



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending February 28, 2026

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26

February 28, 2026

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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

February 28, 2026

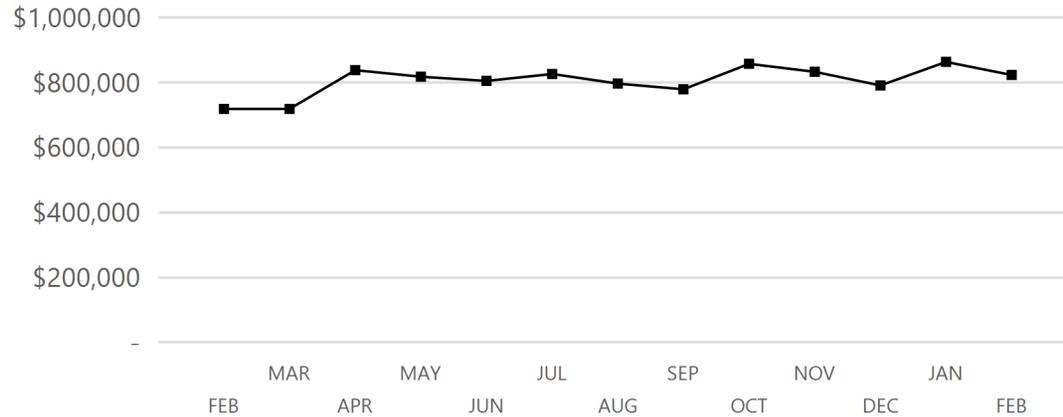
TOTAL CASH

Operating	\$319,938
Other	-
Reserves	\$503,061
Security Deposits	-
Special Assessment	-
Total Cash	\$822,999

OPERATING CASH

Beginning Cash	\$486,204
Change in Cash	(\$166,266)
Ending Cash	\$319,938
<i>Less: Accruals</i>	\$9,735
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$310,203

Total Cash Trend



ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	\$30	-	\$120	\$150
LF Late Fees	-	-	-	\$749	\$749
MQ Maintenance Fees	(\$1,946)	(\$7,986)	(\$14,692)	(\$1,941)	(\$26,565)
VF Violation Fees	-	-	-	\$1,395	\$1,395
TOTAL	(\$1,946)	(\$7,956)	(\$14,692)	\$323	(\$24,271)

Executive Summary

February 28, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$79,929	\$79,611	\$318	\$161,506	\$159,222	\$2,284	\$955,345	(\$793,839)
TOTAL EXPENSES	\$73,115	\$79,616	\$6,501	\$153,480	\$159,232	\$5,752	\$955,345	\$801,865
NET INCOME/(LOSS)	\$6,814	(\$5)	\$6,819	\$8,026	(\$10)	\$8,036	-	\$8,026

Expense Summary

Account	Feb Actual	Feb Budget	Feb Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$1,490	\$2,448	\$958	\$3,695	\$4,896	\$1,201	\$29,362	\$25,667
PROPERTY INSURANCE	\$7,633	\$9,263	\$1,630	\$15,949	\$18,526	\$2,577	\$111,159	\$95,210
UTILITIES	\$4,874	\$4,385	(\$489)	\$9,758	\$8,770	(\$988)	\$52,620	\$42,862
CONTRACTS	\$47,648	\$48,223	\$575	\$95,791	\$96,446	\$655	\$578,647	\$482,856
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$250	\$250	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$540	\$5,164	\$4,624	\$3,738	\$10,328	\$6,590	\$61,957	\$58,219
SPECIAL PROJECTS	-	\$8	\$8	-	\$16	\$16	\$100	\$100
PRIOR YEAR ACTIVITY	-	-	-	\$2,649	-	(\$2,649)	-	(\$2,649)
RESERVE TRANSFERS	\$10,931	\$10,000	(\$931)	\$21,901	\$20,000	(\$1,901)	\$120,000	\$98,099

Executive Summary

February 28, 2026

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	\$433,118	\$15,784	\$182,178	\$266,724
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$53,087	\$128	-	\$53,214
Total Operating		\$486,204	\$15,912	\$182,178	\$319,938
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$376,980	\$126,082	-	\$503,061
Total Reserves		\$376,980	\$126,082	-	\$503,061
Total Cash		\$863,184	\$141,993	\$182,178	\$822,999



