



FirstService
RESIDENTIAL

3W26 COCO WOOD LAKES ASSOCIATION INC

RESIDENT PACKAGE - 3W26

For period ending August 31, 2026

Confidential - For Management Use Only



COCO WOOD LAKES ASSOCIATION INC
RESIDENT PACKAGE - 3W26

August 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

August 31, 2026

TOTAL CASH

Operating	\$351,102
Other	-
Reserves	\$328,089
Security Deposits	-
Special Assessment	-
Total Cash	\$679,190

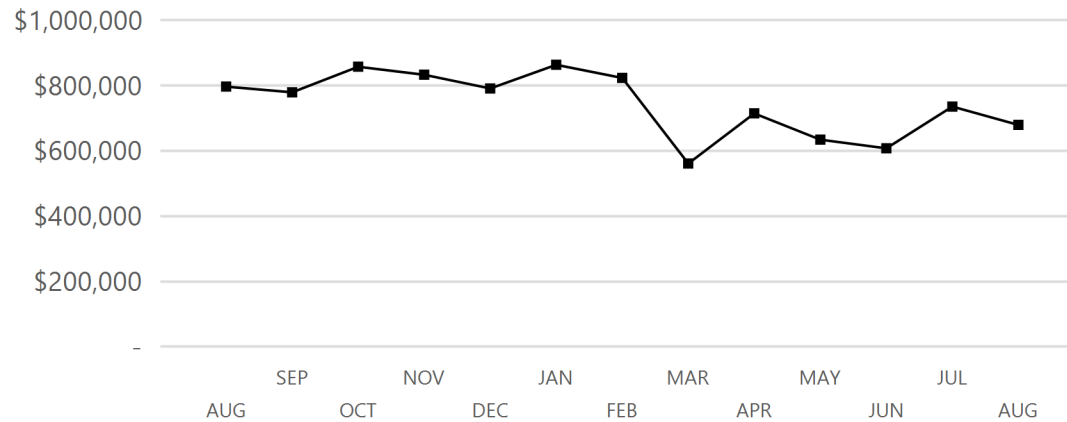
OPERATING CASH

Beginning Cash	\$404,885
Change in Cash	(\$53,783)
Ending Cash	\$351,102
<i>Less: Accruals</i>	\$10,427
<i>Less: Current Accounts Payable</i>	\$1,350
Adjusted Operating Cash	\$339,325

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$30	\$120	-	\$120	\$270
HC House Chgs/Work Ord	-	\$90	\$90	\$225	\$405
II Interest Income	\$588	\$319	\$319	\$685	\$1,910
MQ Maintenance Fees	(\$1,641)	\$11,892	(\$1,254)	\$4,521	\$13,518
VF Violation Fees	-	\$825	\$250	\$1,395	\$2,470
TOTAL	(\$1,023)	\$13,246	(\$595)	\$6,946	\$18,573

Total Cash Trend



Executive Summary

August 31, 2026

INCOME STATEMENT SUMMARY

Income Recap

Account	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
TOTAL REVENUE	\$80,408	\$79,611	\$797	\$660,990	\$636,888	\$24,102	\$955,345	\$294,355
TOTAL EXPENSES	\$70,643	\$79,616	\$8,973	\$625,297	\$636,928	\$11,631	\$955,345	\$330,048
NET INCOME/(LOSS)	\$9,765	(\$5)	\$9,770	\$35,693	(\$40)	\$35,733	-	(\$35,693)

Expense Summary

Account	Aug Actual	Aug Budget	Aug Variance	YTD Actual	YTD Budget	YTD Variance	2026 Total Budget	2026 Budget Remaining/(Over)
ADMINISTRATIVE	(\$3,730)	\$2,448	\$6,178	\$19,394	\$19,584	\$190	\$29,362	\$9,968
PROPERTY INSURANCE	\$8,222	\$9,263	\$1,041	\$64,751	\$74,104	\$9,353	\$111,159	\$46,408
UTILITIES	\$5,240	\$4,385	(\$855)	\$39,086	\$35,080	(\$4,006)	\$52,620	\$13,534
CONTRACTS	\$44,214	\$48,223	\$4,009	\$380,353	\$385,784	\$5,431	\$578,647	\$198,294
OPERATING SALARIES & BENEFITS	-	\$125	\$125	-	\$1,000	\$1,000	\$1,500	\$1,500
REPAIRS/MAINTENANCE	\$7,118	\$5,164	(\$1,954)	\$30,164	\$41,312	\$11,148	\$61,957	\$31,793
SPECIAL PROJECTS	-	\$8	\$8	-	\$64	\$64	\$100	\$100
PRIOR YEAR ACTIVITY	(\$1,275)	-	\$1,275	\$4,264	-	(\$4,264)	-	(\$4,264)
RESERVE TRANSFERS	\$10,853	\$10,000	(\$853)	\$87,285	\$80,000	(\$7,285)	\$120,000	\$32,715

