



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending March 31, 2026

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26

March 31, 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

March 31, 2026

TOTAL CASH

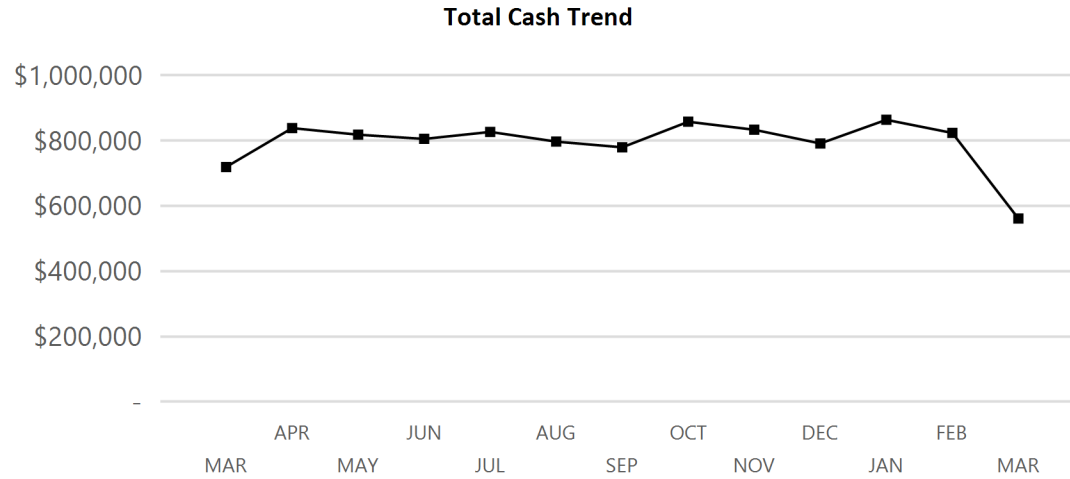
Operating	\$260,116
Other	-
Reserves	\$300,843
Security Deposits	-
Special Assessment	-
Total Cash	\$560,959

OPERATING CASH

Beginning Cash	\$319,938
Change in Cash	(\$59,822)
Ending Cash	\$260,116
<i>Less: Accruals</i>	\$9,637
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$250,478

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	-	\$30	\$120	\$150
II Interest Income	\$46	-	-	-	\$46
LF Late Fees	-	-	-	\$552	\$552
MQ Maintenance Fees	(\$27,485)	(\$1,946)	(\$13,951)	(\$3,607)	(\$46,989)
VF Violation Fees	-	-	-	\$1,395	\$1,395
TOTAL	(\$27,440)	(\$1,946)	(\$13,921)	(\$1,540)	(\$44,847)



Executive Summary

March 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$94,459	\$79,611	\$14,848	\$255,965	\$238,833	\$17,132	\$955,345	(\$699,380)
TOTAL EXPENSES	\$82,899	\$79,616	(\$3,283)	\$236,379	\$238,848	\$2,469	\$955,345	\$718,966
NET INCOME/(LOSS)	\$11,560	(\$5)	\$11,565	\$19,586	(\$15)	\$19,601	-	\$19,586

Expense Summary

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$1,843	\$2,448	\$605	\$5,538	\$7,344	\$1,806	\$29,362	\$23,824
PROPERTY INSURANCE	\$8,222	\$9,263	\$1,041	\$24,171	\$27,789	\$3,618	\$111,159	\$86,988
UTILITIES	\$5,541	\$4,385	(\$1,156)	\$15,299	\$13,155	(\$2,144)	\$52,620	\$37,321
CONTRACTS	\$47,530	\$48,223	\$693	\$143,320	\$144,669	\$1,349	\$578,647	\$435,327
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$375	\$375	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$3,956	\$5,164	\$1,208	\$7,694	\$15,492	\$7,798	\$61,957	\$54,263
SPECIAL PROJECTS	-	\$8	\$8	-	\$24	\$24	\$100	\$100
PRIOR YEAR ACTIVITY	\$4,525	-	(\$4,525)	\$7,174	-	(\$7,174)	-	(\$7,174)
RESERVE TRANSFERS	\$11,282	\$10,000	(\$1,282)	\$33,183	\$30,000	(\$3,183)	\$120,000	\$86,817

