



**FirstService**  
RESIDENTIAL

# 3W26 COCO WOOD LAKES ASSOCIATION INC

**RESIDENT PACKAGE - 3W26**

For period ending April 30, 2026

*Confidential - For Management Use Only*



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

April 30, 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

April 30, 2026

**TOTAL CASH**

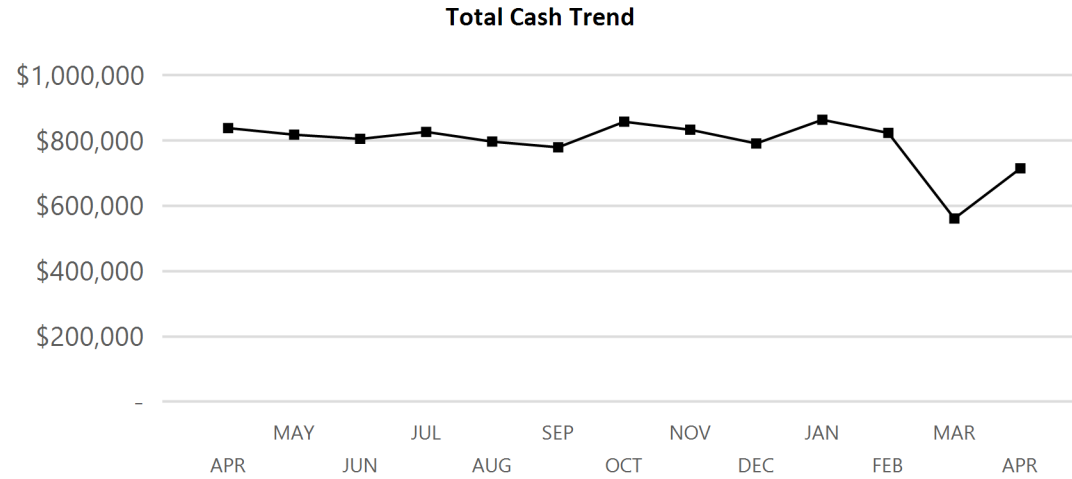
Operating	\$382,744
Other	-
Reserves	\$331,653
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$714,398</b>

**OPERATING CASH**

Beginning Cash	\$260,116
Change in Cash	\$122,629
Ending Cash	\$382,744
<i>Less: Accruals</i>	\$11,094
<i>Less: Current Accounts Payable</i>	-
<b>Adjusted Operating Cash</b>	<b>\$371,650</b>

**ACCOUNTS RECEIVABLE SUMMARY**

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$90	-	-	\$150	\$240
HC House Chgs/Work Ord	\$225	-	-	-	\$225
II Interest Income	\$329	\$46	-	-	\$375
MQ Maintenance Fees	\$15,875	(\$1,249)	(\$469)	(\$5,225)	\$8,932
VF Violation Fees	-	-	-	\$1,395	\$1,395
<b>TOTAL</b>	<b>\$16,519</b>	<b>(\$1,203)</b>	<b>(\$469)</b>	<b>(\$3,680)</b>	<b>\$11,167</b>



# Executive Summary

April 30, 2026

## INCOME STATEMENT SUMMARY

### Income Recap

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$81,070	\$79,611	\$1,459	\$337,035	\$318,444	\$18,591	\$955,345	(\$618,310)
TOTAL EXPENSES	\$76,130	\$79,616	\$3,486	\$312,509	\$318,464	\$5,955	\$955,345	\$642,836
NET INCOME/(LOSS)	\$4,941	(\$5)	\$4,946	\$24,527	(\$20)	\$24,547	-	\$24,527

### Expense Summary

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$4,693	\$2,448	(\$2,245)	\$10,231	\$9,792	(\$439)	\$29,362	\$19,131
PROPERTY INSURANCE	\$7,957	\$9,263	\$1,306	\$32,128	\$37,052	\$4,924	\$111,159	\$79,031
UTILITIES	\$4,221	\$4,385	\$164	\$19,520	\$17,540	(\$1,980)	\$52,620	\$33,100
CONTRACTS	\$47,628	\$48,223	\$595	\$190,948	\$192,892	\$1,944	\$578,647	\$387,699
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$500	\$500	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$2,455	\$5,164	\$2,709	\$10,149	\$20,656	\$10,507	\$61,957	\$51,808
SPECIAL PROJECTS	-	\$8	\$8	-	\$32	\$32	\$100	\$100
PRIOR YEAR ACTIVITY	(\$1,635)	-	\$1,635	\$5,539	-	(\$5,539)	-	(\$5,539)
RESERVE TRANSFERS	\$10,810	\$10,000	(\$810)	\$43,993	\$40,000	(\$3,993)	\$120,000	\$76,007

