

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

		<u>Jan- June</u>	<u>July</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	309,576.76	107,151.48	582,022.00	416,728.24	339,512.83	77,215.41
40017	Gate Key Cards Income	150.00	175.00	100.00	325.00	58.33	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	175.00	(175.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	1,352.54	211.30	2,500.00	1,563.84	1,458.33	105.51
44100	NSF Fees	120.00	80.00	-	200.00	0.00	200.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	5.00	-	400.00	5.00	233.33	(228.33)
45010	Newsletter Income	806.00	-	1,000.00	806.00	583.33	222.67
46000	Interest Income	84.09	14.38	500.00	98.47	291.67	(193.20)
	<b>Total Cash Receipts</b>	<b>\$ 312,094.39</b>	<b>\$ 107,632.16</b>	<b>\$ 586,822</b>	<b>\$ 419,726.55</b>	<b>\$ 342,312.83</b>	<b>\$ 77,147.05</b>

**Cash Disbursements:**

60000	Salary Expenses	1,660.00	-	3,000.00	1,660.00	1,750.00	90.00
62000	Electric- Clubhouse	8,324.57	3,396.50	15,100.00	11,721.07	8,808.33	(2,912.74)
62010	Electric- Street Lights	11,945.74	1,992.23	22,600.00	13,937.97	13,183.33	(754.64)
62100	Water & Sewer	3,260.76	546.71	5,000.00	3,807.47	2,916.67	(890.80)
62400	Trash Removal	243.33	-	1,000.00	243.33	583.33	340.00
62500	Telephone	2,732.21	301.61	5,200.00	3,033.82	3,033.33	(0.49)
63000	Management Fee Expense	69,830.24	11,621.00	139,430.00	81,451.24	81,334.17	(117.07)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	2,916.67	426.67
63103	Legal - Litigations	946.00	-	15,000.00	946.00	8,750.00	7,804.00
63105	Legal Document Expense	1,326.00	-	1,000.00	1,326.00	583.33	(742.67)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	2,625.00	(1,575.00)
63400	Other Professional Fees	-	-	100.00	-	58.33	58.33
63500	Landscaping	14,099.52	2,349.92	29,880.00	16,449.44	17,430.00	980.56
63510	Lakes/Canals/Preserves	2,625.00	525.00	6,300.00	3,150.00	3,675.00	525.00
63520	Pool/Spa Maintenance	2,350.00	450.00	5,950.00	2,800.00	3,470.83	670.83
63530	Pest Control Contract	462.24	-	924.00	462.24	539.00	76.76
63541	Termite Contract	517.00	-	530.00	517.00	309.17	(207.83)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	149.92	(106.75)
63564	Fitness Machine Maint.	428.00	-	1,200.00	428.00	700.00	272.00
63575	Cable Contract Service	100,862.22	16,810.37	203,112.00	117,672.59	118,482.00	809.41
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	933.33	(666.67)
64000	Administrative & General	144.00	-	1,000.00	144.00	583.33	439.33
64002	Fire Extinguisher Inspection	92.02	-	800.00	92.02	466.67	374.65
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	2,158.33	(4,341.85)
64010	Annual Corporate Report	61.25	-	62.00	61.25	36.17	(25.08)
64120	Bad Debt Exp.	-	-	2,500.00	-	1,458.33	1,458.33
64140	Gate / Key Cards Exp.	239.18	-	300.00	239.18	175.00	(64.18)
64200	Bank Charges	111.00	12.00	200.00	123.00	116.67	(6.33)
64250	Licenses, Taxes & Permits	475.00	-	2,200.00	475.00	1,283.33	808.33
64300	Office Supplies	298.41	-	500.00	298.41	291.67	(6.74)
64350	Postage	1,460.69	78.60	1,500.00	1,539.29	875.00	(664.29)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	87.50	(62.50)
64370	Computer Expense	124.88	-	200.00	124.88	116.67	(8.21)
64372	Office Equipment & Rental	2,397.56	-	750.00	2,397.56	437.50	(1,960.06)

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545 Newsletters	1,486.03	241.06	1,800.00	1,727.09	1,050.00	(677.09)
65000 Common Area Supplies	421.28	686.50	500.00	1,107.78	291.67	(816.11)
65030 Pool/Spa Supplies	61.88	-	1,000.00	61.88	583.33	521.45
65035 HVAC Supplies	-	-	100.00	-	58.33	58.33
65050 Hardware Supplies	-	-	100.00	-	58.33	58.33
65065 Lock & Key Supplies	-	-	100.00	-	58.33	58.33
65100 Cleaning Supplies	334.28	-	1,000.00	334.28	583.33	249.05
65117 Tree Trimming	6,335.00	-	6,500.00	6,335.00	3,791.67	(2,543.33)
65330 R & M - Fire safety Maint.	-	-	100.00	-	58.33	58.33
65333 R & M - HVAC Total	-	-	-	-	0	-
65342 R & M - Pool	8,332.65	1,243.00	2,200.00	9,575.65	1,283.33	(8,292.32)
65343 R & M - Lighting	-	-	100.00	-	58.33	58.33
65346 R & M - Signage	-	-	500.00	-	291.67	291.67
65354 R & M - General	991.75	95.00	1,500.00	1,086.75	875.00	(211.75)
65357 R & M - Plumbing.	62.39	-	250.00	62.39	145.83	83.44
65360 R & M - Bldg Maint. & Repairs	4,310.80	-	5,000.00	4,310.80	2,916.67	(1,394.13)
65361 R & M Sprinklers	3,439.00	-	1,250.00	3,439.00	729.17	(2,709.83)
65366 Landscape Extras	770.00	-	6,000.00	770.00	3,500.00	2,730.00
65388 R&M Contingency	-	-	3,000.00	-	1,750.00	1,750.00
65400 COVID-19 Supplies	333.93	-	500.00	333.93	291.67	(42.26)
66000 Property & Gen'l Liab Ins.	-	-	57,777.00	-	33,703.25	33,703.25
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	3,452.91	148.55	17,000.00	3,601.46	9,916.67	6,315.21
	-	-	-	-	-	-
<b>Total Cash Disbursements</b>	<b>\$ 272,545.57</b>	<b>\$ 40,498.05</b>	<b>\$ 586,822</b>	<b>\$ 313,043.62</b>	<b>\$ 342,312.83</b>	<b>\$ 29,269.21</b>
<b>Net Cash Flow From Operations</b>	<b>\$ 39,548.82</b>	<b>\$ 67,134.11</b>	<b>-</b>	<b>\$ 106,682.93</b>	<b>\$ -</b>	
<b>Balance Sheet Items</b>						
10115 Due to from Reserves	(9,000.00)	(1,500.00)	\$ 18,000	(10,500.00)	10,500.00	-
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>\$ 30,548.82</b>	<b>\$ 65,634.11</b>	<b>-</b>	<b>\$ 96,182.93</b>	<b>\$ -</b>	
<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>	<b>\$ 141,515.26</b>		<b>\$ 110,966.44</b>		
<b>Cash Balance End of the Month</b>	<b>\$ 141,515.26</b>	<b>\$ 207,149.37</b>		<b>\$ 207,149.37</b>		