



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending December 31, 2025

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26
December 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

December 31, 2025

TOTAL CASH

Operating	\$444,738
Other	-
Reserves	\$346,009
Security Deposits	-
Special Assessment	-
Total Cash	\$790,747

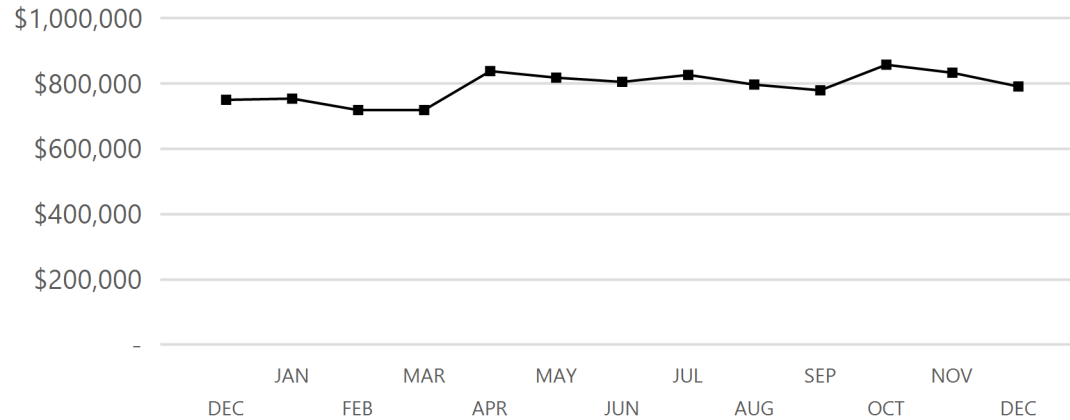
OPERATING CASH

Beginning Cash	\$486,237
Change in Cash	(\$41,499)
Ending Cash	\$444,738
Less: Accruals	\$6,993
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$437,744

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	-	-	\$150	\$150
LF Late Fees	(\$26)	-	\$263	\$512	\$748
MQ Maintenance Fees	(\$43,505)	(\$7,152)	(\$9,809)	\$7,170	(\$53,297)
VF Violation Fees	-	-	-	\$1,395	\$1,395
TOTAL	(\$43,531)	(\$7,152)	(\$9,546)	\$9,227	(\$51,003)

Total Cash Trend



Executive Summary

December 31, 2025

INCOME STATEMENT SUMMARY

Income Recap

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
TOTAL REVENUE	\$78,690	\$78,911	(\$221)	\$972,098	\$946,932	\$25,166	\$946,932	\$25,166
TOTAL EXPENSES	\$72,327	\$78,878	\$6,551	\$821,781	\$946,932	\$125,151	\$946,932	\$125,151
NET INCOME/(LOSS)	\$6,363	\$33	\$6,330	\$150,318	-	\$150,318	-	\$150,318

Expense Summary

Account	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining
ADMINISTRATIVE	\$628	\$2,950	\$2,322	\$28,295	\$35,587	\$7,292	\$35,587	\$7,292
PROPERTY INSURANCE	\$8,979	\$11,250	\$2,271	\$105,696	\$135,000	\$29,304	\$135,000	\$29,304
UTILITIES	\$5,062	\$4,799	(\$263)	\$54,691	\$57,500	\$2,809	\$57,500	\$2,809
CONTRACTS	\$47,816	\$42,440	(\$5,376)	\$482,998	\$509,445	\$26,447	\$509,445	\$26,447
OPERATING SALARIES & BENEFITS	-	\$250	\$250	-	\$3,000	\$3,000	\$3,000	\$3,000
REPAIRS/MAINTENANCE	\$2,175	\$3,764	\$1,589	\$54,942	\$45,300	(\$9,642)	\$45,300	(\$9,642)
SPECIAL PROJECTS	-	\$6,762	\$6,762	-	\$81,100	\$81,100	\$81,100	\$81,100
RESERVE TRANSFERS	\$7,668	\$6,663	(\$1,005)	\$95,158	\$80,000	(\$15,158)	\$80,000	(\$15,158)

Executive Summary

December 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	\$336,957	\$58,219	\$100,145	\$295,031
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$149,280	\$427	-	\$149,707
Total Operating		\$486,237	\$58,646	\$100,145	\$444,738
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$346,471	\$1,001	\$1,463	\$346,009
Total Reserves		\$346,471	\$1,001	\$1,463	\$346,009
Total Cash		\$832,707	\$59,647	\$101,608	\$790,747



