



**FirstService**  
RESIDENTIAL

# 3W26 COCO WOOD LAKES ASSOCIATION INC

**RESIDENT PACKAGE - 3W26**

For period ending May 31, 2026

*Confidential - For Management Use Only*



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

May 31, 2026

## Table Of Contents

<b>1 . Executive Summary</b>	<b>1</b>
<b>2 . Balance Sheet</b>	<b>4</b>
<b>3 . Income Statement</b>	<b>6</b>

### 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, 2026

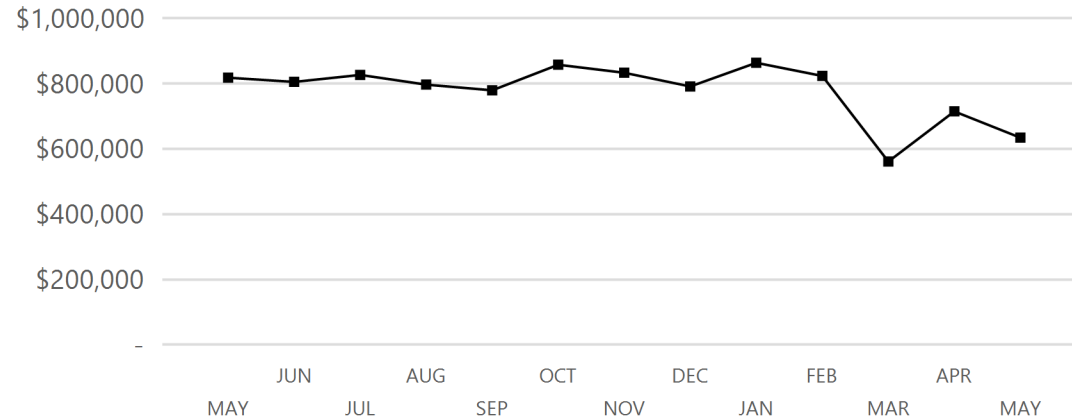
**TOTAL CASH**

Operating	\$334,502
Other	-
Reserves	\$299,539
Security Deposits	-
Special Assessment	-
<b>Total Cash</b>	<b>\$634,041</b>

**OPERATING CASH**

Beginning Cash	\$382,744
Change in Cash	(\$48,242)
Ending Cash	\$334,502
<i>Less: Accruals</i>	\$13,754
<i>Less: Current Accounts Payable</i>	-
<b>Adjusted Operating Cash</b>	<b>\$320,748</b>

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
HC House Chgs/Work Ord	-	\$225	-	-	\$225
II Interest Income	\$525	\$259	\$46	-	\$829
MQ Maintenance Fees	(\$3,707)	\$4,815	(\$1,249)	(\$9,780)	(\$9,921)
VF Violation Fees	-	-	-	\$1,395	\$1,395
<b>TOTAL</b>	<b>(\$3,182)</b>	<b>\$5,328</b>	<b>(\$1,203)</b>	<b>(\$8,265)</b>	<b>(\$7,322)</b>

# Executive Summary

May 31, 2026

## INCOME STATEMENT SUMMARY

### Income Recap

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
TOTAL REVENUE	\$80,590	\$79,611	\$979	\$417,625	\$398,055	\$19,570	\$955,345	(\$537,720)
TOTAL EXPENSES	\$87,636	\$79,616	(\$8,020)	\$400,145	\$398,080	(\$2,065)	\$955,345	\$555,200
NET INCOME/(LOSS)	(\$7,046)	(\$5)	(\$7,041)	\$17,480	(\$25)	\$17,505	-	\$17,480

### Expense Summary

Account	May Actual	May Budget	May Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining
ADMINISTRATIVE	\$6,222	\$2,448	(\$3,774)	\$16,453	\$12,240	(\$4,213)	\$29,362	\$12,909
PROPERTY INSURANCE	\$8,222	\$9,263	\$1,041	\$40,350	\$46,315	\$5,965	\$111,159	\$70,809
UTILITIES	\$4,804	\$4,385	(\$419)	\$24,325	\$21,925	(\$2,400)	\$52,620	\$28,295
CONTRACTS	\$47,528	\$48,223	\$695	\$238,476	\$241,115	\$2,639	\$578,647	\$340,171
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$625	\$625	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$10,003	\$5,164	(\$4,839)	\$20,152	\$25,820	\$5,668	\$61,957	\$41,805
SPECIAL PROJECTS	-	\$8	\$8	-	\$40	\$40	\$100	\$100
PRIOR YEAR ACTIVITY	-	-	-	\$5,539	-	(\$5,539)	-	(\$5,539)
RESERVE TRANSFERS	\$10,857	\$10,000	(\$857)	\$54,850	\$50,000	(\$4,850)	\$120,000	\$65,150