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	266,724	433,118	(166,394)	266,724	172,953	93,771
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	53,214	53,087	128	53,214	144,374	(91,159)
10200	Due (To)/From Reserves	125,151	0	125,151	125,151	0	125,151
10300	Accounts Receivable	35,249	44,399	(9,150)	35,249	28,739	6,509
10390 00	Allowance/Bad Debts - 00	(7,805)	(7,597)	(208)	(7,805)	(5,305)	(2,500)
10500	Prepaid Insurance	81,156	88,488	(7,333)	81,156	88,616	(7,461)
10505	Prepaid Expenses	1,804	2,333	(529)	1,804	5,784	(3,980)
10549	A/P Clearing	457	1,105	(648)	457	0	457
**TOTAL CURRENT ASSETS		\$555,950	\$614,932	(\$58,983)	\$555,950	\$435,160	\$120,789
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	503,061	376,980	126,082	503,061	400,983	102,078
12045	Due (To)/From Operating	(125,151)	0	(125,151)	(125,151)	0	(125,151)
**TOTAL RESTRICTED FUNDS		\$377,910	\$376,980	\$931	\$377,910	\$400,983	(\$23,073)
**TOTAL ASSETS		\$933,860	\$991,912	(\$58,052)	\$933,860	\$836,144	\$97,716

LIABILITIES

**CURRENT LIABILITIES							
20010	Accrued Expenses	9,735	9,199	536	9,735	6,675	3,059
20085	Due to Prior Owners	0	0	0	0	1,692	(1,692)
20100	PrePaid Assessments	59,520	57,574	1,946	59,520	45,036	14,484
20152	Deferred Association Fees	67,683	135,366	(67,683)	67,683	69,976	(2,293)
20155	Deferred Cable Revenue	0	0	0	0	5,731	(5,731)
20159 00	Deferred Internet Revenue - 00	69,072	69,668	(595)	69,072	37,811	31,261

Entity: 3W26
Executed: 03/10/2026 07:09 PM

Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of February 28, 2026

Account	Description	Current Month February	Prior Month January	Month Inc / (Dec)	Current Year February	Prior Year February	Year Inc / (Dec)
20160	Deferred Internet Revenue	0	0	0	0	37,811	(37,811)
**TOTAL CURRENT LIABILITIES		\$206,010	\$271,807	(\$65,797)	\$206,010	\$204,733	\$1,277
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	144,614	144,614	0	144,614	379,108	(234,494)
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	36,221	35,291	931	36,221	21,875	14,346
**TOTAL RESERVE LIABILITIES		\$377,910	\$376,980	\$931	\$377,910	\$400,983	(\$23,073)
**TOTAL LIABILITIES		\$583,920	\$648,787	(\$64,866)	\$583,920	\$605,717	(\$21,796)
**MEMBERS EQUITY							
38880	Fund Balance	341,914	341,914	0	341,914	193,846	148,068
	Current Year Net Income/ (Loss)	8,026	1,211	6,814	8,026	36,581	(28,555)
**TOTAL MEMBERS EQUITY		\$349,939	\$343,125	\$6,814	\$349,939	\$230,427	\$119,513
**TOTAL LIABILITIES & EQUITY		\$933,860	\$991,912	(\$58,052)	\$933,860	\$836,144	\$97,716