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	295,031	336,957	(41,926)	295,031	86,410	208,620
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	149,707	149,280	427	149,707	249,085	(99,378)
10200	Due (To)/From Reserves	0	1,463	(1,463)	0	0	0
10300	Accounts Receivable	22,485	26,190	(3,705)	22,485	14,869	7,616
10390 00	Allowance/Bad Debts - 00	(7,389)	(7,180)	(208)	(7,389)	(4,889)	(2,500)
10500	Prepaid Insurance	0	8,979	(8,979)	0	0	0
10505	Prepaid Expenses	32,600	1,429	31,171	32,600	681	31,919
10549	A/P Clearing	224	1,797	(1,572)	224	0	224
10550	A/R Clearing	0	0	0	0	750	(750)
**TOTAL CURRENT ASSETS		\$492,658	\$518,914	(\$26,255)	\$492,658	\$346,907	\$145,752
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	346,009	346,471	(461)	346,009	414,282	(68,273)
12045	Due (To)/From Operating	0	(1,463)	1,463	0	0	0
**TOTAL RESTRICTED FUNDS		\$346,009	\$345,008	\$1,001	\$346,009	\$414,282	(\$68,273)
**TOTAL ASSETS		\$838,668	\$863,922	(\$25,254)	\$838,668	\$761,189	\$77,479

LIABILITIES

**CURRENT LIABILITIES							
20010	Accrued Expenses	6,993	10,916	(3,923)	6,993	8,875	(1,882)
20013	Accrued Exp - Resrve	0	0	0	0	35,038	(35,038)
20085	Due to Prior Owners	0	0	0	0	1,692	(1,692)
20100	PrePaid Assessments	73,488	29,957	43,531	73,488	58,310	15,178
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 December 31, 2025

Account	Description	Current Month December	Prior Month November	Month Inc / (Dec)	Current Year December	Prior Year December	Year Inc / (Dec)
20155	Deferred Cable Revenue	0	0	0	0	7,369	(7,369)
20159 00	Deferred Internet Revenue - 00	70,263	35,132	35,131	70,263	38,407	31,856
20160	Deferred Internet Revenue	0	35,132	(35,132)	0	38,407	(38,407)
**TOTAL CURRENT LIABILITIES		\$150,745	\$181,113	(\$30,368)	\$150,745	\$188,098	(\$37,353)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	114,614	114,614	0	114,614	360,083	(245,469)
30006 00	Reserves - Sun Enterprises Loan - 00	200,000	200,000	0	200,000	0	200,000
30007 00	Reserves - Sun Enterprises Loan Interest - 00	(2,925)	(2,925)	0	(2,925)	0	(2,925)
30080	Reserve-Interest	34,320	33,319	1,001	34,320	19,162	15,158
**TOTAL RESERVE LIABILITIES		\$346,009	\$345,008	\$1,001	\$346,009	\$379,245	(\$33,236)
**TOTAL LIABILITIES		\$496,754	\$526,121	(\$29,367)	\$496,754	\$567,343	(\$70,589)
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	0	0	0	0	1,970	(1,970)
38880	Fund Balance	191,596	193,846	(2,250)	191,596	191,876	(280)
Current Year Net Income/ (Loss)		150,318	143,955	6,363	150,318	0	150,318
**TOTAL MEMBERS EQUITY		\$341,914	\$337,801	\$4,113	\$341,914	\$193,846	\$148,068
**TOTAL LIABILITIES & EQUITY		\$838,668	\$863,922	(\$25,254)	\$838,668	\$761,189	\$77,479

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec 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	69,981	(5)	0.0%	839,713	839,717	(4)	0.0%	839,717	4
40002	Reserve Income	6,667	6,663	4	0.1%	80,000	80,000	0	0.0%	80,000	0
40011	Late Fee Income	(26)	163	(189)	<-100%	3,730	2,000	1,730	86.5%	2,000	(1,730)
40014	Legal Fee Income	0	0	0	0.0%	200	0	200	0.0%	0	(200)
40025	Returned Check Fees	0	0	0	0.0%	240	0	240	0.0%	0	(240)
40029	Lake Services Contract	0	581	(581)	-100.0%	6,950	6,950	0	0.0%	6,950	0
40052	Newsletter Income	0	30	(30)	-100.0%	1,970	360	1,610	>100%	360	(1,610)
40060	Gate/Key Cards	50	25	25	100.0%	250	300	(50)	-16.7%	300	50
40065	Violation Fees	0	0	0	0.0%	1,170	0	1,170	0.0%	0	(1,170)
40078	Late Fee Interest	0	0	0	0.0%	452	0	452	0.0%	0	(452)
40080	Interest Income	427	250	177	70.9%	5,568	3,000	2,568	85.6%	3,000	(2,568)
40081	Reserve Interest	1,001	0	1,001	0.0%	15,158	0	15,158	0.0%	0	(15,158)
40090	Miscellaneous Income	0	0	0	0.0%	2,092	0	2,092	0.0%	0	(2,092)
41010	House Charges	0	0	0	0.0%	90	0	90	0.0%	0	(90)
42020	Cable Income	595	1,218	(623)	-51.1%	14,514	14,605	(91)	-0.6%	14,605	91
OPERATING REVENUE TOTAL:		\$78,690	\$78,911	(\$221)	-0.3%	\$972,098	\$946,932	\$25,166	2.7%	\$946,932	(\$25,166)
TOTAL REVENUE:		\$78,690	\$78,911	(\$221)	-0.3%	\$972,098	\$946,932	\$25,166	2.7%	\$946,932	(\$25,166)
EXPENSES											
ADMINISTRATIVE											
50004	Administration	79	125	46	36.5%	1,677	1,500	(177)	-11.8%	1,500	(177)
50008	Accounting Fees-CPA	31	409	378	92.4%	4,875	4,875	0	0.0%	4,875	0
50012	Bad Debts	208	212	4	1.7%	2,500	2,500	0	0.0%	2,500	0
50015	Bank Charges	0	13	13	100.0%	256	200	(56)	-28.0%	200	(56)
50022	Computer Expense	0	13	13	100.0%	1,117	200	(917)	<-100%	200	(917)