# Executive Summary

May 31, 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	\$228,915	\$21,976	\$70,629	\$180,262
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$153,830	\$410	-	\$154,240
<b>Total Operating</b>		<b>\$382,744</b>	<b>\$22,386</b>	<b>\$70,629</b>	<b>\$334,502</b>
<b>Reserves</b>					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$331,653	\$857	\$32,972	\$299,539
<b>Total Reserves</b>		<b>\$331,653</b>	<b>\$857</b>	<b>\$32,972</b>	<b>\$299,539</b>
<b>Total Cash</b>		<b>\$714,398</b>	<b>\$23,243</b>	<b>\$103,601</b>	<b>\$634,041</b>



COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of May 31, 2026

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	180,262	228,915	(48,653)	180,262	257,995	(77,733)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	154,240	153,830	410	154,240	146,530	7,710
10300	Accounts Receivable	31,250	46,032	(14,782)	31,250	25,049	6,202
10390 00	Allowance/Bad Debts - 00	(8,336)	(8,128)	(208)	(8,336)	(5,930)	(2,406)
10500	Prepaid Insurance	56,754	64,977	(8,222)	56,754	61,974	(5,220)
10505	Prepaid Expenses	2,838	3,075	(236)	2,838	2,829	9
10549	A/P Clearing	2,937	204	2,733	2,937	1,428	1,509
10550	A/R Clearing	1,592	1,592	0	1,592	0	1,592
<b>**TOTAL CURRENT ASSETS</b>		<b>\$421,538</b>	<b>\$490,497</b>	<b>(\$68,959)</b>	<b>\$421,538</b>	<b>\$489,874</b>	<b>(\$68,336)</b>
<b>**RESTRICTED FUNDS</b>							
12010 742	Cash-Reserves - 742 Webster Bank	299,539	331,653	(32,115)	299,539	413,137	(113,598)
<b>**TOTAL RESTRICTED FUNDS</b>		<b>\$299,539</b>	<b>\$331,653</b>	<b>(\$32,115)</b>	<b>\$299,539</b>	<b>\$413,137</b>	<b>(\$113,598)</b>
<b>**TOTAL ASSETS</b>		<b>\$721,077</b>	<b>\$822,150</b>	<b>(\$101,073)</b>	<b>\$721,077</b>	<b>\$903,011</b>	<b>(\$181,934)</b>

**LIABILITIES**

**\*\*CURRENT LIABILITIES**

20010	Accrued Expenses	13,754	11,094	2,659	13,754	19,614	(5,860)
20100	PrePaid Assessments	38,573	34,866	3,707	38,573	37,440	1,132
20152	Deferred Association Fees	67,683	135,366	(67,683)	67,683	69,976	(2,293)
20155	Deferred Cable Revenue	0	0	0	0	3,275	(3,275)
20159 00	Deferred Internet Revenue - 00	67,286	67,881	(595)	67,286	36,918	30,368
20160	Deferred Internet Revenue	0	0	0	0	36,918	(36,918)