# Executive Summary

April 30, 2026

**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	\$106,682	\$183,463	\$61,230	\$228,915
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$153,434	\$396	-	\$153,830
<b>Total Operating</b>		<b>\$260,116</b>	<b>\$183,859</b>	<b>\$61,230</b>	<b>\$382,744</b>
<b>Reserves</b>					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$300,843	\$30,810	-	\$331,653
<b>Total Reserves</b>		<b>\$300,843</b>	<b>\$30,810</b>	<b>-</b>	<b>\$331,653</b>
<b>Total Cash</b>		<b>\$560,959</b>	<b>\$214,669</b>	<b>\$61,230</b>	<b>\$714,398</b>



COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
<b>ASSETS</b>							
<b>**CURRENT ASSETS</b>							
10010 22	Cash-Operating - 22 City National Bank	228,915	106,682	122,233	228,915	279,024	(50,109)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	153,830	153,434	396	153,830	146,054	7,775
10300	Accounts Receivable	46,032	29,087	16,946	46,032	41,829	4,203
10390 00	Allowance/Bad Debts - 00	(8,128)	(7,919)	(208)	(8,128)	(5,722)	(2,406)
10500	Prepaid Insurance	64,977	72,933	(7,957)	64,977	70,951	(5,975)
10505	Prepaid Expenses	3,075	33,936	(30,861)	3,075	3,105	(30)
10549	A/P Clearing	204	244	(40)	204	114	91
10550	A/R Clearing	1,592	0	1,592	1,592	0	1,592
<b>**TOTAL CURRENT ASSETS</b>		<b>\$490,497</b>	<b>\$388,396</b>	<b>\$102,100</b>	<b>\$490,497</b>	<b>\$535,355</b>	<b>(\$44,858)</b>
<b>**RESTRICTED FUNDS</b>							
12010 742	Cash-Reserves - 742 Webster Bank	331,653	300,843	30,810	331,653	412,724	(81,071)
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$331,653</b>	<b>\$300,843</b>	<b>\$30,810</b>	<b>\$331,653</b>	<b>\$412,724</b>	<b>(\$81,071)</b>
<b>**TOTAL ASSETS</b>		<b>\$822,150</b>	<b>\$689,239</b>	<b>\$132,911</b>	<b>\$822,150</b>	<b>\$948,079</b>	<b>(\$125,929)</b>

**LIABILITIES**

**\*\*CURRENT LIABILITIES**

20010	Accrued Expenses	11,094	9,637	1,457	11,094	12,004	(910)
20085	Due to Prior Owners	0	0	0	0	1,692	(1,692)
20100	PrePaid Assessments	34,866	73,933	(39,068)	34,866	34,171	695
20152	Deferred Association Fees	135,366	0	135,366	135,366	139,952	(4,586)
20155	Deferred Cable Revenue	0	0	0	0	4,094	(4,094)
20159 00	Deferred Internet Revenue - 00	67,881	68,477	(595)	67,881	37,216	30,665
20160	Deferred Internet Revenue	0	0	0	0	37,216	(37,216)

Entity: 3W26

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Balance Sheet

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COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of April 30, 2026

