

Coco Wood Lakes
Actual Cash Flow Report
March 31, 2022

		<u>Jan- February</u>	<u>March</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>
<u>Cash Receipts:</u>							
40000	Owner Assessment Fees	144,157.53	30,397.60	582,022.00	174,555.13	145,505.50	29,049.63
40017	Gate Key Cards Income	150.00	-	100.00	150.00	25.00	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	75.00	(75.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	585.42	103.87	2,500.00	689.29	625.00	64.29
44100	NSF Fees	80.00	-	-	80.00	0.00	80.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	-	5.00	400.00	5.00	100.00	(95.00)
45010	Newsletter Income	-	806.00	1,000.00	806.00	250.00	556.00
46000	Interest Income	29.59	12.70	500.00	42.29	125.00	(82.71)
		-	-	-	-	-	-
	Total Cash Receipts	\$ 145,002.54	\$ 31,325.17	\$ 586,822	\$ 176,327.71	\$ 146,705.50	\$ 29,497.21
<u>Cash Disbursements:</u>							
60000	Salary Expenses	315.00	-	3,000.00	315.00	750.00	435.00
62000	Electric- Clubhouse	3,516.30	1,746.83	15,100.00	5,263.13	3,775.00	(1,488.13)
62010	Electric- Street Lights	3,980.64	1,990.32	22,600.00	5,970.96	5,650.00	(320.96)
62100	Water & Sewer	535.01	1,109.02	5,000.00	1,644.03	1,250.00	(394.03)
62400	Trash Removal	81.11	-	1,000.00	81.11	250.00	168.89
62500	Telephone	732.97	432.91	5,200.00	1,165.88	1,300.00	134.12
63000	Management Fee Expense	21,155.00	14,886.24	139,430.00	36,041.24	34,857.50	(1,183.74)
63100	Legal Expense	25.00	205.00	5,000.00	230.00	1,250.00	1,020.00
63103	Legal - Litigations	120.00	-	15,000.00	120.00	3,750.00	3,630.00
63105	Legal Document Expense	130.00	1,196.00	1,000.00	1,326.00	250.00	(1,076.00)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	1,125.00	(3,075.00)
63400	Other Professional Fees	-	-	100.00	-	25.00	25.00
63500	Landscaping	4,699.84	-	29,880.00	4,699.84	7,470.00	2,770.16
63510	Lakes/Canals/Preserves	1,050.00	525.00	6,300.00	1,575.00	1,575.00	-
63520	Pool/Spa Maintenance	450.00	450.00	5,950.00	900.00	1,487.50	587.50
63530	Pest Control Contract	77.04	-	924.00	77.04	231.00	153.96
63541	Termite Contract	-	-	530.00	-	132.50	132.50
63550	Security Alarm Monitoring	-	256.67	257.00	256.67	64.25	(192.42)
63564	Fitness Machine Maint.	214.00	-	1,200.00	214.00	300.00	86.00
63575	Cable Contract Service	33,620.74	16,810.37	203,112.00	50,431.11	50,778.00	346.89
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	400.00	(1,200.00)
64000	Administrative & General	-	109.00	1,000.00	109.00	250.00	141.00
64002	Fire Extinguisher Inspection	-	-	800.00	-	200.00	200.00
64003	Admin and General - Election Monitoring	3,499.75	3,000.43	3,700.00	6,500.18	925.00	(5,575.18)
64010	Annual Corporate Report	-	61.25	62.00	61.25	15.50	(45.75)
64120	Bad Debt Exp.	-	-	2,500.00	-	625.00	625.00
64140	Gate / Key Cards Exp.	-	119.51	300.00	119.51	75.00	(44.51)
64200	Bank Charges	62.00	-	200.00	62.00	50.00	(12.00)
64250	Licenses, Taxes & Permits	-	-	2,200.00	-	550.00	550.00
64300	Office Supplies	-	-	500.00	-	125.00	125.00
64350	Postage	790.62	376.27	1,500.00	1,166.89	375.00	(791.89)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	37.50	(112.50)
64370	Computer Expense	74.89	-	200.00	74.89	50.00	(24.89)
64372	Office Equipment & Rental	616.50	315.78	750.00	932.28	187.50	(744.78)

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
64545	Newsletters	582.73	323.74	1,800.00	906.47	450.00	(456.47)
65000	Common Area Supplies	150.86	-	500.00	150.86	125.00	(25.86)
65030	Pool/Spa Supplies	61.88	-	1,000.00	61.88	250.00	188.12
65035	HVAC Supplies	-	-	100.00	-	25.00	25.00
65050	Hardware Supplies	-	-	100.00	-	25.00	25.00
65065	Lock & Key Supplies	-	-	100.00	-	25.00	25.00
65100	Cleaning Supplies	-	181.78	1,000.00	181.78	250.00	68.22
65117	Tree Trimming	-	-	6,500.00	-	1,625.00	1,625.00
65330	R & M - Fire safety Maint.	-	-	100.00	-	25.00	25.00
65333	R & M - HVAC Total	-	-	-	-	0	-
65342	R & M - Pool	3,622.65	-	2,200.00	3,622.65	550.00	(3,072.65)
65343	R & M - Lighting	-	-	100.00	-	25.00	25.00
65346	R & M - Signage	-	-	500.00	-	125.00	125.00
65354	R & M - General	651.75	340.00	1,500.00	991.75	375.00	(616.75)
65357	R & M - Plumbing,	62.39	-	250.00	62.39	62.50	0.11
65360	R & M - Bldg Maint. & Repairs	1,500.00	-	5,000.00	1,500.00	1,250.00	(250.00)
65361	R & M Sprinklers	2,275.00	-	1,250.00	2,275.00	312.50	(1,962.50)
65366	Landscape Extras	770.00	-	6,000.00	770.00	1,500.00	730.00
65388	R&M Contingency	-	-	3,000.00	-	750.00	750.00
65400	COVID-19 Supplies	44.91	192.72	500.00	237.63	125.00	(112.63)
66000	Property & Gen'l Liab Ins.	-	-	57,777.00	-	14,444.25	14,444.25
70400	Replacement Reserve Transfer	-	-	-	-	-	-
70437	Common Area Improvements	-	2,125.00	17,000.00	2,125.00	4,250.00	2,125.00
	Total Cash Disbursements	\$ 91,418.58	\$ 46,753.84	\$ 586,822	\$ 138,172.42	\$ 146,705.50	\$ 8,533.08
	Net Cash Flow From Operations	\$ 53,583.96	\$ (15,428.67)	-	\$ 38,155.29	\$ -	
	Balance Sheet Items						
10115	Due to from Reserves	(3,000.00)	(1,500.00)	\$ 18,000	(4,500.00)	4,500.00	-
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	-	-	-	-	-	-
	Net Cash Flow	\$ 50,583.96	\$ (16,928.67)		\$ 33,655.29		
	Cash Balance Beginning of the Period	\$ 110,966.44	\$ 161,550.40		\$ 110,966.44		
	Cash Balance End of the Month	\$ 161,550.40	\$ 144,621.73		\$ 144,621.73		