Executive Summary

August 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	\$249,835	\$22,461	\$76,657	\$195,639
MM01 - ENTERPRISE BANK & TRUST OPR MM	OPERATING MONEY MARKET - ENTERPRISE BANK & TRUST OPR MM	\$155,050	\$412	-	\$155,463
Total Operating		\$404,885	\$22,874	\$76,657	\$351,102
Reserves					
RSV2 - WEBSTER BANK RSV MM- ICS	RESERVES MONEY MARKET- ICS - WEBSTER BANK RSV MM- ICS	\$330,476	\$3,964	\$6,352	\$328,089
Total Reserves		\$330,476	\$3,964	\$6,352	\$328,089
Total Cash		\$735,361	\$26,838	\$83,009	\$679,190



COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of August 31, 2026

Account	Description	Current Month August	Prior Month July	Month Inc / (Dec)	Current Year August	Prior Year August	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	195,639	249,835	(54,196)	195,639	325,027	(129,388)
10014 39	Cash-Money Market - 39 Enterprise Bank & Trust	155,463	155,050	412	155,463	147,949	7,514
10200	Due (To)/From Reserves	(3,885)	(644)	(3,241)	(3,885)	0	(3,885)
10300	Accounts Receivable	42,665	50,778	(8,113)	42,665	27,718	14,947
10390 00	Allowance/Bad Debts - 00	(22,187)	(8,753)	(13,434)	(22,187)	(6,555)	(15,632)
10500	Prepaid Insurance	32,353	40,575	(8,222)	32,353	35,332	(2,978)
10505	Prepaid Expenses	1,917	1,575	342	1,917	2,320	(404)
10549	A/P Clearing	118	3,111	(2,993)	118	238	(120)
10550	A/R Clearing	1,592	1,592	0	1,592	0	1,592
10560	NSF in Transit	593	0	593	593	0	593
**TOTAL CURRENT ASSETS		\$404,268	\$493,120	(\$88,852)	\$404,268	\$532,029	(\$127,761)
**RESTRICTED FUNDS							
12010 742	Cash-Reserves - 742 Webster Bank	328,089	330,476	(2,388)	328,089	323,403	4,685
12045	Due (To)/From Operating	3,885	644	3,241	3,885	0	3,885
**TOTAL RESTRICTED FUNDS		\$331,973	\$331,120	\$853	\$331,973	\$323,403	\$8,570
**TOTAL ASSETS		\$736,242	\$824,241	(\$87,999)	\$736,242	\$855,433	(\$119,191)

LIABILITIES

**CURRENT LIABILITIES							
20000	Accounts Payable	1,350	0	1,350	1,350	0	1,350
20010	Accrued Expenses	10,427	26,518	(16,091)	10,427	31,417	(20,990)
20100	PrePaid Assessments	24,092	22,451	1,641	24,092	27,778	(3,686)
20152	Deferred Association Fees	67,683	135,366	(67,683)	67,683	69,976	(2,293)

Entity: 3W26
Executed: 09/04/2026 05:02 PM

Balance Sheet
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COCO WOOD LAKES ASSOCIATION INC