Executive Summary

March 31, 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	\$266,724	\$75,873	\$235,915	\$106,682
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$53,214	\$100,219	-	\$153,434
Total Operating		\$319,938	\$176,092	\$235,915	\$260,116
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$503,061	\$2,282	\$204,500	\$300,843
Total Reserves		\$503,061	\$2,282	\$204,500	\$300,843
Total Cash		\$822,999	\$178,374	\$440,415	\$560,959



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of March 31, 2026

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	106,682	266,724	(160,042)	106,682	170,758	(64,076)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	153,434	53,214	100,219	153,434	145,596	7,838
10200	Due (To)/From Reserves	0	125,151	(125,151)	0	0	0
10300	Accounts Receivable	29,087	35,249	(6,162)	29,087	22,207	6,880
10390 00	Allowance/Bad Debts - 00	(7,919)	(7,805)	(114)	(7,919)	(5,514)	(2,406)
10500	Prepaid Insurance	72,933	81,156	(8,222)	72,933	79,639	(6,706)
10505	Prepaid Expenses	33,936	1,804	32,131	33,936	2,686	31,249
10549	A/P Clearing	244	457	(213)	244	197	47
**TOTAL CURRENT ASSETS		\$388,396	\$555,950	(\$167,553)	\$388,396	\$415,570	(\$27,174)
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	300,843	503,061	(202,218)	300,843	402,428	(101,585)
12045	Due (To)/From Operating	0	(125,151)	125,151	0	0	0
**TOTAL RESTRICTED FUNDS		\$300,843	\$377,910	(\$77,067)	\$300,843	\$402,428	(\$101,585)
**TOTAL ASSETS		\$689,239	\$933,860	(\$244,620)	\$689,239	\$817,998	(\$128,759)

LIABILITIES

**CURRENT LIABILITIES							
20010	Accrued Expenses	9,637	9,735	(98)	9,637	10,174	(537)
20085	Due to Prior Owners	0	0	0	0	1,692	(1,692)
20100	PrePaid Assessments	73,933	59,520	14,413	73,933	74,609	(676)
20152	Deferred Association Fees	0	67,683	(67,683)	0	0	0
20155	Deferred Cable Revenue	0	0	0	0	4,913	(4,913)
20159 00	Deferred Internet Revenue - 00	68,477	69,072	(595)	68,477	37,514	30,963

Entity: 3W26
Executed: 04/14/2026 06:05 PM

Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of March 31, 2026

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
20160	Deferred Internet Revenue	0	0	0	0	37,514	(37,514)
**TOTAL CURRENT LIABILITIES		\$152,047	\$206,010	(\$53,963)	\$152,047	\$166,416	(\$14,368)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	269,765	144,614	125,151	269,765	379,108	(109,343)
30006 00	Reserves - Sun Enterprises Loan - 00	0	200,000	(200,000)	0	0	0
30007 00	Reserves - Sun Enterprises Loan Interest - 00	(6,425)	(2,925)	(3,500)	(6,425)	0	(6,425)
30080	Reserve-Interest	37,503	36,221	1,282	37,503	23,320	14,183
**TOTAL RESERVE LIABILITIES		\$300,843	\$377,910	(\$77,067)	\$300,843	\$402,428	(\$101,585)
**TOTAL LIABILITIES		\$452,891	\$583,920	(\$131,030)	\$452,891	\$568,844	(\$115,953)
**MEMBERS EQUITY							
38880	Fund Balance	341,914	341,914	0	341,914	193,846	148,068
38882	Fund Balance - Reserves	(125,151)	0	(125,151)	(125,151)	0	(125,151)
Current Year Net Income/ (Loss)		19,586	8,026	11,560	19,586	55,308	(35,722)
**TOTAL MEMBERS EQUITY		\$236,349	\$349,939	(\$113,591)	\$236,349	\$249,154	(\$12,806)
**TOTAL LIABILITIES & EQUITY		\$689,239	\$933,860	(\$244,620)	\$689,239	\$817,998	(\$128,759)

