

GL	Coco Wood Lakes Association, Inc.	2020 Proposed Annual Budget	2019 Approved Annual Budget
	Income:		
40000	Owner's Maint. Fee Income	570,545	583,610
40002	Reserve Transfer	29,000	24,000
	Total Maintenance Fees With Reserves	599,545	607,610
40008	Late Charge Fees	2,200	0
40017	Gate Key Cards Income	0	0
43000	Screening Fees	4,000	0
43600	Legal & Collection Fees	0	0
43605	Legal & Collection Interest	0	0
44500	Keys, Locks & Lock-outs fees	0	0
44100	NSF Fees	0	0
44605	Clubhouse Rental	0	0
45000	Misc. Income	400	600
45010	Newsletter Income	1,000	1,500
46000	Interest Income	0	0
	Total Income	607,145	609,710
	Expenses:		
	Payroll & Related Expense		
60000	Salary Expenses	3,000	3,000
	Total Labor	3,000	3,000
	Utilities:		
62000	Electric- Clubhouse	20,000	16,000
62010	Electric- Street Lights	23,000	22,000
62100	Water & Sewer	5,000	5,000
62400	Trash Removal	950	900
62500	Telephone	5,000	5,000
	Total Utilities	53,950	48,900
	Management & Professional Fees		
63000	Management Fees	122,001	119,609
63100	Legal - Collections	13,000	15,000
63103	Legal - Litigation	23,000	25,000
63105	Legal - Document Expense	5,000	10,000
63300	Audit Fees	4,500	4,500
63400	Other Professional Fees	1,000	1,000
	Total Management & Professional Fees	168,501	175,109
	Contract Services:		
63500	Landscaping	20,500	21,000
63510	Lakes/Canals/Preserves	6,000	6,000
63520	Pool/Spa Maintenance	5,200	7,000
63530	Pest Control Contract	900	900
	Pest Control Termite Contract	530	530
63550	Security Alarm Monitoring	257	260
63564	Fitness Center Maintenance	1,000	1,000
63575	Cable Contract Service	186,000	207,000
63591	HVAC Contract	1,400	1,600
	Total Contract Services	221,787	245,290
	Administrative & General:		
64000	Administrative & General	4,000	1,200
64002	Fire Extinguisher Inspection	100	100

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64010	Annual Corporate Report	62	61
64120	Bad Debt Exp.	5,000	5,000
64140	Gate / Key Cards Exp.	500	400
64200	Bank Charges	150	0
64250	Licenses, Taxes & Permits	2,400	2,500
64300	Office Supplies	1,000	1,000
64320	Community Events	0	0
64350	Postage	2,000	1,000
64355	Subscriptions & Memberships	150	150
64370	Computer Expense	1,000	625
64372	Office Equipment & Rental	3,900	3,900
64545	Newsletters	3,500	3,500
	Total Administrative Expenses	23,762	19,436
	<u>Repair & Maintenance</u>		
65000	Common Area Supplies	800	1,000
65030	Pool/Spa Supplies	500	500
65035	HVAC Supplies	400	1,000
65050	Hardware Supplies	200	250
65065	Lock & Key Supplies	300	500
65100	Cleaning Supplies	1,000	900
65105	Painting	0	0
65117	Tree Trimming	7,000	7,000
65330	R & M - Fire Safety Maintenance	100	125
65331	R & M - Equipment	0	0
65342	R & M - Pool	1,900	1,300
65343	R & M - Lighting	1,000	1,000
65346	R & M - Signage	100	200
65354	R & M - General	3,500	2,000
65357	R & M - Plumbing	100	200
65360	R & M - Bldg Maint. & Repairs	6,000	4,000
65361	R & M Sprinklers	750	1,500
65366	Landscape Extras	3,500	3,500
	Total Repair & Maintenance	27,150	24,975
	<u>Taxes & Insurance:</u>		
66000	Property & Gen'l Liab Ins.	31,495	28,500
66050	Interest - Insurance	500	500
	Total Insurance Expense	31,995	29,000
	<u>Capital Expenditures</u>		
70437	Common Area Improvements	48,000	40,000
	Total Common Area Improvements	48,000	40,000
	Total Expenses Without Reserves	578,145	585,710
35000	Reserves	29,000	24,000
	Total Expenses With Common Area Improvements +Reserves	607,145	609,710
	BREAKDOWN OF MAINTENANCE WITH RESERVES		
	Non-Lake Owners (314)	\$1,510	\$1,532
	Lake Owners (79)	\$1,586	\$1,608
	QUARTERLY MAINTENANCE FEE		
	Non-Lake Owners (314)	\$378	\$383
	Lake Owners (79)	\$397	\$402