

Coco Wood Lakes
Actual Cash Flow Report
February 28, 2022

		<u>January</u>	<u>February</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>
Cash Receipts:							
40000	Owner Assessment Fees	129,708.92	14,448.61	582,022.00	144,157.53	97,003.67	47,153.86
40017	Gate Key Cards Income	25.00	125.00	100.00	150.00	16.67	
41096	Bad Debt Collection Revenue		-	-	-	0.00	-
43000	Screening Fees		-	-	-	0.00	-
43600	Legal & Collection Fees		-	300.00	-	50.00	(50.00)
43700	Administrative Fees		-	-	-	0.00	-
44000	Late Charge Fees	326.37	259.05	2,500.00	585.42	416.67	168.75
44100	NSF Fees	40.00	40.00	-	80.00	0.00	80.00
44500	Keys, Locks & Lock-Out Fees		-	-	-	0.00	-
44605	Clubhouse Rental		-	-	-	0.00	-
45000	Misc. Income	-	-	400.00	-	66.67	(66.67)
45010	Newsletter Income		-	1,000.00	-	166.67	(166.67)
46000	Interest Income	15.05	14.54	500.00	29.59	83.33	(53.74)
					-		
	Total Cash Receipts	\$ 130,115.34	\$ 14,887.20	\$ 586,822	\$ 145,002.54	\$ 97,803.67	\$ 47,065.54

Cash Disbursements:

60000	Salary Expenses	315.00	-	3,000.00	315.00	500.00	185.00
62000	Electric- Clubhouse	2,124.97	1,391.33	15,100.00	3,516.30	2,516.67	(999.63)
62010	Electric- Street Lights	1,990.32	1,990.32	22,600.00	3,980.64	3,766.67	(213.97)
62100	Water & Sewer	535.01	-	5,000.00	535.01	833.33	298.32
62400	Trash Removal	81.11	-	1,000.00	81.11	166.67	85.56
62500	Telephone	432.11	300.86	5,200.00	732.97	866.67	133.70
63000	Management Fee Expense	10,577.50	10,577.50	139,430.00	21,155.00	23,238.33	2,083.33
63100	Legal Expense	25.00	-	5,000.00	25.00	833.33	808.33
63103	Legal - Litigations	120.00	-	15,000.00	120.00	2,500.00	2,380.00
63105	Legal Document Expense	130.00	-	1,000.00	130.00	166.67	36.67
63300	Audit Fees		4,200.00	4,500.00	4,200.00	750.00	(3,450.00)
63400	Other Professional Fees		-	100.00	-	16.67	16.67
63500	Landscaping	2,349.92	2,349.92	29,880.00	4,699.84	4,980.00	280.16
63510	Lakes/Canals/Preserves	525.00	525.00	6,300.00	1,050.00	1,050.00	-
63520	Pool/Spa Maintenance	450.00	-	5,950.00	450.00	991.67	541.67
63530	Pest Control Contract		77.04	924.00	77.04	154.00	76.96
63541	Termite Contract		-	530.00	-	88.33	88.33
63550	Security Alarm Monitoring		-	257.00	-	42.83	42.83
63564	Fitness Machine Maint.		214.00	1,200.00	214.00	200.00	(14.00)
63575	Cable Contract Service	16,810.37	16,810.37	203,112.00	33,620.74	33,852.00	231.26
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	266.67	(1,333.33)
64000	Administrative & General		-	1,000.00	-	166.67	166.67
64002	Fire Extinguisher Inspection		-	800.00	-	133.33	133.33
64003	Admin and General - Election Monitoring		3,499.75	3,700.00	3,499.75	616.67	(2,883.08)
64010	Annual Corporate Report		-	62.00	-	10.33	10.33
64120	Bad Debt Exp.		-	2,500.00	-	416.67	416.67
64140	Gate / Key Cards Exp.		-	300.00	-	50.00	50.00
64200	Bank Charges	25.00	37.00	200.00	62.00	33.33	(28.67)
64250	Licenses, Taxes & Permits		-	2,200.00	-	366.67	366.67
64300	Office Supplies		-	500.00	-	83.33	83.33
64350	Postage	78.60	712.02	1,500.00	790.62	250.00	(540.62)
64355	Subscriptions & Memberships		150.00	150.00	150.00	25.00	(125.00)
64370	Computer Expense	74.89	-	200.00	74.89	33.33	(41.56)
64372	Office Equipment & Rental	304.62	311.88	750.00	616.50	125.00	(491.50)

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64545	Newsletters	323.74	258.99	1,800.00	582.73	300.00	(282.73)
65000	Common Area Supplies	-	150.86	500.00	150.86	83.33	(67.53)
65030	Pool/Spa Supplies	61.88	-	1,000.00	61.88	166.67	104.79
65035	HVAC Supplies	-	-	100.00	-	16.67	16.67
65050	Hardware Supplies	-	-	100.00	-	16.67	16.67
65065	Lock & Key Supplies	-	-	100.00	-	16.67	16.67
65100	Cleaning Supplies	-	-	1,000.00	-	166.67	166.67
65117	Tree Trimming	-	-	6,500.00	-	1,083.33	1,083.33
65330	R & M - Fire safety Maint.	-	-	100.00	-	16.67	16.67
65333	R & M - HVAC Total	-	-	-	0	-	-
65342	R & M - Pool	1,898.00	1,724.65	2,200.00	3,622.65	366.67	(3,255.98)
65343	R & M - Lighting	-	-	100.00	-	16.67	16.67
65346	R & M - Signage	-	-	500.00	-	83.33	83.33
65354	R & M - General	651.75	-	1,500.00	651.75	250.00	(401.75)
65357	R & M - Plumbing	-	62.39	250.00	62.39	41.67	(20.72)
65360	R & M - Bldg Maint. & Repairs	-	1,500.00	5,000.00	1,500.00	833.33	(666.67)
65361	R & M Sprinklers	2,190.00	85.00	1,250.00	2,275.00	208.33	(2,066.67)
65366	Landscape Extras	-	770.00	6,000.00	770.00	1,000.00	230.00
65388	R&M Contingency	-	-	3,000.00	-	500.00	500.00
65400	COVID-19 Supplies	34.24	10.67	500.00	44.91	83.33	38.42
66000	Property & Gen'l Liab Ins.	-	-	57,777.00	-	9,629.50	9,629.50
70400	Replacement Reserve Transfer	-	-	-	-	-	-
70437	Common Area Improvements	-	-	17,000.00	-	2,833.33	2,833.33
	Total Cash Disbursements	43,709.03	\$ 47,709.55	\$ 586,822	\$ 91,418.58	\$ 97,803.67	\$ 6,385.09
	Net Cash Flow From Operations	86,406.31	\$ (32,822.35)	-	\$ 53,583.96	\$ -	
	Balance Sheet Items						
10115	Due to from Reserves	(1,500.00)	(1,500.00)	\$ 18,000	(3,000.00)	3,000.00	-
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	-	-	-	-	-	-
	Net Cash Flow	84,906.31	\$ (34,322.35)	-	\$ 50,583.96	\$ -	
	Cash Balance Beginning of the Period	\$ 110,966.44	\$ 195,872.75		\$ 110,966.44		
	Cash Balance End of the Month	\$ 195,872.75	\$ 161,550.40		\$ 161,550.40		