Balance Sheet

As of August 31, 2026

Account	Description	Current Month August	Prior Month July	Month Inc / (Dec)	Current Year August	Prior Year August	Year Inc / (Dec)
20155	Deferred Cable Revenue	0	0	0	0	819	(819)
20159 00	Deferred Internet Revenue - 00	65,500	66,095	(595)	65,500	36,025	29,475
20160	Deferred Internet Revenue	0	0	0	0	36,025	(36,025)
**TOTAL CURRENT LIABILITIES		\$169,051	\$250,430	(\$81,379)	\$169,051	\$202,040	(\$32,989)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	293,868	296,793	(2,925)	293,868	293,151	717
30007 00	Reserves - Sun Enterprises Loan Interest - 00	(3,500)	(6,425)	2,925	(3,500)	0	(3,500)
30080	Reserve-Interest	41,606	40,752	853	41,606	30,252	11,354
**TOTAL RESERVE LIABILITIES		\$331,973	\$331,120	\$853	\$331,973	\$323,403	\$8,570
**TOTAL LIABILITIES		\$501,025	\$581,550	(\$80,526)	\$501,025	\$525,444	(\$24,419)
**MEMBERS EQUITY							
38880	Fund Balance	324,675	341,914	(17,239)	324,675	193,846	130,829
38882	Fund Balance - Reserves	(125,151)	(125,151)	0	(125,151)	0	(125,151)
Current Year Net Income/ (Loss)		35,693	25,927	9,765	35,693	136,143	(100,450)
**TOTAL MEMBERS EQUITY		\$235,217	\$242,690	(\$7,473)	\$235,217	\$329,989	(\$94,772)
**TOTAL LIABILITIES & EQUITY		\$736,242	\$824,241	(\$87,999)	\$736,242	\$855,433	(\$119,191)

Income Statement

August 31, 2026

Account	Description	Aug Actual	Aug Budget	Aug Variance	Aug 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%	541,464	541,464	0	0.0%	812,196	270,732
40002	Reserve Income	10,000	10,000	0	0.0%	80,000	80,000	0	0.0%	120,000	40,000
40011	Late Fee Income	0	167	(167)	-100.0%	(805)	1,336	(2,141)	<-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%	270	0	270	0.0%	0	(270)
40029	Lake Services Contract	0	500	(500)	-100.0%	4,503	4,000	503	12.6%	6,004	1,501
40052	Newsletter Income	0	183	(183)	-100.0%	2,000	1,464	536	36.6%	2,200	200
40060	Gate/Key Cards	0	25	(25)	-100.0%	525	200	325	>100%	300	(225)
40065	Violation Fees	0	0	0	0.0%	1,075	0	1,075	0.0%	0	(1,075)
40068	Key Fob Income	100	0	100	0.0%	200	0	200	0.0%	0	(200)
40078	Late Fee Interest	624	0	624	0.0%	7,373	0	7,373	0.0%	0	(7,373)
40079	Clubhouse Fee	200	0	200	0.0%	200	0	200	0.0%	0	(200)
40080	Interest Income	412	458	(46)	-10.0%	2,560	3,664	(1,104)	-30.1%	5,500	2,940
40081	Reserve Interest	853	0	853	0.0%	7,285	0	7,285	0.0%	0	(7,285)
41010	House Charges	0	0	0	0.0%	405	0	405	0.0%	0	(405)
42020	Cable Income	595	595	0	0.1%	4,764	4,760	4	0.1%	7,145	2,381
OPERATING REVENUE TOTAL:		\$80,408	\$79,611	\$797	1.0%	\$660,990	\$636,888	\$24,102	3.8%	\$955,345	\$294,355
TOTAL REVENUE:		\$80,408	\$79,611	\$797	1.0%	\$660,990	\$636,888	\$24,102	3.8%	\$955,345	\$294,355
EXPENSES											
ADMINISTRATIVE											
50004	Administration	4	125	121	96.5%	57	1,000	943	94.3%	1,500	1,443
50008	Accounting Fees-CPA	458	458	0	-0.1%	3,667	3,664	(3)	-0.1%	5,500	1,833
50012	Bad Debts	208	208	0	-0.2%	1,667	1,664	(3)	-0.2%	2,500	833
50015	Bank Charges	212	17	(195)	<-100%	462	136	(326)	<-100%	200	(262)
50022	Computer Expense	0	17	17	100.0%	0	136	136	100.0%	200	200