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	203,049	203,049	0	0.0%	812,196	609,147
40002	Reserve Income	10,000	10,000	0	0.0%	30,000	30,000	0	0.0%	120,000	90,000
40011	Late Fee Income	(216)	167	(383)	<-100%	(221)	501	(722)	<-100%	2,000	2,221
40014	Legal Fee Income	9,171	0	9,171	0.0%	9,171	0	9,171	0.0%	0	(9,171)
40025	Returned Check Fees	0	0	0	0.0%	90	0	90	0.0%	0	(90)
40029	Lake Services Contract	0	500	(500)	-100.0%	1,501	1,500	1	0.1%	6,004	4,503
40052	Newsletter Income	500	183	317	>100%	1,400	549	851	>100%	2,200	800
40060	Gate/Key Cards	100	25	75	>100%	250	75	175	>100%	300	50
40068	Key Fob Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
40078	Late Fee Interest	5,124	0	5,124	0.0%	5,124	0	5,124	0.0%	0	(5,124)
40080	Interest Income	219	458	(239)	-52.1%	531	1,374	(843)	-61.4%	5,500	4,969
40081	Reserve Interest	1,282	0	1,282	0.0%	3,183	0	3,183	0.0%	0	(3,183)
42020	Cable Income	595	595	0	0.1%	1,786	1,785	1	0.1%	7,145	5,359
OPERATING REVENUE TOTAL:		\$94,459	\$79,611	\$14,848	18.7%	\$255,965	\$238,833	\$17,132	7.2%	\$955,345	\$699,380
TOTAL REVENUE:		\$94,459	\$79,611	\$14,848	18.7%	\$255,965	\$238,833	\$17,132	7.2%	\$955,345	\$699,380
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	35	375	340	90.6%	1,500	1,465
50008	Accounting Fees-CPA	458	458	0	-0.1%	1,375	1,374	(1)	-0.1%	5,500	4,125
50012	Bad Debts	114	208	94	45.1%	625	624	(1)	-0.2%	2,500	1,875
50015	Bank Charges	50	17	(33)	<-100%	100	51	(49)	-96.1%	200	100
50022	Computer Expense	0	17	17	100.0%	0	51	51	100.0%	200	200
50026	Credit Card Fees	0	0	0	0.0%	6	0	(6)	0.0%	0	(6)
50035	Dues & Subscriptions	10	13	3	19.8%	35	39	4	9.2%	150	115

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
50041	Admin. & General - Election Monitoring	6	167	161	96.2%	577	501	(76)	-15.3%	2,000	1,423
50043	Gate /Key Cards Exp.	0	42	42	100.0%	286	126	(160)	<-100%	500	214
50045	Legal Fees	500	667	167	25.0%	500	2,001	1,501	75.0%	8,000	7,500
50050	License,Taxes,Permit	0	233	233	100.0%	423	699	276	39.5%	2,800	2,377
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	120	183	63	34.3%	375	549	174	31.6%	2,200	1,825
50065	Office Equipment & Rental	251	42	(209)	<-100%	251	126	(125)	-98.9%	500	249
50075	Office Supplies	88	83	(5)	-6.0%	130	249	119	47.6%	1,000	870
50080	Postage	241	167	(74)	-44.1%	819	501	(318)	-63.4%	2,000	1,181
ADMINISTRATIVE TOTAL:		\$1,843	\$2,448	\$605	24.7%	\$5,538	\$7,344	\$1,806	24.6%	\$29,362	\$23,824
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,222	9,263	1,041	11.2%	24,171	27,789	3,618	13.0%	111,159	86,988
PROPERTY INSURANCE TOTAL:		\$8,222	\$9,263	\$1,041	11.2%	\$24,171	\$27,789	\$3,618	13.0%	\$111,159	\$86,988
UTILITIES											
54050	Electricity - Street Lights	2,682	2,250	(432)	-19.2%	7,139	6,750	(389)	-5.8%	27,000	19,861
54050	Electricity - Clubhouse	1,936	1,500	(436)	-29.1%	5,462	4,500	(962)	-21.4%	18,000	12,538
54070	Water & Sewer	683	625	(58)	-9.2%	1,940	1,875	(65)	-3.5%	7,500	5,560
54100	Telephone	239	10	(229)	<-100%	758	30	(728)	<-100%	120	(638)
UTILITIES TOTAL:		\$5,541	\$4,385	(\$1,156)	-26.4%	\$15,299	\$13,155	(\$2,144)	-16.3%	\$52,620	\$37,321
CONTRACTS											
60013	Cable Television	31,435	31,571	136	0.4%	94,274	94,713	440	0.5%	378,846	284,573