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
REVENUE											
OPERATING REVENUE											
40000	Owner Assessments	67,683	67,683	0	0.0%	135,366	135,366	0	0.0%	812,196	676,830
40002	Reserve Income	10,000	10,000	0	0.0%	20,000	20,000	0	0.0%	120,000	100,000
40011	Late Fee Income	(4)	167	(171)	<-100%	(4)	334	(338)	<-100%	2,000	2,004
40025	Returned Check Fees	30	0	30	0.0%	90	0	90	0.0%	0	(90)
40029	Lake Services Contract	0	500	(500)	-100.0%	1,501	1,000	501	50.1%	6,004	4,503
40052	Newsletter Income	567	183	384	>100%	900	366	534	>100%	2,200	1,300
40060	Gate/Key Cards	0	25	(25)	-100.0%	150	50	100	>100%	300	150
40068	Key Fob Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
40080	Interest Income	128	458	(330)	-72.1%	312	916	(604)	-66.0%	5,500	5,188
40081	Reserve Interest	931	0	931	0.0%	1,901	0	1,901	0.0%	0	(1,901)
42020	Cable Income	595	595	0	0.1%	1,191	1,190	1	0.1%	7,145	5,954
OPERATING REVENUE TOTAL:		\$79,929	\$79,611	\$318	0.4%	\$161,506	\$159,222	\$2,284	1.4%	\$955,345	\$793,839
TOTAL REVENUE:		\$79,929	\$79,611	\$318	0.4%	\$161,506	\$159,222	\$2,284	1.4%	\$955,345	\$793,839
EXPENSES											
ADMINISTRATIVE											
50004	Administration	26	125	99	78.9%	31	250	219	87.7%	1,500	1,469
50008	Accounting Fees-CPA	458	458	0	-0.1%	917	916	(1)	-0.1%	5,500	4,583
50012	Bad Debts	236	208	(28)	-13.7%	511	416	(95)	-22.8%	2,500	1,989
50015	Bank Charges	50	17	(33)	<-100%	50	34	(16)	-47.1%	200	150
50022	Computer Expense	0	17	17	100.0%	0	34	34	100.0%	200	200
50026	Credit Card Fees	0	0	0	0.0%	6	0	(6)	0.0%	0	(6)
50035	Dues & Subscriptions	13	13	1	3.8%	25	26	1	3.8%	150	125
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	571	334	(237)	-71.0%	2,000	1,429

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50043	Gate /Key Cards Exp.	0	42	42	100.0%	286	84	(202)	<-100%	500	214
50045	Legal Fees	0	667	667	100.0%	0	1,334	1,334	100.0%	8,000	8,000
50050	License,Taxes,Permi t	61	233	172	73.7%	423	466	43	9.3%	2,800	2,377
50050	License,Taxes,Permi t - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	42	42	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	10	10	100.0%	62	62
50060	Newsletters	134	183	49	26.5%	255	366	111	30.3%	2,200	1,945
50065	Office Equipment & Rental	0	42	42	100.0%	0	84	84	100.0%	500	500
50075	Office Supplies	42	83	41	48.9%	42	166	124	74.5%	1,000	958
50080	Postage	468	167	(301)	<-100%	578	334	(244)	-73.1%	2,000	1,422
ADMINISTRATIVE TOTAL:		\$1,490	\$2,448	\$958	39.1%	\$3,695	\$4,896	\$1,201	24.5%	\$29,362	\$25,667
PROPERTY INSURANCE											
52030	Multiperil Insurance	7,633	9,263	1,630	17.6%	15,949	18,526	2,577	13.9%	111,159	95,210
PROPERTY INSURANCE TOTAL:		\$7,633	\$9,263	\$1,630	17.6%	\$15,949	\$18,526	\$2,577	13.9%	\$111,159	\$95,210
UTILITIES											
54050	Electricity - Street Lights	2,053	2,250	197	8.8%	4,456	4,500	44	1.0%	27,000	22,544
54050	Electricity - Clubhouse	1,914	1,500	(414)	-27.6%	3,526	3,000	(526)	-17.5%	18,000	14,474
54070	Water & Sewer	678	625	(53)	-8.6%	1,257	1,250	(7)	-0.6%	7,500	6,243
54100	Telephone	229	10	(219)	<-100%	519	20	(499)	<-100%	120	(399)
UTILITIES TOTAL:		\$4,874	\$4,385	(\$489)	-11.2%	\$9,758	\$8,770	(\$988)	-11.3%	\$52,620	\$42,862
CONTRACTS											
60013	Cable Television	31,419	31,571	152	0.5%	62,839	63,142	303	0.5%	378,846	316,007
60072	Fitness Center Maintenance	142	72	(70)	-97.2%	142	144	2	1.4%	860	718
60074	Hvac System	131	131	0	0.1%	262	262	0	0.1%	1,570	1,308

