

**Coco Wood Lakes**  
**Actual Cash Flow Report**  
**January 31, 2022**

		<u>January</u>	<u>2022</u>	<u>Year To Date</u>	<u>Year To Date</u>	<u>Year To Date</u>
		<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b><u>Cash Receipts:</u></b>						
40000	Owner Assessment Fees	129,708.92	582,022.00	129,708.92	48,501.83	81,207.09
40017	Gate Key Cards Income	25.00	100.00	25.00	8.33	
41096	Bad Debt Collection Revenue	-	-	-	0.00	-
43000	Screening Fees	-	-	-	0.00	-
43600	Legal & Collection Fees	-	300.00	-	25.00	(25.00)
43700	Administrative Fees	-	-	-	0.00	-
44000	Late Charge Fees	326.37	2,500.00	326.37	208.33	118.04
44100	NSF Fees	40.00	-	40.00	0.00	40.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	0.00	-
45000	Misc. Income	-	400.00	-	33.33	(33.33)
45010	Newsletter Income	-	1,000.00	-	83.33	(83.33)
46000	Interest Income	15.05	500.00	15.05	41.67	(26.62)
		-	-	-	-	-
	<b>Total Cash Receipts</b>	<b>\$ 130,115.34</b>	<b>\$ 586,822</b>	<b>\$ 130,115.34</b>	<b>\$ 48,901.83</b>	<b>\$ 81,196.84</b>

**Cash Disbursements:**

60000	Salary Expenses	315.00	3,000.00	315.00	250.00	(65.00)
62000	Electric- Clubhouse	2,124.97	15,100.00	2,124.97	1,258.33	(866.64)
62010	Electric- Street Lights	1,990.32	22,600.00	1,990.32	1,883.33	(106.99)
62100	Water & Sewer	535.01	5,000.00	535.01	416.67	(118.34)
62400	Trash Removal	81.11	1,000.00	81.11	83.33	2.22
62500	Telephone	432.11	5,200.00	432.11	433.33	1.22
63000	Management Fee Expense	10,577.50	139,430.00	10,577.50	11,619.17	1,041.67
63100	Legal Expense	25.00	5,000.00	25.00	416.67	391.67
63103	Legal - Litigations	120.00	15,000.00	120.00	1,250.00	1,130.00
63105	Legal Document Expense	130.00	1,000.00	130.00	83.33	(46.67)
63300	Audit Fees	-	4,500.00	-	375.00	375.00
63400	Other Professional Fees	-	100.00	-	8.33	8.33
63500	Landscaping	2,349.92	29,880.00	2,349.92	2,490.00	140.08
63510	Lakes/Canals/Preserves	525.00	6,300.00	525.00	525.00	-
63520	Pool/Spa Maintenance	450.00	5,950.00	450.00	495.83	45.83
63530	Pest Control Contract	-	924.00	-	77.00	77.00
63541	Termite Contract	-	530.00	-	44.17	44.17
63550	Security Alarm Monitoring	-	257.00	-	21.42	21.42
63564	Fitness Machine Maint.	-	1,200.00	-	100.00	100.00
63575	Cable Contract Service	16,810.37	203,112.00	16,810.37	16,926.00	115.63
63591	HVAC Contract	1,600.00	1,600.00	1,600.00	133.33	(1,466.67)
64000	Administrative & General	-	1,000.00	-	83.33	83.33
64002	Fire Extinguisher Inspection	-	800.00	-	66.67	66.67
64003	Admin and General - Election Monitoring	-	3,700.00	-	308.33	308.33
64010	Annual Corporate Report	-	62.00	-	5.17	5.17
64120	Bad Debt Exp.	-	2,500.00	-	208.33	208.33
64140	Gate / Key Cards Exp.	-	300.00	-	25.00	25.00
64200	Bank Charges	25.00	200.00	25.00	16.67	(8.33)
64250	Licenses, Taxes & Permits	-	2,200.00	-	183.33	183.33
64300	Office Supplies	-	500.00	-	41.67	41.67
64350	Postage	78.60	1,500.00	78.60	125.00	46.40
64355	Subscriptions & Memberships	-	150.00	-	12.50	12.50
64370	Computer Expense	74.89	200.00	74.89	16.67	(58.22)
64372	Office Equipment & Rental	304.62	750.00	304.62	62.50	(242.12)
64545	Newsletters	323.74	1,800.00	323.74	150.00	(173.74)
65000	Common Area Supplies	-	500.00	-	41.67	41.67
65030	Pool/Spa Supplies	61.88	1,000.00	61.88	83.33	21.45

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	January	2022	Year To Date	Year To Date	Year To Date
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
65035	-	100.00	-	8.33	8.33
65050	-	100.00	-	8.33	8.33
65065	-	100.00	-	8.33	8.33
65100	-	1,000.00	-	83.33	83.33
65117	-	6,500.00	-	541.67	541.67
65330	-	100.00	-	8.33	8.33
65333	-	-	-	0	-
65342	1,898.00	2,200.00	1,898.00	183.33	(1,714.67)
65343	-	100.00	-	8.33	8.33
65346	-	500.00	-	41.67	41.67
65354	651.75	1,500.00	651.75	125.00	(526.75)
65357	-	250.00	-	20.83	20.83
65360	-	5,000.00	-	416.67	416.67
65361	2,190.00	1,250.00	2,190.00	104.17	(2,085.83)
65366	-	6,000.00	-	500.00	500.00
65388	-	3,000.00	-	250.00	250.00
65400	34.24	500.00	34.24	41.67	7.43
66000	-	57,777.00	-	4,814.75	4,814.75
70400	-	-	-	-	-
70437	-	17,000.00	-	1,416.67	1,416.67
	-	-	-	-	-
<b>Total Cash Disbursements</b>	<b>\$ 43,709.03</b>	<b>\$ 586,822</b>	<b>\$ 43,709.03</b>	<b>\$ 48,901.83</b>	<b>\$ 5,192.80</b>
<b>Net Cash Flow From Operations</b>	<b>\$ 86,406.31</b>	<b>-</b>	<b>\$ 86,406.31</b>	<b>\$ -</b>	
<b>Balance Sheet Items</b>					
10115	(1,500.00)	\$ 18,000	(1,500.00)	1,500.00	-
10201	-	-	-	-	-
11001	-	-	-	-	-
11215	-	-	-	-	-
11400	-	-	-	-	-
14010	-	-	-	-	-
14020	-	-	-	-	-
14035	-	-	-	-	-
20010	-	-	-	-	-
20050	-	-	-	-	-
35000	-	-	-	-	-
39001	-	-	-	-	-
<b>Net Cash Flow</b>	<b>\$ 84,906.31</b>	<b>-</b>	<b>\$ 84,906.31</b>	<b>-</b>	<b>-</b>
<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>		<b>\$ 110,966.44</b>		
<b>Cash Balance End of the Month</b>	<b>\$ 195,872.75</b>		<b>\$ 195,872.75</b>		