



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending June 30, 2026

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26
June 30, 2026

Table Of Contents

1 . Executive Summary	1
2 . Balance Sheet	4
3 . Income Statement	6

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

June 30, 2026

TOTAL CASH

Operating	\$307,856
Other	-
Reserves	\$299,647
Security Deposits	-
Special Assessment	-
Total Cash	\$607,503

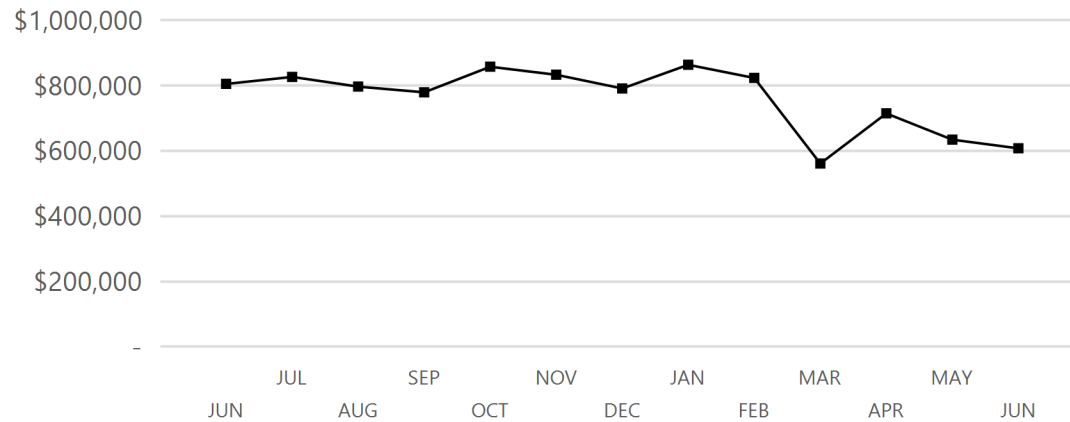
OPERATING CASH

Beginning Cash	\$334,502
Change in Cash	(\$26,646)
Ending Cash	\$307,856
Less: Accruals	\$8,609
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$299,247

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	-	-	-	\$120	\$120
HC House Chgs/Work Ord	\$90	-	\$225	-	\$315
II Interest Income	\$373	\$437	\$259	\$46	\$1,115
MQ Maintenance Fees	(\$24,601)	(\$3,707)	\$814	(\$11,174)	(\$38,667)
VF Violation Fees	\$250	-	-	\$1,395	\$1,645
TOTAL	(\$23,887)	(\$3,270)	\$1,298	(\$9,613)	(\$35,472)

Total Cash Trend



Executive Summary

June 30, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
TOTAL REVENUE	\$80,318	\$79,611	\$707	\$497,943	\$477,666	\$20,277	\$955,345	\$457,402
TOTAL EXPENSES	\$74,198	\$79,616	\$5,418	\$474,344	\$477,696	\$3,352	\$955,345	\$481,001
NET INCOME/(LOSS)	\$6,120	(\$5)	\$6,125	\$23,600	(\$30)	\$23,630	-	(\$23,600)

Expense Summary

Account	Jun Actual	Jun Budget	Jun Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
ADMINISTRATIVE	\$1,850	\$2,448	\$598	\$18,303	\$14,688	(\$3,615)	\$29,362	\$11,059
PROPERTY INSURANCE	\$7,957	\$9,263	\$1,306	\$48,307	\$55,578	\$7,271	\$111,159	\$62,852
UTILITIES	\$4,756	\$4,385	(\$371)	\$29,081	\$26,310	(\$2,771)	\$52,620	\$23,539
CONTRACTS	\$47,826	\$48,223	\$397	\$286,302	\$289,338	\$3,036	\$578,647	\$292,345
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$750	\$750	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$1,057	\$5,164	\$4,107	\$21,209	\$30,984	\$9,775	\$61,957	\$40,748
SPECIAL PROJECTS	-	\$8	\$8	-	\$48	\$48	\$100	\$100
PRIOR YEAR ACTIVITY	-	-	-	\$5,539	-	(\$5,539)	-	(\$5,539)
RESERVE TRANSFERS	\$10,752	\$10,000	(\$752)	\$65,603	\$60,000	(\$5,603)	\$120,000	\$54,398

