

Coco Wood Lakes
Actual Cash Flow Report
December 31, 2022

		Jan- Nov	December	2022	Year To Date	Year To Date	Year To Date
		<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<u>Cash Receipts:</u>							
40000	Owner Assessment Fees	573,256.30	48,728.84	582,022.00	621,985.14	582,022.00	39,963.14
40017	Gate Key Cards Income	375.00	150.00	100.00	525.00	100.00	
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	300.00	(300.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	3,767.07	134.14	2,500.00	3,767.07	2,500.00	1,267.07
44100	NSF Fees	400.00	-	-	400.00	0.00	400.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	839.06	7.14	400.00	846.20	400.00	446.20
45010	Newsletter Income	1,356.00	185.00	1,000.00	1,541.00	1,000.00	541.00
46000	Interest Income	589.97	366.41	500.00	956.38	500.00	456.38
					-		
	Total Cash Receipts	\$ 580,583.40	\$ 49,571.53	\$ 586,822	\$ 630,020.79	\$ 586,822.00	\$ 42,773.79
<u>Cash Disbursements:</u>							
60000	Salary Expenses	4,781.00	500.00	3,000.00	4,781.00	3,000.00	(1,781.00)
62000	Electric- Clubhouse	18,031.91	1,401.97	15,100.00	19,433.88	15,100.00	(4,333.88)
62010	Electric- Street Lights	21,898.05	1,990.02	22,600.00	23,888.07	22,600.00	(1,288.07)
62100	Water & Sewer	6,763.86	4.02	5,000.00	6,767.88	5,000.00	(1,767.88)
62400	Trash Removal	654.53	-	1,000.00	654.53	1,000.00	345.47
62500	Telephone	5,029.81	514.87	5,200.00	5,544.68	5,200.00	(344.68)
63000	Management Fee Expense	127,935.24	11,621.00	139,430.00	139,556.24	139,430.00	(126.24)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	5,000.00	2,510.00
63103	Legal - Litigations	3,942.50	532.50	15,000.00	4,475.00	15,000.00	10,525.00
63105	Legal Document Expense	3,022.50	-	1,000.00	3,022.50	1,000.00	(2,022.50)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	4,500.00	300.00
63400	Other Professional Fees	-	-	100.00	-	100.00	100.00
63500	Landscaping	25,392.28	2,514.00	29,880.00	27,906.28	29,880.00	1,973.72
63510	Lakes/Canals/Preserves	5,250.00	1,050.00	6,300.00	6,300.00	6,300.00	-
63520	Pool/Spa Maintenance	5,500.00	450.00	5,950.00	5,950.00	5,950.00	-
63530	Pest Control Contract	770.40	154.08	924.00	924.48	924.00	(0.48)
63541	Termite Contract	517.00	-	530.00	517.00	530.00	13.00
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	257.00	0.33
63564	Fitness Machine Maint.	856.00	-	1,200.00	856.00	1,200.00	344.00
63575	Cable Contract Service	184,914.07	18,163.50	203,112.00	203,077.57	203,112.00	34.43
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	1,600.00	-
64000	Administrative & General	347.26	1,386.75	1,000.00	1,734.01	1,000.00	(734.01)
64002	Fire Extinguisher Inspection	92.02	-	800.00	92.02	800.00	707.98
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	3,700.00	(2,800.18)
64010	Annual Corporate Report	61.25	-	62.00	61.25	62.00	0.75
64120	Bad Debt Exp.	-	-	2,500.00	-	2,500.00	2,500.00
64140	Gate / Key Cards Exp.	414.45	-	300.00	414.45	300.00	(114.45)
64200	Bank Charges	208.00	1.24	200.00	209.24	200.00	(9.24)
64250	Licenses, Taxes & Permits	2,379.83	-	2,200.00	2,379.83	2,200.00	(179.83)
64300	Office Supplies	550.54	75.38	500.00	625.92	500.00	(125.92)
64350	Postage	2,153.69	85.98	1,500.00	2,239.67	1,500.00	(739.67)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	150.00	-
64370	Computer Expense	124.88	-	200.00	124.88	200.00	75.12
64372	Office Equipment & Rental	2,491.70	-	750.00	2,491.70	750.00	(1,741.70)

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64545	Newsletters	2,491.43	278.94	1,800.00	2,770.37	1,800.00	(970.37)
65000	Common Area Supplies	1,995.33	80.32	500.00	2,075.65	500.00	(1,575.65)
65030	Pool/Spa Supplies	133.54	75.20	1,000.00	208.74	1,000.00	791.26
65035	HVAC Supplies	-	-	100.00	-	100.00	100.00
65050	Hardware Supplies	-	-	100.00	-	100.00	100.00
65065	Lock & Key Supplies	-	-	100.00	-	100.00	100.00
65100	Cleaning Supplies	549.27	38.46	1,000.00	587.73	1,000.00	412.27
65117	Tree Trimming	6,490.00	-	6,500.00	6,490.00	6,500.00	10.00
65330	R & M - Fire safety Maint.	-	-	100.00	-	100.00	100.00
65333	R & M - HVAC Total	-	-	-	-	0	-
65342	R & M - Pool	13,999.65	690.00	2,200.00	14,689.65	2,200.00	(12,489.65)
65343	R & M - Lighting	-	-	100.00	-	100.00	100.00
65346	R & M - Signage	-	-	500.00	-	500.00	500.00
65354	R & M - General	1,442.16	-	1,500.00	1,442.16	1,500.00	57.84
65357	R & M - Plumbing.	139.39	85.00	250.00	224.39	250.00	25.61
65360	R & M - Bldg Maint. & Repairs	6,395.32	90.00	5,000.00	6,485.32	5,000.00	(1,485.32)
65361	R & M Sprinklers	3,666.00	155.00	1,250.00	3,821.00	1,250.00	(2,571.00)
65366	Landscape Extras	5,059.00	-	6,000.00	5,059.00	6,000.00	941.00
65388	R&M Contingency	-	-	3,000.00	-	3,000.00	3,000.00
65400	COVID-19 Supplies	385.23	-	500.00	385.23	500.00	114.77
66000	Property & Gen'l Liab Ins.	1,300.00	-	57,777.00	1,300.00	57,777.00	56,477.00
70400	Replacement Reserve Transfer	-	-	-	-	-	-
70437	Common Area Improvements	3,823.11	-	17,000.00	3,823.11	17,000.00	13,176.89
	Total Cash Disbursements	\$ 487,149.05	\$ 41,938.23	\$ 586,822	\$ 528,587.28	\$ 586,822.00	\$ 58,234.72
	Net Cash Flow From Operations	\$ 93,434.35	\$ 7,633.30	-	\$ 101,433.51	\$ -	
	Balance Sheet Items						
10115	Due to from Reserves	(16,500.00)	(1,500.00)	\$ 18,000	(18,000.00)	18,000.00	-
10104	ICS In-Transit	(601.24)	(5,782.42)		(6,383.66)	-	(6,383.66)
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	-	-	-	-	-	-
	Net Cash Flow	\$ 76,333.11	\$ 350.88		\$ 77,049.85		
	Cash Balance Beginning of the Period	\$ 110,966.44	\$ 187,665.41		\$ 110,966.44		
	Cash Balance End of the Month	\$ 187,299.55	\$ 188,016.29		\$ 188,016.29		