COCO WOOD LAKES ASSOCIATION INC

# Balance Sheet

As of May 31, 2026

Account	Description	Current Month May	Prior Month April	Month Inc / (Dec)	Current Year May	Prior Year May	Year Inc / (Dec)
<b>**TOTAL CURRENT LIABILITIES</b>		<b>\$187,295</b>	<b>\$249,207</b>	<b>(\$61,912)</b>	<b>\$187,295</b>	<b>\$204,141</b>	<b>(\$16,846)</b>
<b>**RESERVE LIABILITIES</b>							
30000 001	Reserves - 001 Pooled	266,793	299,765	(32,972)	266,793	387,016	(120,224)
30007 00	Reserves - Sun Enterprises Loan Interest - 00	(6,425)	(6,425)	0	(6,425)	0	(6,425)
30080	Reserve-Interest	39,171	38,313	857	39,171	26,120	13,050
<b>**TOTAL RESERVE LIABILITIES</b>		<b>\$299,539</b>	<b>\$331,653</b>	<b>(\$32,115)</b>	<b>\$299,539</b>	<b>\$413,137</b>	<b>(\$113,598)</b>
<b>**TOTAL LIABILITIES</b>		<b>\$486,834</b>	<b>\$580,860</b>	<b>(\$94,027)</b>	<b>\$486,834</b>	<b>\$617,278</b>	<b>(\$130,445)</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)	17,480	24,527	(7,046)	17,480	91,886	(74,406)
<b>**TOTAL MEMBERS EQUITY</b>		<b>\$234,243</b>	<b>\$241,289</b>	<b>(\$7,046)</b>	<b>\$234,243</b>	<b>\$285,733</b>	<b>(\$51,490)</b>
<b>**TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$721,077</b>	<b>\$822,150</b>	<b>(\$101,073)</b>	<b>\$721,077</b>	<b>\$903,011</b>	<b>(\$181,934)</b>

# Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May 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%	338,415	338,415	0	0.0%	812,196	473,781
40002	Reserve Income	10,000	10,000	0	0.0%	50,000	50,000	0	0.0%	120,000	70,000
40011	Late Fee Income	0	167	(167)	-100.0%	(805)	835	(1,640)	<-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	(60)	0	(60)	0.0%	120	0	120	0.0%	0	(120)
40029	Lake Services Contract	0	500	(500)	-100.0%	3,002	2,500	502	20.1%	6,004	3,002
40052	Newsletter Income	400	183	217	>100%	1,800	915	885	96.7%	2,200	400
40060	Gate/Key Cards	125	25	100	>100%	400	125	275	>100%	300	(100)
40068	Key Fob Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
40078	Late Fee Interest	579	0	579	0.0%	6,032	0	6,032	0.0%	0	(6,032)
40080	Interest Income	410	458	(48)	-10.4%	1,337	2,290	(953)	-41.6%	5,500	4,163
40081	Reserve Interest	857	0	857	0.0%	4,850	0	4,850	0.0%	0	(4,850)
41010	House Charges	0	0	0	0.0%	225	0	225	0.0%	0	(225)
42020	Cable Income	595	595	0	0.1%	2,977	2,975	2	0.1%	7,145	4,168
<b>OPERATING REVENUE TOTAL:</b>		<b>\$80,590</b>	<b>\$79,611</b>	<b>\$979</b>	<b>1.2%</b>	<b>\$417,625</b>	<b>\$398,055</b>	<b>\$19,570</b>	<b>4.9%</b>	<b>\$955,345</b>	<b>\$537,720</b>
<b>TOTAL REVENUE:</b>		<b>\$80,590</b>	<b>\$79,611</b>	<b>\$979</b>	<b>1.2%</b>	<b>\$417,625</b>	<b>\$398,055</b>	<b>\$19,570</b>	<b>4.9%</b>	<b>\$955,345</b>	<b>\$537,720</b>
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	44	625	581	93.0%	1,500	1,456
50008	Accounting Fees-CPA	458	458	0	-0.1%	2,292	2,290	(2)	-0.1%	5,500	3,208
50012	Bad Debts	208	208	0	-0.2%	1,042	1,040	(2)	-0.2%	2,500	1,458
50015	Bank Charges	125	17	(108)	<-100%	225	85	(140)	<-100%	200	(25)
50022	Computer Expense	0	17	17	100.0%	0	85	85	100.0%	200	200
50026	Credit Card Fees	(198)	0	198	0.0%	6	0	(6)	0.0%	0	(6)

# Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May 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%	56	65	9	13.4%	150	94
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	577	835	258	30.8%	2,000	1,423
50043	Gate /Key Cards Exp.	285	42	(243)	<-100%	571	210	(361)	<-100%	500	(71)
50045	Legal Fees	1,630	667	(963)	<-100%	5,462	3,335	(2,127)	-63.8%	8,000	2,538
50050	License,Taxes,Permit	475	233	(242)	<-100%	898	1,165	267	22.9%	2,800	1,902
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%	0	25	25	100.0%	62	62
50060	Newsletters	2,906	183	(2,723)	<-100%	3,402	915	(2,487)	<-100%	2,200	(1,202)
50065	Office Equipment & Rental	133	42	(91)	<-100%	745	210	(535)	<-100%	500	(245)
50075	Office Supplies	85	83	(2)	-2.1%	215	415	200	48.2%	1,000	785
50080	Postage	100	167	67	40.1%	919	835	(84)	-10.0%	2,000	1,081
<b>ADMINISTRATIVE TOTAL:</b>		<b>\$6,222</b>	<b>\$2,448</b>	<b>(\$3,774)</b>	<b>&lt;-100%</b>	<b>\$16,453</b>	<b>\$12,240</b>	<b>(\$4,213)</b>	<b>-34.4%</b>	<b>\$29,362</b>	<b>\$12,909</b>
<b>PROPERTY INSURANCE</b>											
52030	Multiperil Insurance	8,222	9,263	1,041	11.2%	40,350	46,315	5,965	12.9%	111,159	70,809
<b>PROPERTY INSURANCE TOTAL:</b>		<b>\$8,222</b>	<b>\$9,263</b>	<b>\$1,041</b>	<b>11.2%</b>	<b>\$40,350</b>	<b>\$46,315</b>	<b>\$5,965</b>	<b>12.9%</b>	<b>\$111,159</b>	<b>\$70,809</b>
<b>UTILITIES</b>											
54050	Electricity - Street Lights	2,168	2,250	82	3.7%	11,779	11,250	(529)	-4.7%	27,000	15,221
54050	Electricity - Clubhouse	1,832	1,500	(332)	-22.2%	9,006	7,500	(1,506)	-20.1%	18,000	8,994
54070	Water & Sewer	804	625	(179)	-28.7%	3,490	3,125	(365)	-11.7%	7,500	4,010
54100	Telephone	0	10	10	100.0%	50	50	0	-0.3%	120	70
<b>UTILITIES TOTAL:</b>		<b>\$4,804</b>	<b>\$4,385</b>	<b>(\$419)</b>	<b>-9.6%</b>	<b>\$24,325</b>	<b>\$21,925</b>	<b>(\$2,400)</b>	<b>-10.9%</b>	<b>\$52,620</b>	<b>\$28,295</b>
<b>CONTRACTS</b>											

# Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May 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%	157,128	157,855	727	0.5%	378,846	221,718
60072	Fitness Center Maintenance	71	72	1	1.4%	355	360	5	1.4%	860	505
60074	Hvac System	131	131	0	0.1%	654	655	1	0.1%	1,570	916
60085	Lake Maintenance	578	500	(78)	-15.6%	2,890	2,500	(390)	-15.6%	6,004	3,114
60090	Lawn Maintenance	1,665	2,420	755	31.2%	8,325	12,100	3,775	31.2%	29,040	20,715
61000	Management Services	12,463	12,422	(41)	-0.3%	62,859	62,110	(749)	-1.2%	149,064	86,205
61010	Pest Control	103	94	(9)	-9.9%	507	470	(37)	-8.0%	1,128	621
61020	Pool/Spa Contract	910	838	(72)	-8.6%	4,678	4,190	(488)	-11.7%	10,050	5,372
61045	Security Services	29	25	(4)	-15.5%	343	125	(218)	<-100%	295	(48)
61055	Trash Removal	87	92	5	5.0%	437	460	23	5.1%	1,100	663
61064	Termite Treatment	63	58	(5)	-9.1%	299	290	(9)	-3.1%	690	391
<b>CONTRACTS TOTAL:</b>		<b>\$47,528</b>	<b>\$48,223</b>	<b>\$695</b>	<b>1.4%</b>	<b>\$238,476</b>	<b>\$241,115</b>	<b>\$2,639</b>	<b>1.1%</b>	<b>\$578,647</b>	<b>\$340,171</b>
<b>OPERATING SALARIES &amp; BENEFITS</b>											
65000	Salaries - General	0	125	125	100.0%	0	625	625	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>\$625</b>	<b>\$625</b>	<b>100.0%</b>	<b>\$1,500</b>	<b>\$1,500</b>
<b>REPAIRS/MAINTENANCE</b>											
70005	R&M-Air Conditioning	5,444	133	(5,311)	<-100%	5,444	665	(4,779)	<-100%	1,600	(3,844)
70025	R&M-Building	2,400	2,046	(354)	-17.3%	4,593	10,230	5,637	55.1%	24,557	19,964
70032	R&M-Common Area	0	167	167	100.0%	0	835	835	100.0%	2,000	2,000
70043	R&M Locks & Keys	0	17	17	100.0%	0	85	85	100.0%	200	200
70060	R&M-General	62	208	146	70.4%	201	1,040	839	80.7%	2,500	2,299
70066	R&M-Hardware	0	8	8	100.0%	0	40	40	100.0%	100	100
70068	R&M-Lighting	0	83	83	100.0%	24	415	391	94.1%	1,000	976
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	0	85	85	100.0%	200	200
70090	R&M-Plumbing	0	17	17	100.0%	100	85	(15)	-17.6%	200	100