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$249,207</b>	<b>\$152,047</b>	<b>\$97,160</b>	<b>\$249,207</b>	<b>\$266,345</b>	<b>(\$17,138)</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	299,765	269,765	30,000	299,765	387,991	(88,227)
30007 00	Reserves - Sun Enterprises Loan Interest - 00	(6,425)	(6,425)	0	(6,425)	0	(6,425)
30080	Reserve-Interest	38,313	37,503	810	38,313	24,733	13,581
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$331,653</b>	<b>\$300,843</b>	<b>\$30,810</b>	<b>\$331,653</b>	<b>\$412,724</b>	<b>(\$81,071)</b>
<b>**TOTAL LIABILITIES</b>		<b>\$580,860</b>	<b>\$452,891</b>	<b>\$127,970</b>	<b>\$580,860</b>	<b>\$679,069</b>	<b>(\$98,209)</b>
<b>**MEMBERS EQUITY</b>							
38880	Fund Balance	341,914	341,914	0	341,914	193,846	148,068
38882	Fund Balance - Reserves	(125,151)	(125,151)	0	(125,151)	0	(125,151)
Current Year Net Income/ (Loss)		24,527	19,586	4,941	24,527	75,163	(50,637)
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$241,289</b>	<b>\$236,349</b>	<b>\$4,941</b>	<b>\$241,289</b>	<b>\$269,010</b>	<b>(\$27,720)</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$822,150</b>	<b>\$689,239</b>	<b>\$132,911</b>	<b>\$822,150</b>	<b>\$948,079</b>	<b>(\$125,929)</b>

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr 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%	270,732	270,732	0	0.0%	812,196	541,464
40002	Reserve Income	10,000	10,000	0	0.0%	40,000	40,000	0	0.0%	120,000	80,000
40011	Late Fee Income	(584)	167	(751)	<-100%	(805)	668	(1,473)	<-100%	2,000	2,805
40014	Legal Fee Income	0	0	0	0.0%	9,171	0	9,171	0.0%	0	(9,171)
40025	Returned Check Fees	90	0	90	0.0%	180	0	180	0.0%	0	(180)
40029	Lake Services Contract	1,501	500	1,001	>100%	3,002	2,000	1,002	50.1%	6,004	3,002
40052	Newsletter Income	0	183	(183)	-100.0%	1,400	732	668	91.3%	2,200	800
40060	Gate/Key Cards	25	25	0	0.0%	275	100	175	>100%	300	25
40068	Key Fob Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
40078	Late Fee Interest	329	0	329	0.0%	5,453	0	5,453	0.0%	0	(5,453)
40080	Interest Income	396	458	(62)	-13.5%	927	1,832	(905)	-49.4%	5,500	4,573
40081	Reserve Interest	810	0	810	0.0%	3,993	0	3,993	0.0%	0	(3,993)
41010	House Charges	225	0	225	0.0%	225	0	225	0.0%	0	(225)
42020	Cable Income	595	595	0	0.1%	2,382	2,380	2	0.1%	7,145	4,763
<b>OPERATING REVENUE TOTAL:</b>		<b>\$81,070</b>	<b>\$79,611</b>	<b>\$1,459</b>	<b>1.8%</b>	<b>\$337,035</b>	<b>\$318,444</b>	<b>\$18,591</b>	<b>5.8%</b>	<b>\$955,345</b>	<b>\$618,310</b>
<b>TOTAL REVENUE:</b>		<b>\$81,070</b>	<b>\$79,611</b>	<b>\$1,459</b>	<b>1.8%</b>	<b>\$337,035</b>	<b>\$318,444</b>	<b>\$18,591</b>	<b>5.8%</b>	<b>\$955,345</b>	<b>\$618,310</b>
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	39	500	461	92.1%	1,500	1,461
50008	Accounting Fees-CPA	458	458	0	-0.1%	1,833	1,832	(1)	-0.1%	5,500	3,667
50012	Bad Debts	208	208	0	-0.2%	833	832	(1)	-0.2%	2,500	1,667
50015	Bank Charges	0	17	17	100.0%	100	68	(32)	-47.1%	200	100
50022	Computer Expense	0	17	17	100.0%	0	68	68	100.0%	200	200
50026	Credit Card Fees	198	0	(198)	0.0%	204	0	(204)	0.0%	0	(204)

