.0%	263	0	263	0.0%	0	(263)
40080	Interest Income	475	250	225	90.0%	2,391	1,250	1,141	91.3%	3,000	609
40081	Reserve Interest	1,388	0	1,388	0.0%	6,958	0	6,958	0.0%	0	(6,958)
40090	Miscellaneous Income	1,592	0	1,592	0.0%	1,992	0	1,992	0.0%	0	(1,992)
42020	Cable Income	1,116	1,217	(101)	-8.3%	5,582	6,085	(503)	-8.3%	14,605	9,023
42030	Cable Income	298	0	298	0.0%	1,489	0	1,489	0.0%	0	(1,489)
<b>OPERATING REVENUE TOTAL:</b>		<b>\$81,337</b>	<b>\$78,911</b>	<b>\$2,426</b>	<b>3.1%</b>	<b>\$407,960</b>	<b>\$394,555</b>	<b>\$13,405</b>	<b>3.4%</b>	<b>\$946,932</b>	<b>\$538,972</b>
<hr/>											
<b>TOTAL REVENUE:</b>		<b>\$81,337</b>	<b>\$78,911</b>	<b>\$2,426</b>	<b>3.1%</b>	<b>\$407,960</b>	<b>\$394,555</b>	<b>\$13,405</b>	<b>3.4%</b>	<b>\$946,932</b>	<b>\$538,972</b>
<hr/>											
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	419	625	206	32.9%	1,500	1,081
50008	Accounting Fees- CPA	406	406	0	-0.1%	2,031	2,030	(1)	-0.1%	4,875	2,844
50012	Bad Debts	208	208	0	-0.2%	1,042	1,040	(2)	-0.2%	2,500	1,458
50015	Bank Charges	100	17	(83)	<-100%	150	85	(65)	-76.5%	200	50
50022	Computer Expense	0	17	17	100.0%	17	85	68	80.0%	200	183
50035	Dues & Subscriptions	13	13	1	3.8%	63	65	3	3.8%	150	88



# Income Statement

May 31, 2025

Account	Description	May Actual	May Budget	May Variance	May 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	835	835	100.0%	2,000	2,000
50043	Gate /Key Cards Exp.	0	29	29	100.0%	0	145	145	100.0%	350	350
50045	Legal Fees	275	667	392	58.8%	2,608	3,335	727	21.8%	8,000	5,392
50045	Legal Fees - Litigation	0	667	667	100.0%	0	3,335	3,335	100.0%	8,000	8,000
50050	License,Taxes,Permit	300	233	(67)	-28.8%	300	1,165	865	74.2%	2,800	2,500
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	105	105	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	61	25	(36)	<-100%	62	1
50060	Newsletters	139	100	(39)	-38.7%	700	500	(200)	-39.9%	1,200	500
50065	Office Equipment & Rental	0	42	42	100.0%	0	210	210	100.0%	500	500
50075	Office Supplies	160	83	(77)	-92.3%	235	415	180	43.5%	1,000	765
50080	Postage	89	167	78	46.9%	879	835	(44)	-5.3%	2,000	1,121
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$1,693</b>	<b>\$2,967</b>	<b>\$1,274</b>	<b>42.9%</b>	<b>\$8,505</b>	<b>\$14,835</b>	<b>\$6,330</b>	<b>42.7%</b>	<b>\$35,587</b>	<b>\$27,082</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	8,977	11,250	2,273	20.2%	43,722	56,250	12,528	22.3%	135,000	91,278
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$8,977</b>	<b>\$11,250</b>	<b>\$2,273</b>	<b>20.2%</b>	<b>\$43,722</b>	<b>\$56,250</b>	<b>\$12,528</b>	<b>22.3%</b>	<b>\$135,000</b>	<b>\$91,278</b>
<b>UTILITIES</b>											
54050	Electricity - Street Lights	2,247	2,208	(39)	-1.8%	11,289	11,040	(249)	-2.3%	26,500	15,211
54050	Electricity - Clubhouse	848	1,583	735	46.4%	5,727	7,915	2,188	27.6%	19,000	13,273
54070	Water & Sewer	646	767	121	15.8%	2,919	3,835	916	23.9%	9,200	6,281
54100	Telephone	214	233	19	8.1%	2,022	1,165	(857)	-73.6%	2,800	778
<b>UTILITIES TOTAL:</b>		<b>\$3,955</b>	<b>\$4,791</b>	<b>\$837</b>	<b>17.5%</b>	<b>\$21,957</b>	<b>\$23,955</b>	<b>\$1,998</b>	<b>8.3%</b>	<b>\$57,500</b>	<b>\$35,543</b>
<b>CONTRACTS</b>											