Executive Summary

June 30, 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	\$180,262	\$41,747	\$68,791	\$153,218
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$154,240	\$398	-	\$154,638
Total Operating		\$334,502	\$42,145	\$68,791	\$307,856
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$299,539	\$752	\$644	\$299,647
Total Reserves		\$299,539	\$752	\$644	\$299,647
Total Cash		\$634,041	\$42,898	\$69,435	\$607,503



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of June 30, 2026

Account	Description	Current Month June	Prior Month May	Month Inc / (Dec)	Current Year June	Prior Year June	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	153,218	180,262	(27,044)	153,218	243,223	(90,004)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	154,638	154,240	398	154,638	146,991	7,647
10200	Due (To)/From Reserves	(644)	0	(644)	(644)	0	(644)
10300	Accounts Receivable	27,701	31,250	(3,549)	27,701	22,708	4,993
10390 00	Allowance/Bad Debts - 00	(8,544)	(8,336)	(208)	(8,544)	(6,139)	(2,406)
10500	Prepaid Insurance	48,798	56,754	(7,957)	48,798	53,286	(4,489)
10505	Prepaid Expenses	1,882	2,838	(956)	1,882	2,606	(724)
10549	A/P Clearing	195	2,937	(2,742)	195	2,514	(2,319)
10550	A/R Clearing	1,592	1,592	0	1,592	0	1,592
**TOTAL CURRENT ASSETS		\$378,835	\$421,538	(\$42,703)	\$378,835	\$465,189	(\$86,354)
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	299,647	299,539	108	299,647	414,463	(114,816)
12045	Due (To)/From Operating	644	0	644	644	0	644
**TOTAL RESTRICTED FUNDS		\$300,291	\$299,539	\$752	\$300,291	\$414,463	(\$114,172)
**TOTAL ASSETS		\$679,126	\$721,077	(\$41,951)	\$679,126	\$879,652	(\$200,526)

LIABILITIES****CURRENT LIABILITIES**

20010	Accrued Expenses	8,609	13,754	(5,145)	8,609	43,976	(35,367)
20100	PrePaid Assessments	63,173	38,573	24,601	63,173	57,658	5,515
20152	Deferred Association Fees	0	67,683	(67,683)	0	0	0
20155	Deferred Cable Revenue	0	0	0	0	2,456	(2,456)
20159 00	Deferred Internet Revenue - 00	66,690	67,286	(595)	66,690	36,620	30,070

Entity: 3W26

Executed: 07/08/2026 03:08 AM

Balance Sheet

Page 1 of 2



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of June 30, 2026

Account	Description	Current Month June	Prior Month May	Month Inc / (Dec)	Current Year June	Prior Year June	Year Inc / (Dec)
20160	Deferred Internet Revenue	0	0	0	0	36,620	(36,620)
**TOTAL CURRENT LIABILITIES		\$138,473	\$187,295	(\$48,822)	\$138,473	\$177,331	(\$38,859)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	266,793	266,793	0	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	39,923	39,171	752	39,923	27,447	12,476
**TOTAL RESERVE LIABILITIES		\$300,291	\$299,539	\$752	\$300,291	\$414,463	(\$114,172)
**TOTAL LIABILITIES		\$438,763	\$486,834	(\$48,070)	\$438,763	\$591,794	(\$153,031)
**MEMBERS EQUITY							
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)		23,600	17,480	6,120	23,600	94,012	(70,412)
**TOTAL MEMBERS EQUITY		\$240,363	\$234,243	\$6,120	\$240,363	\$287,858	(\$47,496)
**TOTAL LIABILITIES & EQUITY		\$679,126	\$721,077	(\$41,951)	\$679,126	\$879,652	(\$200,526)