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50035	Dues & Subscriptions	10	13	3	19.8%	46	52	6	11.8%	150	104
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	577	668	91	13.6%	2,000	1,423
50043	Gate /Key Cards Exp.	0	42	42	100.0%	286	168	(118)	-70.4%	500	214
50045	Legal Fees	3,332	667	(2,665)	<-100%	3,832	2,668	(1,164)	-43.6%	8,000	4,168
50050	License,Taxes,Permit	0	233	233	100.0%	423	932	509	54.6%	2,800	2,377
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	84	84	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	20	20	100.0%	62	62
50060	Newsletters	120	183	63	34.3%	496	732	236	32.3%	2,200	1,704
50065	Office Equipment & Rental	362	42	(320)	<-100%	612	168	(444)	<-100%	500	(112)
50075	Office Supplies	0	83	83	100.0%	130	332	202	60.7%	1,000	870
50080	Postage	0	167	167	100.0%	819	668	(151)	-22.6%	2,000	1,181
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$4,693</b>	<b>\$2,448</b>	<b>(\$2,245)</b>	<b>-91.7%</b>	<b>\$10,231</b>	<b>\$9,792</b>	<b>(\$439)</b>	<b>-4.5%</b>	<b>\$29,362</b>	<b>\$19,131</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	7,957	9,263	1,306	14.1%	32,128	37,052	4,924	13.3%	111,159	79,031
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$7,957</b>	<b>\$9,263</b>	<b>\$1,306</b>	<b>14.1%</b>	<b>\$32,128</b>	<b>\$37,052</b>	<b>\$4,924</b>	<b>13.3%</b>	<b>\$111,159</b>	<b>\$79,031</b>
<b>UTILITIES</b>											
54050	Electricity - Street Lights	2,472	2,250	(222)	-9.9%	9,611	9,000	(611)	-6.8%	27,000	17,389
54050	Electricity - Clubhouse	1,711	1,500	(211)	-14.1%	7,173	6,000	(1,173)	-19.6%	18,000	10,827
54070	Water & Sewer	746	625	(121)	-19.3%	2,686	2,500	(186)	-7.4%	7,500	4,814
54100	Telephone	(708)	10	718	>100%	50	40	(10)	-25.4%	120	70
<b>UTILITIES TOTAL:</b>		<b>\$4,221</b>	<b>\$4,385</b>	<b>\$164</b>	<b>3.7%</b>	<b>\$19,520</b>	<b>\$17,540</b>	<b>(\$1,980)</b>	<b>-11.3%</b>	<b>\$52,620</b>	<b>\$33,100</b>
<b>CONTRACTS</b>											

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/(Over)
60013	Cable Television	31,427	31,571	144	0.5%	125,701	126,284	583	0.5%	378,846	253,145
60072	Fitness Center Maintenance	71	72	1	1.4%	284	288	4	1.4%	860	576
60074	Hvac System	131	131	0	0.1%	523	524	1	0.1%	1,570	1,047
60085	Lake Maintenance	578	500	(78)	-15.6%	2,312	2,000	(312)	-15.6%	6,004	3,692
60090	Lawn Maintenance	1,665	2,420	755	31.2%	6,660	9,680	3,020	31.2%	29,040	22,380
61000	Management Services	12,563	12,422	(141)	-1.1%	50,396	49,688	(708)	-1.4%	149,064	98,668
61010	Pest Control	103	94	(9)	-9.9%	404	376	(28)	-7.5%	1,128	724
61020	Pool/Spa Contract	910	838	(72)	-8.6%	3,768	3,352	(416)	-12.4%	10,050	6,282
61045	Security Services	29	25	(4)	-15.5%	315	100	(215)	<-100%	295	(20)
61055	Trash Removal	87	92	5	5.0%	349	368	19	5.1%	1,100	751
61064	Termite Treatment	63	58	(5)	-9.1%	236	232	(4)	-1.6%	690	454
<b>CONTRACTS TOTAL:</b>		<b>\$47,628</b>	<b>\$48,223</b>	<b>\$595</b>	<b>1.2%</b>	<b>\$190,948</b>	<b>\$192,892</b>	<b>\$1,944</b>	<b>1.0%</b>	<b>\$578,647</b>	<b>\$387,699</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries - General	0	125	125	100.0%	0	500	500	100.0%	1,500	1,500
<b>OPERATING SALARIES &amp; BENEFITS TOTAL:</b>		<b>\$0</b>	<b>\$125</b>	<b>\$125</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$500</b>	<b>\$500</b>	<b>100.0%</b>	<b>\$1,500</b>	<b>\$1,500</b>
<b>REPAIRS/MAINTENANCE</b>											
70005	R&M-Air Conditioning	0	133	133	100.0%	0	532	532	100.0%	1,600	1,600
70025	R&M-Building	0	2,046	2,046	100.0%	2,193	8,184	5,991	73.2%	24,557	22,364
70032	R&M-Common Area	0	167	167	100.0%	0	668	668	100.0%	2,000	2,000
70043	R&M Locks & Keys	0	17	17	100.0%	0	68	68	100.0%	200	200
70060	R&M-General	0	208	208	100.0%	139	832	693	83.3%	2,500	2,361
70066	R&M-Hardware	0	8	8	100.0%	0	32	32	100.0%	100	100
70068	R&M-Lighting	0	83	83	100.0%	24	332	308	92.6%	1,000	976
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	0	68	68	100.0%	200	200
70090	R&M-Plumbing	0	17	17	100.0%	100	68	(32)	-47.1%	200	100