# Income Statement

May 31, 2026

Account	Description	May Actual	May Budget	May Variance	May Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70095	R&M- Pool/Spa/Fountain	0	250	250	100.0%	2,313	1,250	(1,063)	-85.0%	3,000	687
70097	R&M - Pool	70	0	(70)	0.0%	209	0	(209)	0.0%	0	(209)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	210	210	100.0%	500	500
70125	R&M-Signage	31	42	11	26.5%	259	210	(49)	-23.4%	500	241
70135	Landscaping Extras	665	625	(40)	-6.4%	3,167	3,125	(42)	-1.3%	7,500	4,333
70137	Landscaping/Irrig	1,023	417	(606)	<-100%	2,859	2,085	(774)	-37.1%	5,000	2,141
70138	Tree Trim/Replace	0	542	542	100.0%	0	2,710	2,710	100.0%	6,500	6,500
70176	Cleaning Supplies	219	100	(119)	<-100%	674	500	(174)	-34.9%	1,200	526
70289	Contingency	90	450	360	80.0%	309	2,250	1,941	86.3%	5,400	5,091
<b>REPAIRS/MAINTENANCE TOTAL:</b>		<b>\$10,003</b>	<b>\$5,164</b>	<b>(\$4,839)</b>	<b>-93.7%</b>	<b>\$20,152</b>	<b>\$25,820</b>	<b>\$5,668</b>	<b>22.0%</b>	<b>\$61,957</b>	<b>\$41,805</b>
<b>SPECIAL PROJECTS</b>											
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>\$8</b>	<b>\$8</b>	<b>100.0%</b>	<b>\$0</b>	<b>\$40</b>	<b>\$40</b>	<b>100.0%</b>	<b>\$100</b>	<b>\$100</b>
<b>PRIOR YEAR ACTIVITY</b>											
70298	Prior Year Expense	0	0	0	0.0%	5,539	0	(5,539)	0.0%	0	(5,539)
<b>PRIOR YEAR ACTIVITY TOTAL:</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</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%	50,000	50,000	0	0.0%	120,000	70,000
80001	Reserve Interest	857	0	(857)	0.0%	4,850	0	(4,850)	0.0%	0	(4,850)
<b>RESERVE TRANSFERS TOTAL:</b>		<b>\$10,857</b>	<b>\$10,000</b>	<b>(\$857)</b>	<b>-8.6%</b>	<b>\$54,850</b>	<b>\$50,000</b>	<b>(\$4,850)</b>	<b>-9.7%</b>	<b>\$120,000</b>	<b>\$65,150</b>
<b>TOTAL EXPENSES:</b>		<b>\$87,636</b>	<b>\$79,616</b>	<b>(\$8,020)</b>	<b>-10.1%</b>	<b>\$400,145</b>	<b>\$398,080</b>	<b>(\$2,065)</b>	<b>-0.5%</b>	<b>\$955,345</b>	<b>\$555,200</b>
<b>NET INCOME/ (LOSS):</b>		<b>(7,046)</b>	<b>(5)</b>	<b>(\$7,041)</b>	<b>&gt;100%</b>	<b>17,480</b>	<b>(25)</b>	<b>17,505</b>	<b>&lt;-100%</b>	<b>0</b>	<b>(17,480)</b>