

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

		<u>Jan- March</u>	<u>April</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	174,555.13	102,964.93	582,022.00	277,520.06	194,007.33	83,512.73
40017	Gate Key Cards Income	150.00	-	100.00	150.00	33.33	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	100.00	(100.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	689.29	88.11	2,500.00	777.40	833.33	(55.93)
44100	NSF Fees	80.00	40.00	-	120.00	0.00	120.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	5.00	-	400.00	5.00	133.33	(128.33)
45010	Newsletter Income	806.00	-	1,000.00	806.00	333.33	472.67
46000	Interest Income	42.29	14.61	500.00	56.90	166.67	(109.77)
	<b>Total Cash Receipts</b>	<b>\$ 176,327.71</b>	<b>\$ 103,107.65</b>	<b>\$ 586,822</b>	<b>\$ 279,435.36</b>	<b>\$ 195,607.33</b>	<b>\$ 83,711.36</b>
<b>Cash Disbursements:</b>							
60000	Salary Expenses	315.00	400.00	3,000.00	715.00	1,000.00	285.00
62000	Electric- Clubhouse	5,263.13	1,451.41	15,100.00	6,714.54	5,033.33	(1,681.21)
62010	Electric- Street Lights	5,970.96	1,990.32	22,600.00	7,961.28	7,533.33	(427.95)
62100	Water & Sewer	1,644.03	538.91	5,000.00	2,182.94	1,666.67	(516.27)
62400	Trash Removal	81.11	-	1,000.00	81.11	333.33	252.22
62500	Telephone	1,165.88	699.01	5,200.00	1,864.89	1,733.33	(131.56)
63000	Management Fee Expense	36,041.24	10,547.00	139,430.00	46,588.24	46,476.67	(111.57)
63100	Legal Expense	230.00	2,260.00	5,000.00	2,490.00	1,666.67	(823.33)
63103	Legal - Litigations	120.00	-	15,000.00	120.00	5,000.00	4,880.00
63105	Legal Document Expense	1,326.00	-	1,000.00	1,326.00	333.33	(992.67)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	1,500.00	(2,700.00)
63400	Other Professional Fees	-	-	100.00	-	33.33	33.33
63500	Landscaping	4,699.84	4,699.84	29,880.00	9,399.68	9,960.00	560.32
63510	Lakes/Canals/Preserves	1,575.00	-	6,300.00	1,575.00	2,100.00	525.00
63520	Pool/Spa Maintenance	900.00	1,000.00	5,950.00	1,900.00	1,983.33	83.33
63530	Pest Control Contract	77.04	154.08	924.00	231.12	308.00	76.88
63541	Termite Contract	-	-	530.00	-	176.67	176.67
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	85.67	(171.00)
63564	Fitness Machine Maint.	214.00	-	1,200.00	214.00	400.00	186.00
63575	Cable Contract Service	50,431.11	16,810.37	203,112.00	67,241.48	67,704.00	462.52
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	533.33	(1,066.67)
64000	Administrative & General	109.00	-	1,000.00	109.00	333.33	224.33
64002	Fire Extinguisher Inspection	-	-	800.00	-	266.67	266.67
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	1,233.33	(5,266.85)
64010	Annual Corporate Report	61.25	-	62.00	61.25	20.67	(40.58)
64120	Bad Debt Exp.	-	-	2,500.00	-	833.33	833.33
64140	Gate / Key Cards Exp.	119.51	119.67	300.00	239.18	100.00	(139.18)
64200	Bank Charges	62.00	24.00	200.00	86.00	66.67	(19.33)
64250	Licenses, Taxes & Permits	-	-	2,200.00	-	733.33	733.33
64300	Office Supplies	-	-	500.00	-	166.67	166.67
64350	Postage	1,166.89	78.60	1,500.00	1,245.49	500.00	(745.49)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	50.00	(100.00)
64370	Computer Expense	74.89	-	200.00	74.89	66.67	(8.22)
64372	Office Equipment & Rental	932.28	1,151.89	750.00	2,084.17	250.00	(1,834.17)

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64545 Newsletters	906.47	323.74	1,800.00	1,230.21	600.00	(630.21)
65000 Common Area Supplies	150.86	114.04	500.00	264.90	166.67	(98.23)
65030 Pool/Spa Supplies	61.88	-	1,000.00	61.88	333.33	271.45
65035 HVAC Supplies	-	-	100.00	-	33.33	33.33
65050 Hardware Supplies	-	-	100.00	-	33.33	33.33
65065 Lock & Key Supplies	-	-	100.00	-	33.33	33.33
65100 Cleaning Supplies	181.78	-	1,000.00	181.78	333.33	151.55
65117 Tree Trimming	-	-	6,500.00	-	2,166.67	2,166.67
65330 R & M - Fire safety Maint.	-	-	100.00	-	33.33	33.33
65333 R & M - HVAC Total	-	-	-	-	0	-
65342 R & M - Pool	3,622.65	2,600.00	2,200.00	6,222.65	733.33	(5,489.32)
65343 R & M - Lighting	-	-	100.00	-	33.33	33.33
65346 R & M - Signage	-	-	500.00	-	166.67	166.67
65354 R & M - General	991.75	-	1,500.00	991.75	500.00	(491.75)
65357 R & M - Plumbing,	62.39	-	250.00	62.39	83.33	20.94
65360 R & M - Bldg Maint. & Repairs	1,500.00	200.00	5,000.00	1,700.00	1,666.67	(33.33)
65361 R & M Sprinklers	2,275.00	100.00	1,250.00	2,375.00	416.67	(1,958.33)
65366 Landscape Extras	770.00	-	6,000.00	770.00	2,000.00	1,230.00
65388 R&M Contingency	-	-	3,000.00	-	1,000.00	1,000.00
65400 COVID-19 Supplies	237.63	-	500.00	237.63	166.67	(70.96)
66000 Property & Gen'l Liab Ins.	-	-	57,777.00	-	19,259.00	19,259.00
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	2,125.00	1,187.30	17,000.00	3,312.30	5,666.67	2,354.37
	-	-	-	-	-	-
<b>Total Cash Disbursements</b>	<b>\$ 138,172.42</b>	<b>\$ 46,450.18</b>	<b>\$ 586,822</b>	<b>\$ 184,622.60</b>	<b>\$ 195,607.33</b>	<b>\$ 10,984.73</b>
<b>Net Cash Flow From Operations</b>	<b>\$ 38,155.29</b>	<b>\$ 56,657.47</b>	<b>-</b>	<b>\$ 94,812.76</b>	<b>\$ -</b>	
<b>Balance Sheet Items</b>						
10115 Due to from Reserves	(4,500.00)	(1,500.00)	\$ 18,000	(6,000.00)	6,000.00	-
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>\$ 33,655.29</b>	<b>\$ 55,157.47</b>	<b>-</b>	<b>\$ 88,812.76</b>	<b>-</b>	<b>-</b>
<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>	<b>\$ 144,621.73</b>		<b>\$ 110,966.44</b>		
<b>Cash Balance End of the Month</b>	<b>\$ 144,621.73</b>	<b>\$ 199,779.20</b>		<b>\$ 199,779.20</b>		