Income Statement

August 31, 2026

Account	Description	Aug Actual	Aug Budget	Aug Variance	Aug Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
50026	Credit Card Fees	(3,111)	0	3,111	0.0%	0	0	0	0.0%	0	0
50035	Dues & Subscriptions	10	13	3	19.8%	94	104	10	10.1%	150	56
50041	Admin. & General - Election Monitoring	967	167	(800)	<-100%	1,544	1,336	(208)	-15.6%	2,000	456
50043	Gate /Key Cards Exp.	0	42	42	100.0%	571	336	(235)	-70.0%	500	(71)
50045	Legal Fees	0	667	667	100.0%	7,043	5,336	(1,707)	-32.0%	8,000	957
50050	License,Taxes,Permi t	(2,738)	233	2,971	>100%	946	1,864	918	49.3%	2,800	1,854
50050	License,Taxes,Permi t - Fire Alarm/Sprink Inspct	0	21	21	100.0%	0	168	168	100.0%	250	250
50053	Corporate Annual Rep	0	5	5	100.0%	0	40	40	100.0%	62	62
50060	Newsletters	120	183	63	34.3%	977	1,464	487	33.3%	2,200	1,223
50065	Office Equipment & Rental	96	42	(54)	<-100%	945	336	(609)	<-100%	500	(445)
50075	Office Supplies	43	83	40	48.7%	394	664	270	40.6%	1,000	606
50080	Postage	0	167	167	100.0%	1,027	1,336	309	23.1%	2,000	973
ADMINISTRATIVE TOTAL:		(\$3,730)	\$2,448	\$6,178	>100%	\$19,394	\$19,584	\$190	1.0%	\$29,362	\$9,968
PROPERTY INSURANCE											
52030	Multiperil Insurance	8,222	9,263	1,041	11.2%	64,751	74,104	9,353	12.6%	111,159	46,408
PROPERTY INSURANCE TOTAL:		\$8,222	\$9,263	\$1,041	11.2%	\$64,751	\$74,104	\$9,353	12.6%	\$111,159	\$46,408
UTILITIES											
54050	Electricity - Street Lights	2,214	2,250	36	1.6%	18,949	18,000	(949)	-5.3%	27,000	8,051
54050	Electricity - Clubhouse	2,305	1,500	(805)	-53.7%	14,712	12,000	(2,712)	-22.6%	18,000	3,288
54070	Water & Sewer	720	625	(95)	-15.2%	5,375	5,000	(375)	-7.5%	7,500	2,125
54100	Telephone	0	10	10	100.0%	50	80	30	37.3%	120	70
UTILITIES TOTAL:		\$5,240	\$4,385	(\$855)	-19.5%	\$39,086	\$35,080	(\$4,006)	-11.4%	\$52,620	\$13,534

Income Statement

August 31, 2026

Account	Description	Aug Actual	Aug Budget	Aug Variance	Aug Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2026 Total Budget	2026 Budget Remaining/ (Over)
CONTRACTS											
60013	Cable Television	31,427	31,571	144	0.5%	251,409	252,568	1,159	0.5%	378,846	127,437
60072	Fitness Center Maintenance	71	72	1	1.4%	568	576	8	1.4%	860	292
60074	Hvac System	131	131	0	0.1%	1,047	1,048	1	0.1%	1,570	523
60085	Lake Maintenance	578	500	(78)	-15.6%	4,624	4,000	(624)	-15.6%	6,004	1,380
60090	Lawn Maintenance	1,665	2,420	755	31.2%	13,320	19,360	6,040	31.2%	29,040	15,720
61000	Management Services	9,000	12,422	3,422	27.5%	98,945	99,376	431	0.4%	149,064	50,119
61010	Pest Control	103	94	(9)	-9.9%	817	752	(65)	-8.7%	1,128	311
61020	Pool/Spa Contract	910	838	(72)	-8.6%	7,408	6,704	(704)	-10.5%	10,050	2,642
61045	Security Services	178	25	(153)	<-100%	1,026	200	(826)	<-100%	295	(731)
61055	Trash Removal	87	92	5	5.0%	699	736	37	5.0%	1,100	401
61064	Termite Treatment	63	58	(5)	-9.1%	489	464	(25)	-5.3%	690	201
CONTRACTS TOTAL:		\$44,214	\$48,223	\$4,009	8.3%	\$380,353	\$385,784	\$5,431	1.4%	\$578,647	\$198,294
OPERATING SALARIES & BENEFITS											
65000	Salaries - General	0	125	125	100.0%	0	1,000	1,000	100.0%	1,500	1,500
OPERATING SALARIES & BENEFITS TOTAL:		\$0	\$125	\$125	100.0%	\$0	\$1,000	\$1,000	100.0%	\$1,500	\$1,500
REPAIRS/MAINTENANCE											
70005	R&M-Air Conditioning	0	133	133	100.0%	5,444	1,064	(4,380)	<-100%	1,600	(3,844)
70025	R&M-Building	6,642	2,046	(4,596)	<-100%	11,235	16,368	5,133	31.4%	24,557	13,322
70032	R&M-Common Area	0	167	167	100.0%	550	1,336	786	58.9%	2,000	1,450
70043	R&M Locks & Keys	0	17	17	100.0%	0	136	136	100.0%	200	200
70060	R&M-General	17	208	191	91.8%	218	1,664	1,446	86.9%	2,500	2,282
70066	R&M-Hardware	0	8	8	100.0%	0	64	64	100.0%	100	100
70068	R&M-Lighting	0	83	83	100.0%	24	664	640	96.3%	1,000	976
70085	R & M.Fire Safety Maintenance	0	17	17	100.0%	149	136	(13)	-9.6%	200	51
70090	R&M-Plumbing	0	17	17	100.0%	200	136	(64)	-47.1%	200	0