# Income Statement

May 31, 2025

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
60013	Cable Television	18,934	22,453	3,519	15.7%	94,628	112,265	17,637	15.7%	269,440	174,812
60072	Fitness Center Maintenance	71	72	1	0.9%	285	360	75	20.7%	860	575
60074	Hvac System	131	131	0	0.1%	654	655	1	0.1%	1,570	916
60083	Internet Svc/Support	3,199	2,535	(664)	-26.2%	15,995	12,675	(3,320)	-26.2%	30,420	14,425
60085	Lake Maintenance	578	579	1	0.2%	2,890	2,895	5	0.2%	6,950	4,060
60090	Lawn Maintenance	2,240	2,420	180	7.4%	11,542	12,100	558	4.6%	29,040	17,498
61000	Management Services	12,299	13,019	720	5.5%	61,495	65,095	3,600	5.5%	156,226	94,731
61010	Pest Control	94	94	0	-0.2%	471	470	(1)	-0.2%	1,128	657
61020	Pool/Spa Contract	795	977	182	18.6%	3,975	4,885	910	18.6%	11,726	7,751
61045	Security Services	28	25	(3)	-11.2%	133	125	(8)	-6.1%	295	162
61055	Trash Removal	86	92	6	6.8%	430	460	30	6.4%	1,100	670
61064	Termite Treatment	58	58	1	0.9%	272	290	18	6.3%	690	418
<b>CONTRACTS TOTAL:</b>		<b>\$38,512</b>	<b>\$42,455</b>	<b>\$3,943</b>	<b>9.3%</b>	<b>\$192,770</b>	<b>\$212,275</b>	<b>\$19,505</b>	<b>9.2%</b>	<b>\$509,445</b>	<b>\$316,675</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries - General	0	250	250	100.0%	0	1,250	1,250	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>\$1,250</b>	<b>\$1,250</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%	337	875	538	61.5%	2,100	1,763
70025	R&M-Building	0	667	667	100.0%	134	3,335	3,201	96.0%	8,000	7,866
70032	R&M-Common Area	310	167	(143)	-85.8%	1,579	835	(744)	-89.1%	2,000	421
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	85	85	100.0%	200	200
70060	R&M-General	0	167	167	100.0%	1,545	835	(710)	-85.0%	2,000	455
70066	R&M-Hardware	0	8	8	100.0%	0	40	40	100.0%	100	100
70068	R&M-Lighting	1,618	8	(1,610)	<-100%	1,618	40	(1,578)	<-100%	100	(1,518)

# Income Statement

May 31, 2025

Account	Description	May Actual	May Budget	May Variance	May 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	40	40	100.0%	100	100
70090	R&M-Plumbing	0	17	17	100.0%	0	85	85	100.0%	200	200
70095	R&M-Pool/Spa/Fountai	0	500	500	100.0%	64	2,500	2,436	97.4%	6,000	5,936
70097	R&M - Pool	64	0	(64)	0.0%	128	0	(128)	0.0%	0	(128)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	210	210	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	204	210	6	2.7%	500	296
70135	Landscaping Extras	0	625	625	100.0%	0	3,125	3,125	100.0%	7,500	7,500
70137	Landscaping/Irrig	0	208	208	100.0%	549	1,040	491	47.2%	2,500	1,951
70138	Tree Trim/Replace	0	542	542	100.0%	0	2,710	2,710	100.0%	6,500	6,500
70176	Cleaning Supplies	150	133	(17)	-12.6%	530	665	135	20.3%	1,600	1,070
70289	Contingency	1,280	450	(830)	<-100%	2,050	2,250	200	8.9%	5,400	3,350
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$3,422</b>	<b>\$3,776</b>	<b>\$354</b>	<b>9.4%</b>	<b>\$8,828</b>	<b>\$18,880</b>	<b>\$10,052</b>	<b>53.2%</b>	<b>\$45,300</b>	<b>\$36,472</b>
<b>SPECIAL PROJECTS</b>											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	33,750	33,750	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	40	40	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>\$33,790</b>	<b>\$33,790</b>	<b>100.0%</b>	<b>\$81,100</b>	<b>\$81,100</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers	6,667	6,667	0	0.0%	33,333	33,335	2	0.0%	80,000	46,667
80001	Reserve Interest	1,388	0	(1,388)	0.0%	6,958	0	(6,958)	0.0%	0	(6,958)
<b>RESERVE TRANSFERS TOTAL:</b>		<b>\$8,054</b>	<b>\$6,667</b>	<b>(\$1,387)</b>	<b>-20.8%</b>	<b>\$40,292</b>	<b>\$33,335</b>	<b>(\$6,957)</b>	<b>-20.9%</b>	<b>\$80,000</b>	<b>\$39,708</b>
<b>TOTAL EXPENSES:</b>		<b>\$64,614</b>	<b>\$78,914</b>	<b>\$14,300</b>	<b>18.1%</b>	<b>\$316,074</b>	<b>\$394,570</b>	<b>\$78,496</b>	<b>19.9%</b>	<b>\$946,932</b>	<b>\$630,858</b>
<b>NET INCOME/ (LOSS):</b>		<b>16,723</b>	<b>(3)</b>	<b>\$16,726</b>	<b>&lt;-100%</b>	<b>91,886</b>	<b>(15)</b>	<b>91,901</b>	<b>&lt;-100%</b>	<b>0</b>	<b>(91,886)</b>