

**Coco Wood Lakes**  
**Actual Cash Flow Report**  
**September 30, 2022**

		<u>Jan- August</u>	<u>September</u>	<u>2022</u>	<u>Year To Date</u>	<u>Year To Date</u>	<u>Year To Date</u>
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Cash Receipts:</b>							
40000	Owner Assessment Fees	426,111.24	18,572.46	582,022.00	444,683.70	436,516.50	8,167.20
40017	Gate Key Cards Income	325.00	-	100.00	325.00	75.00	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	225.00	(225.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	2,036.97	160.87	2,500.00	2,036.97	1,875.00	161.97
44100	NSF Fees	360.00	40.00	-	360.00	0.00	360.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	5.00	267.74	400.00	272.74	300.00	(27.26)
45010	Newsletter Income	1,356.00	-	1,000.00	1,356.00	750.00	606.00
46000	Interest Income	126.52	12.01	500.00	126.52	375.00	(248.48)
	<b>Total Cash Receipts</b>	<b>\$ 430,320.73</b>	<b>\$ 19,053.08</b>	<b>\$ 586,822</b>	<b>\$ 449,160.93</b>	<b>\$ 440,116.50</b>	<b>\$ 8,794.43</b>
<b>Cash Disbursements:</b>							
60000	Salary Expenses	3,381.00	785.00	3,000.00	4,166.00	2,250.00	(1,916.00)
62000	Electric- Clubhouse	15,211.29	1,581.15	15,100.00	15,211.29	11,325.00	(3,886.29)
62010	Electric- Street Lights	17,918.01	1,990.02	22,600.00	17,918.01	16,950.00	(968.01)
62100	Water & Sewer	4,947.69	585.71	5,000.00	4,947.69	3,750.00	(1,197.69)
62400	Trash Removal	654.53	-	1,000.00	654.53	750.00	95.47
62500	Telephone	4,035.25	434.69	5,200.00	4,035.25	3,900.00	(135.25)
63000	Management Fee Expense	104,693.24	11,621.00	139,430.00	104,693.24	104,572.50	(120.74)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	3,750.00	1,260.00
63103	Legal - Litigations	2,195.00	-	15,000.00	2,195.00	11,250.00	9,055.00
63105	Legal Document Expense	1,690.00	1,332.50	1,000.00	3,022.50	750.00	(2,272.50)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	3,375.00	(825.00)
63400	Other Professional Fees	-	-	100.00	-	75.00	75.00
63500	Landscaping	20,364.28	1,564.92	29,880.00	20,364.28	22,410.00	2,045.72
63510	Lakes/Canals/Preserves	4,200.00	525.00	6,300.00	4,200.00	4,725.00	525.00
63520	Pool/Spa Maintenance	4,600.00	1,350.00	5,950.00	4,600.00	4,462.50	(137.50)
63530	Pest Control Contract	616.32	77.04	924.00	616.32	693.00	76.68
63541	Termite Contract	517.00	-	530.00	517.00	397.50	(119.50)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	192.75	(63.92)
63564	Fitness Machine Maint.	642.00	-	1,200.00	642.00	900.00	258.00
63575	Cable Contract Service	151,293.33	16,810.37	203,112.00	151,293.33	152,334.00	1,040.67
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	1,200.00	(400.00)
64000	Administrative & General	144.00	-	1,000.00	144.00	750.00	606.00
64002	Fire Extinguisher Inspection	92.02	-	800.00	92.02	600.00	507.98
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	2,775.00	(3,725.18)
64010	Annual Corporate Report	61.25	-	62.00	61.25	46.50	(14.75)
64120	Bad Debt Exp.	-	-	2,500.00	-	1,875.00	1,875.00
64140	Gate / Key Cards Exp.	315.88	-	300.00	315.88	225.00	(90.88)
64200	Bank Charges	183.00	-	200.00	183.00	150.00	(33.00)
64250	Licenses, Taxes & Permits	475.00	-	2,200.00	475.00	1,650.00	1,175.00
64300	Office Supplies	298.41	-	500.00	298.41	375.00	76.59
64350	Postage	1,696.49	78.60	1,500.00	1,696.49	1,125.00	(571.49)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	112.50	(37.50)
64370	Computer Expense	124.88	-	200.00	124.88	150.00	25.12
64372	Office Equipment & Rental	2,397.56	-	750.00	2,397.56	562.50	(1,835.06)