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
50035	Dues & Subscriptions	13	7	(6)	-78.6%	150	150	0	0.0%	150	0
50041	Admin. & General - Election Monitoring	133	163	30	18.5%	1,007	2,000	993	49.6%	2,000	993
50043	Gate /Key Cards Exp.	16	31	15	48.5%	2,077	350	(1,727)	<-100%	350	(1,727)
50045	Legal Fees	0	663	663	100.0%	7,010	8,000	990	12.4%	8,000	990
50045	Legal Fees - Litigation	0	663	663	100.0%	0	8,000	8,000	100.0%	8,000	8,000
50050	License,Taxes,Permit	(1,001)	237	1,238	>100%	2,824	2,800	(24)	-0.9%	2,800	(24)
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	19	19	100.0%	0	250	250	100.0%	250	250
50053	Corporate Annual Rep	0	7	7	100.0%	61	62	1	1.2%	62	1
50060	Newsletters	117	100	(17)	-16.9%	1,398	1,200	(198)	-16.5%	1,200	(198)
50065	Office Equipment & Rental	0	38	38	100.0%	0	500	500	100.0%	500	500
50075	Office Supplies	746	87	(659)	<-100%	1,515	1,000	(515)	-51.5%	1,000	(515)
50080	Postage	286	163	(123)	-75.4%	1,827	2,000	173	8.6%	2,000	173
ADMINISTRATIVE TOTAL:		\$628	\$2,950	\$2,322	78.7%	\$28,295	\$35,587	\$7,292	20.5%	\$35,587	\$7,292
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,979	11,250	2,271	20.2%	105,696	135,000	29,304	21.7%	135,000	29,304
PROPERTY INSURANCE TOTAL:		\$8,979	\$11,250	\$2,271	20.2%	\$105,696	\$135,000	\$29,304	21.7%	\$135,000	\$29,304
UTILITIES											
54050	Electricity - Street Lights	2,469	2,212	(257)	-11.6%	26,929	26,500	(429)	-1.6%	26,500	(429)
54050	Electricity - Clubhouse	1,815	1,587	(228)	-14.4%	17,046	19,000	1,954	10.3%	19,000	1,954
54070	Water & Sewer	538	763	225	29.5%	7,071	9,200	2,129	23.1%	9,200	2,129