Income Statement

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun 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%	406,098	406,098	0	0.0%	812,196	406,098
40002	Reserve Income	10,000	10,000	0	0.0%	60,000	60,000	0	0.0%	120,000	60,000
40011	Late Fee Income	0	167	(167)	-100.0%	(805)	1,002	(1,807)	<-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	(30)	0	(30)	0.0%	90	0	90	0.0%	0	(90)
40029	Lake Services Contract	0	500	(500)	-100.0%	3,002	3,000	2	0.1%	6,004	3,002
40052	Newsletter Income	100	183	(83)	-45.4%	1,900	1,098	802	73.0%	2,200	300
40060	Gate/Key Cards	100	25	75	>100%	500	150	350	>100%	300	(200)
40065	Violation Fees	250	0	250	0.0%	250	0	250	0.0%	0	(250)
40068	Key Fob Income	0	0	0	0.0%	100	0	100	0.0%	0	(100)
40078	Late Fee Interest	379	0	379	0.0%	6,412	0	6,412	0.0%	0	(6,412)
40080	Interest Income	398	458	(60)	-13.1%	1,735	2,748	(1,013)	-36.9%	5,500	3,765
40081	Reserve Interest	752	0	752	0.0%	5,603	0	5,603	0.0%	0	(5,603)
41010	House Charges	90	0	90	0.0%	315	0	315	0.0%	0	(315)
42020	Cable Income	595	595	0	0.1%	3,573	3,570	3	0.1%	7,145	3,572
OPERATING REVENUE TOTAL:		\$80,318	\$79,611	\$707	0.9%	\$497,943	\$477,666	\$20,277	4.2%	\$955,345	\$457,402
TOTAL REVENUE:		\$80,318	\$79,611	\$707	0.9%	\$497,943	\$477,666	\$20,277	4.2%	\$955,345	\$457,402
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	48	750	702	93.6%	1,500	1,452
50008	Accounting Fees-CPA	458	458	0	-0.1%	2,750	2,748	(2)	-0.1%	5,500	2,750
50012	Bad Debts	208	208	0	-0.2%	1,250	1,248	(2)	-0.2%	2,500	1,250
50015	Bank Charges	0	17	17	100.0%	225	102	(123)	<-100%	200	(25)
50022	Computer Expense	0	17	17	100.0%	0	102	102	100.0%	200	200
50026	Credit Card Fees	(6)	0	6	0.0%	0	0	0	0.0%	0	0

Income Statement

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50035	Dues & Subscriptions	16	13	(3)	-26.3%	73	78	5	6.8%	150	77
50041	Admin. & General - Election Monitoring	0	167	167	100.0%	577	1,002	425	42.4%	2,000	1,423
50043	Gate /Key Cards Exp.	0	42	42	100.0%	571	252	(319)	<-100%	500	(71)
50045	Legal Fees	803	667	(136)	-20.4%	6,265	4,002	(2,263)	-56.5%	8,000	1,735
50050	License,Taxes,Permit	2,786	233	(2,553)	<-100%	3,684	1,398	(2,286)	<-100%	2,800	(884)
50050	License,Taxes,Permit - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	126	126	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	30	30	100.0%	62	62
50060	Newsletters	(2,666)	183	2,849	>100%	736	1,098	362	33.0%	2,200	1,464
50065	Office Equipment & Rental	0	42	42	100.0%	745	252	(493)	<-100%	500	(245)
50075	Office Supplies	137	83	(54)	-64.5%	352	498	146	29.4%	1,000	648
50080	Postage	109	167	58	34.9%	1,027	1,002	(25)	-2.5%	2,000	973
ADMINISTRATIVE TOTAL:		\$1,850	\$2,448	\$598	24.4%	\$18,303	\$14,688	(\$3,615)	-24.6%	\$29,362	\$11,059
PROPERTY INSURANCE											
52030	Multiperil Insurance	7,957	9,263	1,306	14.1%	48,307	55,578	7,271	13.1%	111,159	62,852
PROPERTY INSURANCE TOTAL:		\$7,957	\$9,263	\$1,306	14.1%	\$48,307	\$55,578	\$7,271	13.1%	\$111,159	\$62,852
UTILITIES											
54050	Electricity - Street Lights	2,486	2,250	(236)	-10.5%	14,265	13,500	(765)	-5.7%	27,000	12,735
54050	Electricity - Clubhouse	1,745	1,500	(245)	-16.3%	10,751	9,000	(1,751)	-19.5%	18,000	7,249
54070	Water & Sewer	525	625	100	16.0%	4,015	3,750	(265)	-7.1%	7,500	3,485
54100	Telephone	0	10	10	100.0%	50	60	10	16.4%	120	70
UTILITIES TOTAL:		\$4,756	\$4,385	(\$371)	-8.5%	\$29,081	\$26,310	(\$2,771)	-10.5%	\$52,620	\$23,539
CONTRACTS											