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545	Newsletters	1,968.48	-	1,800.00	1,968.48	1,350.00 (618.48)
65000	Common Area Supplies	1,580.11	348.88	500.00	1,928.99	375.00 (1,553.99)
65030	Pool/Spa Supplies	61.88	-	1,000.00	61.88	750.00 688.12
65035	HVAC Supplies	-	-	100.00	-	75.00 75.00
65050	Hardware Supplies	-	-	100.00	-	75.00 75.00
65065	Lock & Key Supplies	-	-	100.00	-	75.00 75.00
65100	Cleaning Supplies	334.28	-	1,000.00	334.28	750.00 415.72
65117	Tree Trimming	6,490.00	-	6,500.00	6,490.00	4,875.00 (1,615.00)
65330	R & M - Fire safety Maint.	-	-	100.00	-	75.00 75.00
65333	R & M - HVAC Total	-	-	-	-	0 -
65342	R & M - Pool	12,292.65	2,717.00	2,200.00	12,292.65	1,650.00 (10,642.65)
65343	R & M - Lighting	-	-	100.00	-	75.00 75.00
65346	R & M - Signage	-	-	500.00	-	375.00 375.00
65354	R & M - General	1,435.75	-	1,500.00	1,435.75	1,125.00 (310.75)
65357	R & M - Plumbing.	139.39	-	250.00	139.39	187.50 48.11
65360	R & M - Bldg Maint. & Repairs	6,352.63	126.00	5,000.00	6,352.63	3,750.00 (2,602.63)
65361	R & M Sprinklers	3,646.00	-	1,250.00	3,646.00	937.50 (2,708.50)
65366	Landscape Extras	770.00	89.00	6,000.00	859.00	4,500.00 3,641.00
65388	R&M Contingency	-	-	3,000.00	-	2,250.00 2,250.00
65400	COVID-19 Supplies	333.93	51.30	500.00	385.23	375.00 (10.23)
66000	Property & Gen'l Liab Ins.	-	-	57,777.00	-	43,332.75 43,332.75
70400	Replacement Reserve Transfer	-	-	-	-	- -
70437	Common Area Improvements	3,737.53	-	17,000.00	3,737.53	12,750.00 9,012.47
	<b>Total Cash Disbursements</b>	<b>\$ 397,086.91</b>	<b>\$ 42,068.18</b>	<b>\$ 586,822</b>	<b>\$ 399,693.59</b>	<b>\$ 440,116.50 \$ 40,422.91</b>
	<b>Net Cash Flow From Operations</b>	<b>\$ 33,233.82</b>	<b>\$ (23,015.10)</b>	<b>-</b>	<b>\$ 49,467.34</b>	<b>\$ -</b>
	<b>Balance Sheet Items</b>					
10115	Due to from Reserves	(10,500.00)	(1,500.00)	\$ 18,000	(13,500.00)	13,500.00 -
10201	Working Capital Close out funds	-	-	-	-	- -
11001	A/R Exchange	-	-	-	-	- -
11215	Credit Exchange	-	-	-	-	- -
11400	Other Receivables	-	-	-	-	- -
14010	Prepaid Insurance	-	-	-	-	- -
14020	Prepaid Document Solutions	-	-	-	-	- -
14035	Prepaid Association Fees	-	-	-	-	- -
20010	A/P Exchange	-	-	-	-	- -
20050	Insurance Payable	-	-	-	-	- -
35000	Reserve	-	-	-	-	- -
39001	Prior Period Adjustments	-	-	-	-	- -
	<b>Net Cash Flow</b>	<b>\$ 22,733.82</b>	<b>\$ (24,515.10)</b>	<b>-</b>	<b>\$ 35,967.34</b>	<b>-</b>
	<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>	<b>\$ 171,448.88</b>	<b>-</b>	<b>\$ 110,966.44</b>	<b>-</b>
	<b>Cash Balance End of the Month</b>	<b>\$ 133,700.26</b>	<b>\$ 146,933.78</b>	<b>-</b>	<b>\$ 146,933.78</b>	<b>-</b>