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
60072	Fitness Center Maintenance	71	72	1	1.4%	213	216	3	1.4%	860	647
60074	Hvac System	131	131	0	0.1%	392	393	1	0.1%	1,570	1,178
60085	Lake Maintenance	578	500	(78)	-15.6%	1,734	1,500	(234)	-15.6%	6,004	4,270
60090	Lawn Maintenance	1,665	2,420	755	31.2%	4,995	7,260	2,265	31.2%	29,040	24,045
61000	Management Services	12,463	12,422	(41)	-0.3%	37,833	37,266	(567)	-1.5%	149,064	111,231
61010	Pest Control	103	94	(9)	-9.9%	301	282	(19)	-6.7%	1,128	827
61020	Pool/Spa Contract	910	838	(72)	-8.6%	2,858	2,514	(344)	-13.7%	10,050	7,192
61045	Security Services	29	25	(4)	-15.5%	286	75	(211)	<-100%	295	9
61055	Trash Removal	87	92	5	5.2%	262	276	14	5.2%	1,100	838
61064	Termite Treatment	58	58	1	0.9%	173	174	2	0.9%	690	518
CONTRACTS TOTAL:		\$47,530	\$48,223	\$693	1.4%	\$143,320	\$144,669	\$1,349	0.9%	\$578,647	\$435,327
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	125	125	100.0%	0	375	375	100.0%	1,500	1,500
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$125	\$125	100.0%	\$0	\$375	\$375	100.0%	\$1,500	\$1,500
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	133	133	100.0%	0	399	399	100.0%	1,600	1,600
70025	R&M-Building	2,150	2,046	(104)	-5.1%	2,193	6,138	3,945	64.3%	24,557	22,364
70032	R&M-Common Area	0	167	167	100.0%	0	501	501	100.0%	2,000	2,000
70043	R&M Locks & Keys	0	17	17	100.0%	0	51	51	100.0%	200	200
70060	R&M-General	35	208	173	83.2%	139	624	485	77.7%	2,500	2,361
70066	R&M-Hardware	0	8	8	100.0%	0	24	24	100.0%	100	100
70068	R&M-Lighting	24	83	59	70.5%	24	249	225	90.2%	1,000	976
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	0	51	51	100.0%	200	200
70090	R&M-Plumbing	100	17	(83)	<-100%	100	51	(49)	-96.1%	200	100
70095	R&M-Pool/Spa/Fountain	422	250	(172)	-68.9%	422	750	328	43.7%	3,000	2,578

Income Statement

March 31, 2026

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70097	R&M - Pool	70	0	(70)	0.0%	70	0	(70)	0.0%	0	(70)
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%	228	126	(102)	-81.2%	500	272
70135	Landscaping Extras	0	625	625	100.0%	2,502	1,875	(627)	-33.4%	7,500	4,998
70137	Landscaping/Irrig	906	417	(489)	<-100%	1,438	1,251	(187)	-15.0%	5,000	3,562
70138	Tree Trim/Replace	0	542	542	100.0%	0	1,626	1,626	100.0%	6,500	6,500
70176	Cleaning Supplies	114	100	(14)	-14.0%	358	300	(58)	-19.5%	1,200	842
70289	Contingency	135	450	315	70.0%	219	1,350	1,131	83.8%	5,400	5,181
REPAIRS/MAINTENANCE TOTAL:		\$3,956	\$5,164	\$1,208	23.4%	\$7,694	\$15,492	\$7,798	50.3%	\$61,957	\$54,263
SPECIAL PROJECTS											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	24	24	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$8	\$8	100.0%	\$0	\$24	\$24	100.0%	\$100	\$100
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	4,525	0	(4,525)	0.0%	7,174	0	(7,174)	0.0%	0	(7,174)
PRIOR YEAR ACTIVITY TOTAL:		\$4,525	\$0	(\$4,525)	0.0%	\$7,174	\$0	(\$7,174)	0.0%	\$0	(\$7,174)
RESERVE TRANSFERS											
80000	Reserve Transfers	10,000	10,000	0	0.0%	30,000	30,000	0	0.0%	120,000	90,000
80001	Reserve Interest	1,282	0	(1,282)	0.0%	3,183	0	(3,183)	0.0%	0	(3,183)
RESERVE TRANSFERS TOTAL:		\$11,282	\$10,000	(\$1,282)	-12.8%	\$33,183	\$30,000	(\$3,183)	-10.6%	\$120,000	\$86,817
TOTAL EXPENSES:		\$82,899	\$79,616	(\$3,283)	-4.1%	\$236,379	\$238,848	\$2,469	1.0%	\$955,345	\$718,966
NET INCOME/ (LOSS):		11,560	(5)	\$11,565	<-100%	19,586	(15)	19,601	<-100%	0	(19,586)