

Coco Wood Lakes Homeowners Association, Inc
Approved Operating Budget
January 1, 2021 to December 31, 2021
393 Units

GL Code	Account Name	2021 Approved Annual Budget	2020 Approved Monthly Budget
	<u>Income:</u>		
40000	Owner's Maint. Fee Income	571,553	47,545.43
40002	Reserve Transfer	28,000	2,416.67
	Total Maintenance Fees With Reserves	599,553	49,962
40017	Gate Key Cards Income	500	-
43000	Screening Fees	5,000	333
43600	Legal & Collection Fees	150	-
43700	Administrative Fees	-	-
44000	Late Charge Fees	3,000	183
44100	NSF Fees	-	-
45000	Misc. Income	400	33
45010	Newsletter Income	1,700	83
46000	Interest Income	500	-
	Total Income	610,803	50,595
	<u>Expenses:</u>		
	<u>Payroll & Related Expense</u>		
60000	Salary Expenses	3,000	250
	Total Labor	3,000	250
	<u>Utilities:</u>		
62000	Electric- Clubhouse	17,000	1,667
62010	Electric- Street Lights	21,800	1,917
62100	Water & Sewer	4,800	417
62400	Trash Removal	995	80
62500	Telephone	5,148	417
	Total Utilities	49,743	4,497
	<u>Management & Professional Fees</u>		
63000	Management Fees	124,441	10,167
63100	Legal - Collections	11,000	1,083
63103	Legal - Litigation	35,000	1,917
63105	Legal - Document Expense	5,000	417
63300	Audit Fees	4,500	375
63400	Other Professional Fees	1,000	83
	Total Management & Professional Fees	180,941	14,042
	<u>Contract Services:</u>		
63500	Landscaping	28,200	1,708
63510	Lakes/Canals/Preserves	6,000	500

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63520	Pool/Spa Maintenance	4,500	433
63530	Pest Control Contract	900	75
63541	Pest Control Termite Contract	530	44
63550	Security Alarm Monitoring	257	21
63564	Fitness Center Maintenance	1,000	83
63575	Cable Contract Service	195,300	15,500
63591	HVAC Contract	1,500	117
	Total Contract Services	238,187	18,482
	<u>Administrative & General:</u>		
64000	Administrative & General	800	333
	Admin. & General - Election Monitoring	3,700	-
64002	Fire Extinguisher Inspection	150	8
64010	Annual Corporate Report	62	5
64120	Bad Debt Exp.	5,000	417
64140	Gate / Key Cards Exp.	500	42
64200	Bank Charges	100	13
64250	Licenses, Taxes & Permits	1,000	200
64300	Office Supplies	500	83
64350	Postage	1,500	167
64355	Subscriptions & Memberships	150	13
64370	Computer Expense	500	83
64372	Office Equipment & Rental	3,720	325
64545	Newsletters	2,000	292
	Total Administrative Expenses	19,682	1,980
	<u>Repair & Maintenance</u>		
65000	Common Area Supplies	800	67
65030	Pool/Spa Supplies	500	42
65035	HVAC Supplies	400	33
65050	Hardware Supplies	200	17
65065	Lock & Key Supplies	300	25
65100	Cleaning Supplies	1,000	83
65117	Tree Trimming	5,000	583
65330	R & M - Fire Safety Maintenance	100	8
65342	R & M - Pool	1,900	158
65343	R & M - Lighting	500	83
65346	R & M - Signage	100	8
65354	R & M - General	2,500	292
65357	R & M - Plumbing	200	8

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65360	R & M - Bldg Maint. & Repairs	5,000	500
65361	R & M Sprinklers	1,500	63
65366	Landscape Extras	4,500	292
65388	R & M Contingency	4,500	-
	R & M COVID-19 Supplies-NEW	500	-
	Total Repair & Maintenance	29,500	2,263
	Insurance:		
66000	Property & General Liability Insurance	36,750	2,625
66050	Interest - Insurance	-	42
66600	Insurance Documentary Stamps	-	-
	Total Insurance Expense	36,750	2,666
	Capital Expenditures		
70437	Common Area Improvements	25,000	4,000
	Total Capital Expenditures	25,000	4,000
	Total Expenses Without Reserves	582,803	48,180
70400	Reserves	28,000	2,417
	Total Expenses With Capital Expenditures and Reserves	610,803	50,596
	Excess Income Over Expenses	-	(0)
	BREAKDOWN OF MAINTENANCE WITH RESERVES		
	ANNUAL MAINTENANCE FEE		
	Non-Lake Owners (314)	1,512	
	Lake Owners (79)	1,588	
	QUARTERLY MAINTENANCE FEE		
	Non-Lake Owners (314)	378	
	Lake Owners (79)	397	