Income Statement

August 31, 2026

Account	Description	Aug Actual	Aug Budget	Aug Variance	Aug 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	2,000	(313)	-15.6%	3,000	687
70097	R&M - Pool	70	0	(70)	0.0%	417	0	(417)	0.0%	0	(417)
70097	R&M - Pool - Chemicals/Supply	0	42	42	100.0%	0	336	336	100.0%	500	500
70125	R&M-Signage	0	42	42	100.0%	259	336	77	22.9%	500	241
70135	Landscaping Extras	0	625	625	100.0%	3,457	5,000	1,543	30.9%	7,500	4,043
70137	Landscaping/Irrig	165	417	252	60.4%	4,274	3,336	(938)	-28.1%	5,000	726
70138	Tree Trim/Replace	0	542	542	100.0%	0	4,336	4,336	100.0%	6,500	6,500
70176	Cleaning Supplies	224	100	(124)	<-100%	1,135	800	(335)	-41.8%	1,200	65
70289	Contingency	0	450	450	100.0%	489	3,600	3,111	86.4%	5,400	4,911
REPAIRS/MAINTENANCE TOTAL:		\$7,118	\$5,164	(\$1,954)	-37.8%	\$30,164	\$41,312	\$11,148	27.0%	\$61,957	\$31,793
SPECIAL PROJECTS											
74005	Special Projects Catastrophic Events	0	8	8	100.0%	0	64	64	100.0%	100	100
SPECIAL PROJECTS TOTAL:		\$0	\$8	\$8	100.0%	\$0	\$64	\$64	100.0%	\$100	\$100
PRIOR YEAR ACTIVITY											
70298	Prior Year Expense	(1,275)	0	1,275	0.0%	4,264	0	(4,264)	0.0%	0	(4,264)
PRIOR YEAR ACTIVITY TOTAL:		(\$1,275)	\$0	\$1,275	0.0%	\$4,264	\$0	(\$4,264)	0.0%	\$0	(\$4,264)
RESERVE TRANSFERS											
80000	Reserve Transfers	10,000	10,000	0	0.0%	80,000	80,000	0	0.0%	120,000	40,000
80001	Reserve Interest	853	0	(853)	0.0%	7,285	0	(7,285)	0.0%	0	(7,285)
RESERVE TRANSFERS TOTAL:		\$10,853	\$10,000	(\$853)	-8.5%	\$87,285	\$80,000	(\$7,285)	-9.1%	\$120,000	\$32,715
TOTAL EXPENSES:		\$70,643	\$79,616	\$8,973	11.3%	\$625,297	\$636,928	\$11,631	1.8%	\$955,345	\$330,048
NET INCOME/ (LOSS):		9,765	(5)	\$9,770	<-100%	35,693	(40)	35,733	<-100%	0	(35,693)