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
54100	Telephone	239	237	(2)	-1.0%	3,645	2,800	(845)	-30.2%	2,800	(845)
UTILITIES TOTAL:		\$5,062	\$4,799	(\$263)	-5.5%	\$54,691	\$57,500	\$2,809	4.9%	\$57,500	\$2,809
CONTRACTS											
60013	Cable Television	31,479	22,457	(9,022)	-40.2%	268,046	269,440	1,394	0.5%	269,440	1,394
60072	Fitness Center Maintenance	71	68	(3)	-4.9%	856	860	4	0.5%	860	4
60074	Hvac System	131	129	(2)	-1.4%	1,570	1,570	0	0.0%	1,570	0
60083	Internet Svc/Support	0	2,535	2,535	100.0%	15,995	30,420	14,425	47.4%	30,420	14,425
60085	Lake Maintenance	578	581	3	0.5%	6,936	6,950	14	0.2%	6,950	14
60090	Lawn Maintenance	2,057	2,420	363	15.0%	26,742	29,040	2,298	7.9%	29,040	2,298
61000	Management Services	12,299	13,017	718	5.5%	148,520	156,226	7,706	4.9%	156,226	7,706
61010	Pest Control	94	94	0	-0.2%	1,130	1,128	(2)	-0.2%	1,128	(2)
61020	Pool/Spa Contract	934	979	45	4.6%	11,167	11,726	559	4.8%	11,726	559
61045	Security Services	28	20	(8)	-39.1%	327	295	(32)	-10.9%	295	(32)
61055	Trash Removal	87	88	1	0.8%	1,035	1,100	65	5.9%	1,100	65
61064	Termite Treatment	58	52	(6)	-10.6%	674	690	16	2.3%	690	16
CONTRACTS TOTAL:		\$47,816	\$42,440	(\$5,376)	-12.7%	\$482,998	\$509,445	\$26,447	5.2%	\$509,445	\$26,447
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	250	250	100.0%	0	3,000	3,000	100.0%	3,000	3,000
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$250	\$250	100.0%	\$0	\$3,000	\$3,000	100.0%	\$3,000	\$3,000
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	175	175	100.0%	337	2,100	1,763	84.0%	2,100	1,763
70025	R&M-Building	988	663	(325)	-49.0%	27,985	8,000	(19,985)	<-100%	8,000	(19,985)
70032	R&M-Common Area	494	163	(331)	<-100%	7,513	2,000	(5,513)	<-100%	2,000	(5,513)
70043	R&M Contingency	0	0	0	0.0%	90	0	(90)	0.0%	0	(90)

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
70043	R&M Locks & Keys	0	13	13	100.0%	0	200	200	100.0%	200	200
70043	R&M	5	0	(5)	0.0%	5	0	(5)	0.0%	0	(5)
70060	R&M-General	15	163	148	91.1%	1,755	2,000	245	12.2%	2,000	245
70066	R&M-Hardware	0	12	12	100.0%	0	100	100	100.0%	100	100
70068	R&M-Lighting	25	12	(13)	<-100%	1,642	100	(1,542)	<-100%	100	(1,542)
70085	R & M.Fire Safety Maintenance	0	12	12	100.0%	128	100	(28)	-28.4%	100	(28)
70090	R&M-Plumbing	0	13	13	100.0%	0	200	200	100.0%	200	200
70095	R&M-Pool/Spa/Fountai	0	500	500	100.0%	64	6,000	5,936	98.9%	6,000	5,936
70097	R&M - Pool	0	0	0	0.0%	321	0	(321)	0.0%	0	(321)
70097	R&M - Pool - Chemicals/Supply	0	38	38	100.0%	0	500	500	100.0%	500	500
70125	R&M-Signage	69	38	(31)	-80.9%	273	500	227	45.4%	500	227
70135	Landscaping Extras	0	625	625	100.0%	15	7,500	7,485	99.8%	7,500	7,485
70137	Landscaping/Irrig	611	212	(399)	<-100%	4,315	2,500	(1,815)	-72.6%	2,500	(1,815)
70138	Tree Trim/Replace	1,200	538	(662)	<-100%	7,600	6,500	(1,100)	-16.9%	6,500	(1,100)
70176	Cleaning Supplies	289	137	(152)	<-100%	1,140	1,600	460	28.7%	1,600	460
70289	Contingency	(1,521)	450	1,971	>100%	1,756	5,400	3,644	67.5%	5,400	3,644
REPAIRS/MAINTENANCE TOTAL:		\$2,175	\$3,764	\$1,589	42.2%	\$54,942	\$45,300	(\$9,642)	-21.3%	\$45,300	(\$9,642)
SPECIAL PROJECTS											
74004	Capital Improvements	0	6,750	6,750	100.0%	0	81,000	81,000	100.0%	81,000	81,000
74005	Special Projects Catastrophic Events	0	12	12	100.0%	0	100	100	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$6,762	\$6,762	100.0%	\$0	\$81,100	\$81,100	100.0%	\$81,100	\$81,100
RESERVE TRANSFERS											
80000	Reserve Transfers	6,667	6,663	(4)	-0.1%	80,000	80,000	0	0.0%	80,000	0

Income Statement

December 31, 2025

Account	Description	Dec Actual	Dec Budget	Dec Variance	Dec Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2025 Total Budget	2025 Budget Remaining/ (Over)
80001	Reserve Interest	1,001	0	(1,001)	0.0%	15,158	0	(15,158)	0.0%	0	(15,158)
	RESERVE TRANSFERS TOTAL:	\$7,668	\$6,663	(\$1,005)	-15.1%	\$95,158	\$80,000	(\$15,158)	-18.9%	\$80,000	(\$15,158)
	TOTAL EXPENSES:	\$72,327	\$78,878	\$6,551	8.3%	\$821,781	\$946,932	\$125,151	13.2%	\$946,932	\$125,151
	NET INCOME/ (LOSS):	6,363	33	\$6,330	>100%	150,318	0	150,318	0.0%	0	(150,318)