

Coco Wood Lakes Homeowners Association, Inc.

Approved Operating Budget

January 1, 2022 to December 31, 2022

393 Units



GL Code	Account Name	2022 Approved Monthly Budget	2022 Approved Annual Budget
	Income:		
40000	Owner's Maint. Fee Income	48,468	581,622
40002	Reserve Transfer	1,500	18,000
	Total Maintenance Fees With Reserves	49,968	599,622
40017	Gate Key Cards Income	8	100
42800	Utility Reimbursement	-	-
43000	Screening Fees	-	-
43600	Legal & Collection Fees	25	300
44000	Late Charge Fees	208	2,500
44100	NSF Fees	-	-
45000	Misc. Income	33	400
45010	Newsletter Income	83	1,000
46000	Interest Income	42	500
	Total Income	50,368	604,422
	Expenses:		
	Payroll & Related Expense		
60000	Salary Expenses	250	3,000
	Total Labor	250	3,000
	Utilities:		
62000	Electric- Clubhouse	1,225	14,700
62010	Electric- Street Lights	1,883	22,600
62100	Water & Sewer	417	5,000
62400	Trash Removal	83	1,000
62500	Telephone	433	5,200
	Total Utilities	4,042	48,500
	Management & Professional Fees		
63000	Management Fees	11,619	139,430
63100	Legal - Collections	417	5,000
63103	Legal - Litigation	1,250	15,000
63105	Legal - Document Expense	83	1,000
63300	Audit Fees	375	4,500
63400	Other Professional Fees	8	100
	Total Management & Professional Fees	13,752	165,030
	Contract Services:		
63500	Landscaping	2,490	29,880
63510	Lakes/Canals/Preserves	525	6,300

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63520	Pool/Spa Maintenance	496	5,950
63530	Pest Control Contract	77	924
63541	Pest Control Termite Contract	44	530
63550	Security Alarm Monitoring	21	257
63564	Fitness Center Maintenance	100	1,200
63575	Cable Contract Service	16,926	203,112
63591	HVAC Contract	133	1,600
	Total Contract Services	20,813	249,753
	<u>Administrative & General:</u>		
64000	Administrative & General	83	1,000
64002	Fire Extinguisher Inspection	67	800
64003	Admin. & General - Election Monitoring	308	3,700
64010	Annual Corporate Report	5	62
64120	Bad Debt Exp.	208	2,500
64140	Gate / Key Cards Exp.	25	300
64200	Bank Charges	17	200
64250	Licenses, Taxes & Permits	183	2,200
64300	Office Supplies	42	500
64350	Postage	125	1,500
64355	Subscriptions & Memberships	13	150
64370	Computer Expense	17	200
64372	Office Equipment & Rental	63	750
	Total Administrative Expenses	1,155	13,862
	<u>Marketing/Promotional</u>		
64545	Newsletters	150	1,800
	Total Marketing/Promotional Expenses	150	1,800
	<u>Repair & Maintenance</u>		
65000	Common Area Supplies	42	500
65030	Pool/Spa Supplies	83	1,000
65035	HVAC Supplies	8	100
65050	Hardware Supplies	8	100
65065	Lock & Key Supplies	8	100
65100	Cleaning Supplies	83	1,000
65117	Tree Trimming	542	6,500
65330	R & M - Fire Safety Maintenance	8	100
65342	R & M - Pool	183	2,200
65343	R & M - Lighting	8	100
65346	R & M - Signage	42	500

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65354	R & M - General	125	1,500
65357	R & M - Plumbing	21	250
65360	R & M - Bldg Maint. & Repairs	417	5,000
65361	R & M Sprinklers	104	1,250
65366	Landscape Extras	500	6,000
65388	R & M Contingency	250	3,000
65400	R & M COVID-19 Supplies-NEW	42	500
	Total Repair & Maintenance	2,475	29,700
	Insurance:		
66000	Property & General Liability Insurance	4,815	57,777
	Total Insurance Expense	4,815	57,777
	Capital Expenditures		
70437	Common Area Improvements	1,417	17,000
	Total Capital Expenditures	1,417	17,000
	Total Expenses Without Reserves	48,868	586,422
70400	Reserves	1,500	18,000
70401	Reserve Transfer	-	-
	Total Expenses With Capital Expenditures and Reserves	50,368	604,422
	Excess Income Over Expenses	-	-
	BREAKDOWN OF MAINTENANCE WITH RESERVES		
	ANNUAL MAINTENANCE FEE		
	Non-Lake Owners (314)		1,511
	Lake Owners (79)		1,587
	QUARTERLY MAINTENANCE FEE		
	Non-Lake Owners (314)		378
	Lake Owners (79)		397