Income Statement

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun 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%	188,555	189,426	871	0.5%	378,846	190,291
60072	Fitness Center Maintenance	71	72	1	1.4%	426	432	6	1.4%	860	434
60074	Hvac System	131	131	0	0.1%	785	786	1	0.1%	1,570	785
60085	Lake Maintenance	578	500	(78)	-15.6%	3,468	3,000	(468)	-15.6%	6,004	2,536
60090	Lawn Maintenance	1,665	2,420	755	31.2%	9,990	14,520	4,530	31.2%	29,040	19,050
61000	Management Services	12,463	12,422	(41)	-0.3%	75,322	74,532	(790)	-1.1%	149,064	73,742
61010	Pest Control	103	94	(9)	-9.9%	611	564	(47)	-8.3%	1,128	517
61020	Pool/Spa Contract	910	838	(72)	-8.6%	5,588	5,028	(560)	-11.1%	10,050	4,462
61045	Security Services	327	25	(302)	<-100%	670	150	(520)	<-100%	295	(375)
61055	Trash Removal	87	92	5	5.0%	524	552	28	5.1%	1,100	576
61064	Termite Treatment	63	58	(5)	-9.1%	362	348	(14)	-4.1%	690	328
CONTRACTS TOTAL:		\$47,826	\$48,223	\$397	0.8%	\$286,302	\$289,338	\$3,036	1.0%	\$578,647	\$292,345
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	125	125	100.0%	0	750	750	100.0%	1,500	1,500
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$125	\$125	100.0%	\$0	\$750	\$750	100.0%	\$1,500	\$1,500
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	133	133	100.0%	5,444	798	(4,646)	<-100%	1,600	(3,844)
70025	R&M-Building	0	2,046	2,046	100.0%	4,593	12,276	7,683	62.6%	24,557	19,964
70032	R&M-Common Area	550	167	(383)	<-100%	550	1,002	452	45.2%	2,000	1,450
70043	R&M Locks & Keys	0	17	17	100.0%	0	102	102	100.0%	200	200
70060	R&M-General	0	208	208	100.0%	201	1,248	1,047	83.9%	2,500	2,299
70066	R&M-Hardware	0	8	8	100.0%	0	48	48	100.0%	100	100
70068	R&M-Lighting	0	83	83	100.0%	24	498	474	95.1%	1,000	976
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	0	102	102	100.0%	200	200
70090	R&M-Plumbing	0	17	17	100.0%	100	102	2	2.0%	200	100

Income Statement

June 30, 2026

Account	Description	Jun Actual	Jun Budget	Jun Variance	Jun Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
70095	R&M- Pool/Spa/Fountai	0	250	250	100.0%	2,313	1,500	(813)	-54.2%	3,000	687
70097	R&M - Pool	70	0	(70)	0.0%	278	0	(278)	0.0%	0	(278)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	252	252	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	259	252	(7)	-2.8%	500	241
70135	Landscaping Extras	0	625	625	100.0%	3,167	3,750	583	15.5%	7,500	4,333
70137	Landscaping/Irrig	165	417	252	60.4%	3,024	2,502	(522)	-20.9%	5,000	1,976
70138	Tree Trim/Replace	0	542	542	100.0%	0	3,252	3,252	100.0%	6,500	6,500
70176	Cleaning Supplies	183	100	(83)	-83.2%	857	600	(257)	-42.9%	1,200	343
70289	Contingency	90	450	360	80.0%	399	2,700	2,301	85.2%	5,400	5,001
REPAIRS/MAINTENANCE TOTAL:		\$1,057	\$5,164	\$4,107	79.5%	\$21,209	\$30,984	\$9,775	31.5%	\$61,957	\$40,748
SPECIAL PROJECTS											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	48	48	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$8	\$8	100.0%	\$0	\$48	\$48	100.0%	\$100	\$100
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	0	0	0	0.0%	5,539	0	(5,539)	0.0%	0	(5,539)
PRIOR YEAR ACTIVITY TOTAL:		\$0	\$0	\$0	0.0%	\$5,539	\$0	(\$5,539)	0.0%	\$0	(\$5,539)
RESERVE TRANSFERS											
80000	Reserve Transfers	10,000	10,000	0	0.0%	60,000	60,000	0	0.0%	120,000	60,000
80001	Reserve Interest	752	0	(752)	0.0%	5,603	0	(5,603)	0.0%	0	(5,603)
RESERVE TRANSFERS TOTAL:		\$10,752	\$10,000	(\$752)	-7.5%	\$65,603	\$60,000	(\$5,603)	-9.3%	\$120,000	\$54,398
TOTAL EXPENSES:		\$74,198	\$79,616	\$5,418	6.8%	\$474,344	\$477,696	\$3,352	0.7%	\$955,345	\$481,001
NET INCOME/ (LOSS):		6,120	(5)	\$6,125	<-100%	23,600	(30)	23,630	<-100%	0	(23,600)