

Coco Wood Lakes
Actual Cash Flow Report
June 30, 2022

		<u>Jan- May</u>	<u>June</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	285,656.74	23,920.02	582,022.00	309,576.76	291,011.00	18,565.76
40017	Gate Key Cards Income	150.00	-	100.00	150.00	50.00	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	150.00	(150.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	1,352.54	393.33	2,500.00	1,352.54	1,250.00	102.54
44100	NSF Fees	120.00	-	-	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	200.00	(195.00)
45010	Newsletter Income	806.00	-	1,000.00	806.00	500.00	306.00
46000	Interest Income	72.84	11.25	500.00	84.09	250.00	(165.91)
	Total Cash Receipts	\$ 288,163.12	\$ 24,324.60	\$ 586,822	\$ 312,094.39	\$ 293,411.00	\$ 18,583.39
Cash Disbursements:							
60000	Salary Expenses	715.00	945.00	3,000.00	1,660.00	1,500.00	(160.00)
62000	Electric- Clubhouse	6,714.54	1,610.03	15,100.00	8,324.57	7,550.00	(774.57)
62010	Electric- Street Lights	9,953.51	1,992.23	22,600.00	11,945.74	11,300.00	(645.74)
62100	Water & Sewer	2,725.75	535.01	5,000.00	3,260.76	2,500.00	(760.76)
62400	Trash Removal	243.33	-	1,000.00	243.33	500.00	256.67
62500	Telephone	2,298.55	433.66	5,200.00	2,732.21	2,600.00	(132.21)
63000	Management Fee Expense	58,209.24	11,621.00	139,430.00	69,830.24	69,715.00	(115.24)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	2,500.00	10.00
63103	Legal - Litigations	634.00	312.00	15,000.00	946.00	7,500.00	6,554.00
63105	Legal Document Expense	1,326.00	-	1,000.00	1,326.00	500.00	(826.00)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	2,250.00	(1,950.00)
63400	Other Professional Fees	-	-	100.00	-	50.00	50.00
63500	Landscaping	11,749.60	2,349.92	29,880.00	14,099.52	14,940.00	840.48
63510	Lakes/Canals/Preserves	1,575.00	1,050.00	6,300.00	2,625.00	3,150.00	525.00
63520	Pool/Spa Maintenance	2,350.00	-	5,950.00	2,350.00	2,975.00	625.00
63530	Pest Control Contract	308.16	154.08	924.00	462.24	462.00	(0.24)
63541	Termite Contract	-	517.00	530.00	517.00	265.00	(252.00)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	128.50	(128.17)
63564	Fitness Machine Maint.	428.00	-	1,200.00	428.00	600.00	172.00
63575	Cable Contract Service	84,051.85	16,810.37	203,112.00	100,862.22	101,556.00	693.78
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	800.00	(800.00)
64000	Administrative & General	109.00	35.00	1,000.00	144.00	500.00	356.00
64002	Fire Extinguisher Inspection	-	92.02	800.00	92.02	400.00	307.98
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	1,850.00	(4,650.18)
64010	Annual Corporate Report	61.25	-	62.00	61.25	31.00	(30.25)
64120	Bad Debt Exp.	-	-	2,500.00	-	1,250.00	1,250.00
64140	Gate / Key Cards Exp.	239.18	-	300.00	239.18	150.00	(89.18)
64200	Bank Charges	111.00	-	200.00	111.00	100.00	(11.00)
64250	Licenses, Taxes & Permits	475.00	-	2,200.00	475.00	1,100.00	625.00
64300	Office Supplies	95.22	203.19	500.00	298.41	250.00	(48.41)
64350	Postage	1,324.09	136.60	1,500.00	1,460.69	750.00	(710.69)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	75.00	(75.00)
64370	Computer Expense	74.89	49.99	200.00	124.88	100.00	(24.88)
64372	Office Equipment & Rental	2,397.56	215.00	750.00	2,397.56	375.00	(2,022.56)

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	Jan- May <u>Actual</u>	June <u>Actual</u>	2022 <u>Budget</u>	Year To Date <u>Actual</u>	Year To Date <u>Budget</u>	Year To Date <u>Variance</u>	
64545	Newsletters	1,486.03	-	1,800.00	1,486.03	900.00	(586.03)
65000	Common Area Supplies	307.40	113.88	500.00	421.28	250.00	(171.28)
65030	Pool/Spa Supplies	61.88	-	1,000.00	61.88	500.00	438.12
65035	HVAC Supplies	-	-	100.00	-	50.00	50.00
65050	Hardware Supplies	-	-	100.00	-	50.00	50.00
65065	Lock & Key Supplies	-	-	100.00	-	50.00	50.00
65100	Cleaning Supplies	293.62	40.66	1,000.00	334.28	500.00	165.72
65117	Tree Trimming	6,335.00	-	6,500.00	6,335.00	3,250.00	(3,085.00)
65330	R & M - Fire safety Maint.	-	-	100.00	-	50.00	50.00
65333	R & M - HVAC Total	-	-	-	-	0	-
65342	R & M - Pool	8,332.65	-	2,200.00	8,332.65	1,100.00	(7,232.65)
65343	R & M - Lighting	-	-	100.00	-	50.00	50.00
65346	R & M - Signage	-	-	500.00	-	250.00	250.00
65354	R & M - General	991.75	-	1,500.00	991.75	750.00	(241.75)
65357	R & M - Plumbing.	62.39	-	250.00	62.39	125.00	62.61
65360	R & M - Bldg Maint. & Repairs	4,091.45	219.35	5,000.00	4,310.80	2,500.00	(1,810.80)
65361	R & M Sprinklers	3,415.00	24.00	1,250.00	3,439.00	625.00	(2,814.00)
65366	Landscape Extras	770.00	-	6,000.00	770.00	3,000.00	2,230.00
65388	R&M Contingency	-	-	3,000.00	-	1,500.00	1,500.00
65400	COVID-19 Supplies	237.63	96.30	500.00	333.93	250.00	(83.93)
66000	Property & Gen'l Liab Ins.	-	-	57,777.00	-	28,888.50	28,888.50
70400	Replacement Reserve Transfer	-	-	-	-	-	-
70437	Common Area Improvements	3,452.91	1.51	17,000.00	3,452.91	8,500.00	5,047.09
		-	-	-	-	-	-
	Total Cash Disbursements	\$ 233,204.28	\$ 39,557.80	\$ 586,822	\$ 272,545.57	\$ 293,411.00	\$ 20,865.43
	Net Cash Flow From Operations	\$ 54,958.84	\$ (15,233.20)	-	\$ 39,548.82	\$ -	
	Balance Sheet Items						
10115	Due to from Reserves	(9,000.00)	(1,500.00)	\$ 18,000	(9,000.00)	9,000.00	-
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	\$ 45,958.84	\$ (16,733.20)	-	\$ 30,548.82	-	-
	Cash Balance Beginning of the Period	\$ 199,779.20	\$ 199,779.20		\$ 110,966.44		
	Cash Balance End of the Month	\$ 245,738.04	\$ 183,046.00		\$ 141,515.26		