# Income Statement

April 30, 2026

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70095	R&M- Pool/Spa/Fountain	1,890	250	(1,640)	<-100%	2,313	1,000	(1,313)	<-100%	3,000	687
70097	R&M - Pool	70	0	(70)	0.0%	139	0	(139)	0.0%	0	(139)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	168	168	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	228	168	(60)	-35.9%	500	272
70135	Landscaping Extras	0	625	625	100.0%	2,502	2,500	(2)	-0.1%	7,500	4,998
70137	Landscaping/Irrig	398	417	19	4.5%	1,836	1,668	(168)	-10.1%	5,000	3,164
70138	Tree Trim/Replace	0	542	542	100.0%	0	2,168	2,168	100.0%	6,500	6,500
70176	Cleaning Supplies	97	100	3	3.1%	455	400	(55)	-13.8%	1,200	745
70289	Contingency	0	450	450	100.0%	219	1,800	1,581	87.8%	5,400	5,181
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$2,455</b>	<b>\$5,164</b>	<b>\$2,709</b>	<b>52.5%</b>	<b>\$10,149</b>	<b>\$20,656</b>	<b>\$10,507</b>	<b>50.9%</b>	<b>\$61,957</b>	<b>\$51,808</b>
<b>SPECIAL PROJECTS</b>											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	32	32	100.0%	100	100
<b>SPECIAL PROJECTS TOTAL:</b>		<b>\$0</b>	<b>\$8</b>	<b>\$8</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$32</b>	<b>\$32</b>	<b>100.0%</b>	<b>\$100</b>	<b>\$100</b>
<b>PRIOR YEAR ACTIVITY</b>											
70298	Prior Year Expense	(1,635)	0	1,635	0.0%	5,539	0	(5,539)	0.0%	0	(5,539)
<b>PRIOR YEAR ACTIVITY TOTAL:</b>		<b>(\$1,635)</b>	<b>\$0</b>	<b>\$1,635</b>	<b>0.0%</b>	<b>\$5,539</b>	<b>\$0</b>	<b>(\$5,539)</b>	<b>0.0%</b>	<b>\$0</b>	<b>(\$5,539)</b>
<b>RESERVE TRANSFERS</b>											
80000	Reserve Transfers	10,000	10,000	0	0.0%	40,000	40,000	0	0.0%	120,000	80,000
80001	Reserve Interest	810	0	(810)	0.0%	3,993	0	(3,993)	0.0%	0	(3,993)
<b>RESERVE TRANSFERS TOTAL:</b>		<b>\$10,810</b>	<b>\$10,000</b>	<b>(\$810)</b>	<b>-8.1%</b>	<b>\$43,993</b>	<b>\$40,000</b>	<b>(\$3,993)</b>	<b>-10.0%</b>	<b>\$120,000</b>	<b>\$76,007</b>
<b>TOTAL EXPENSES:</b>		<b>\$76,130</b>	<b>\$79,616</b>	<b>\$3,486</b>	<b>4.4%</b>	<b>\$312,509</b>	<b>\$318,464</b>	<b>\$5,955</b>	<b>1.9%</b>	<b>\$955,345</b>	<b>\$642,836</b>
<b>NET INCOME/ (LOSS):</b>		<b>4,941</b>	<b>(5)</b>	<b>\$4,946</b>	<b>&lt;-100%</b>	<b>24,527</b>	<b>(20)</b>	<b>24,547</b>	<b>&lt;-100%</b>	<b>0</b>	<b>(24,527)</b>