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
60085	Lake Maintenance	578	500	(78)	-15.6%	1,156	1,000	(156)	-15.6%	6,004	4,848
60090	Lawn Maintenance	1,665	2,420	755	31.2%	3,330	4,840	1,510	31.2%	29,040	25,710
61000	Management Services	12,463	12,422	(41)	-0.3%	25,370	24,844	(526)	-2.1%	149,064	123,694
61010	Pest Control	103	94	(9)	-9.9%	197	188	(9)	-5.0%	1,128	931
61020	Pool/Spa Contract	974	838	(136)	-16.3%	1,948	1,676	(272)	-16.3%	10,050	8,102
61045	Security Services	28	25	(3)	-11.2%	257	50	(207)	<-100%	295	38
61055	Trash Removal	87	92	5	5.2%	175	184	9	5.2%	1,100	925
61064	Termite Treatment	58	58	1	0.9%	115	116	1	0.9%	690	575
CONTRACTS TOTAL:		\$47,648	\$48,223	\$575	1.2%	\$95,791	\$96,446	\$655	0.7%	\$578,647	\$482,856
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	125	125	100.0%	0	250	250	100.0%	1,500	1,500
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$125	\$125	100.0%	\$0	\$250	\$250	100.0%	\$1,500	\$1,500
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	133	133	100.0%	0	266	266	100.0%	1,600	1,600
70025	R&M-Building	0	2,046	2,046	100.0%	43	4,092	4,049	99.0%	24,557	24,514
70032	R&M-Common Area	0	167	167	100.0%	0	334	334	100.0%	2,000	2,000
70043	R&M Locks & Keys	0	17	17	100.0%	0	34	34	100.0%	200	200
70060	R&M-General	0	208	208	100.0%	104	416	312	74.9%	2,500	2,396
70066	R&M-Hardware	0	8	8	100.0%	0	16	16	100.0%	100	100
70068	R&M-Lighting	0	83	83	100.0%	0	166	166	100.0%	1,000	1,000
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	0	34	34	100.0%	200	200
70090	R&M-Plumbing	0	17	17	100.0%	0	34	34	100.0%	200	200
70095	R&M-Pool/Spa/Fountain	0	250	250	100.0%	0	500	500	100.0%	3,000	3,000
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	84	84	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	228	84	(144)	<-100%	500	272

Income Statement

February 28, 2026

Account	Description	Feb Actual	Feb Budget	Feb Variance	Feb Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70135	Landscaping Extras	0	625	625	100.0%	2,502	1,250	(1,252)	<-100%	7,500	4,998
70137	Landscaping/Irrig	368	417	49	11.8%	533	834	301	36.1%	5,000	4,467
70138	Tree Trim/Replace	0	542	542	100.0%	0	1,084	1,084	100.0%	6,500	6,500
70176	Cleaning Supplies	82	100	18	18.0%	244	200	(44)	-22.2%	1,200	956
70289	Contingency	90	450	360	80.0%	84	900	816	90.7%	5,400	5,316
	REPAIRS/MAINTENANCE TOTAL:	\$540	\$5,164	\$4,624	89.5%	\$3,738	\$10,328	\$6,590	63.8%	\$61,957	\$58,219
SPECIAL PROJECTS											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	16	16	100.0%	100	100
	SPECIAL PROJECTS TOTAL:	\$0	\$8	\$8	100.0%	\$0	\$16	\$16	100.0%	\$100	\$100
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	2,649	0	(2,649)	0.0%	0	(2,649)
	PRIOR YEAR ACTIVITY TOTAL:	\$0	\$0	\$0	0.0%	\$2,649	\$0	(\$2,649)	0.0%	\$0	(\$2,649)
RESERVE TRANSFERS											
80000	Reserve Transfers	10,000	10,000	0	0.0%	20,000	20,000	0	0.0%	120,000	100,000
80001	Reserve Interest	931	0	(931)	0.0%	1,901	0	(1,901)	0.0%	0	(1,901)
	RESERVE TRANSFERS TOTAL:	\$10,931	\$10,000	(\$931)	-9.3%	\$21,901	\$20,000	(\$1,901)	-9.5%	\$120,000	\$98,099
	TOTAL EXPENSES:	\$73,115	\$79,616	\$6,501	8.2%	\$153,480	\$159,232	\$5,752	3.6%	\$955,345	\$801,865
	NET INCOME/ (LOSS):	6,814	(5)	\$6,819	<-100%	8,026	(10)	8,036	<-100%	0	(8,026)