

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

		<u>Jan- April</u>	<u>May</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	277,520.06	8,136.68	582,022.00	285,656.74	242,509.17	43,147.57
40017	Gate Key Cards Income	150.00	-	100.00	150.00	41.67	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	125.00	(125.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	959.21	181.81	2,500.00	959.21	1,041.67	(82.46)
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	166.67	(161.67)
45010	Newsletter Income	806.00	-	1,000.00	806.00	416.67	389.33
46000	Interest Income	56.90	15.94	500.00	72.84	208.33	(135.49)
	<b>Total Cash Receipts</b>	<b>\$ 279,617.17</b>	<b>\$ 8,334.43</b>	<b>\$ 586,822</b>	<b>\$ 287,769.79</b>	<b>\$ 244,509.17</b>	<b>\$ 43,152.29</b>
<b>Cash Disbursements:</b>							
60000	Salary Expenses	715.00	-	3,000.00	715.00	1,250.00	535.00
62000	Electric- Clubhouse	6,714.54	-	15,100.00	6,714.54	6,291.67	(422.87)
62010	Electric- Street Lights	9,953.51	1,992.23	22,600.00	9,953.51	9,416.67	(536.84)
62100	Water & Sewer	2,725.75	542.81	5,000.00	2,725.75	2,083.33	(642.42)
62400	Trash Removal	81.11	162.22	1,000.00	243.33	416.67	173.34
62500	Telephone	2,298.55	433.66	5,200.00	2,298.55	2,166.67	(131.88)
63000	Management Fee Expense	58,209.24	11,621.00	139,430.00	58,209.24	58,095.83	(113.41)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	2,083.33	(406.67)
63103	Legal - Litigations	120.00	514.00	15,000.00	634.00	6,250.00	5,616.00
63105	Legal Document Expense	1,326.00	-	1,000.00	1,326.00	416.67	(909.33)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	1,875.00	(2,325.00)
63400	Other Professional Fees	-	-	100.00	-	41.67	41.67
63500	Landscaping	11,749.60	2,349.92	29,880.00	11,749.60	12,450.00	700.40
63510	Lakes/Canals/Preserves	1,575.00	-	6,300.00	1,575.00	2,625.00	1,050.00
63520	Pool/Spa Maintenance	2,350.00	450.00	5,950.00	2,350.00	2,479.17	129.17
63530	Pest Control Contract	231.12	77.04	924.00	308.16	385.00	76.84
63541	Termite Contract	-	-	530.00	-	220.83	220.83
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	107.08	(149.59)
63564	Fitness Machine Maint.	214.00	214.00	1,200.00	428.00	500.00	72.00
63575	Cable Contract Service	84,051.85	16,810.37	203,112.00	84,051.85	84,630.00	578.15
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	666.67	(933.33)
64000	Administrative & General	109.00	-	1,000.00	109.00	416.67	307.67
64002	Fire Extinguisher Inspection	-	-	800.00	-	333.33	333.33
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	1,541.67	(4,958.51)
64010	Annual Corporate Report	61.25	-	62.00	61.25	25.83	(35.42)
64120	Bad Debt Exp.	-	-	2,500.00	-	1,041.67	1,041.67
64140	Gate / Key Cards Exp.	239.18	-	300.00	239.18	125.00	(114.18)
64200	Bank Charges	111.00	25.00	200.00	111.00	83.33	(27.67)
64250	Licenses, Taxes & Permits	-	475.00	2,200.00	475.00	916.67	441.67
64300	Office Supplies	-	95.22	500.00	95.22	208.33	113.11
64350	Postage	1,324.09	78.60	1,500.00	1,324.09	625.00	(699.09)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	62.50	(87.50)
64370	Computer Expense	74.89	-	200.00	74.89	83.33	8.44
64372	Office Equipment & Rental	2,182.56	98.39	750.00	2,182.56	312.50	(1,870.06)

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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	255.82	1,800.00	1,486.03	750.00 (736.03)
65000	Common Area Supplies	264.90	42.50	500.00	307.40	208.33 (99.07)
65030	Pool/Spa Supplies	61.88	-	1,000.00	61.88	416.67 354.79
65035	HVAC Supplies	-	-	100.00	-	41.67 41.67
65050	Hardware Supplies	-	-	100.00	-	41.67 41.67
65065	Lock & Key Supplies	-	-	100.00	-	41.67 41.67
65100	Cleaning Supplies	181.78	111.84	1,000.00	293.62	416.67 123.05
65117	Tree Trimming	-	6,335.00	6,500.00	6,335.00	2,708.33 (3,626.67)
65330	R & M - Fire safety Maint.	-	-	100.00	-	41.67 41.67
65333	R & M - HVAC Total	-	-	-	-	0 -
65342	R & M - Pool	8,332.65	2,110.00	2,200.00	8,332.65	916.67 (7,415.98)
65343	R & M - Lighting	-	-	100.00	-	41.67 41.67
65346	R & M - Signage	-	-	500.00	-	208.33 208.33
65354	R & M - General	991.75	-	1,500.00	991.75	625.00 (366.75)
65357	R & M - Plumbing.	62.39	-	250.00	62.39	104.17 41.78
65360	R & M - Bldg Maint. & Repairs	1,700.00	2,391.45	5,000.00	4,091.45	2,083.33 (2,008.12)
65361	R & M Sprinklers	3,415.00	1,040.00	1,250.00	3,415.00	520.83 (2,894.17)
65366	Landscape Extras	770.00	-	6,000.00	770.00	2,500.00 1,730.00
65388	R&M Contingency	-	-	3,000.00	-	1,250.00 1,250.00
65400	COVID-19 Supplies	237.63	-	500.00	237.63	208.33 (29.30)
66000	Property & Gen'l Liab Ins.	-	-	57,777.00	-	24,073.75 24,073.75
70400	Replacement Reserve Transfer	-	-	-	-	- -
70437	Common Area Improvements	3,312.30	139.10	17,000.00	3,451.40	7,083.33 3,631.93
	<b>Total Cash Disbursements</b>	<b>\$ 222,430.40</b>	<b>\$ 48,365.17</b>	<b>\$ 586,822</b>	<b>\$ 232,987.77</b>	<b>\$ 244,509.17 \$ 11,521.40</b>
	<b>Net Cash Flow From Operations</b>	<b>\$ 57,186.77</b>	<b>\$ (40,030.74)</b>	<b>-</b>	<b>\$ 54,782.02</b>	<b>\$ -</b>
	<b>Balance Sheet Items</b>					
10115	Due to from Reserves	(7,500.00)	(1,500.00)	\$ 18,000	(7,500.00)	7,500.00 -
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>\$ 49,686.77</b>	<b>\$ (41,530.74)</b>	<b>-</b>	<b>\$ 47,282.02</b>	<b>-</b>
	<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>	<b>\$ 199,779.20</b>	<b>-</b>	<b>\$ 110,966.44</b>	<b>-</b>
	<b>Cash Balance End of the Month</b>	<b>\$ 160,653.21</b>	<b>\$ 158,248.46</b>	<b>-</b>	<b>\$ 158,248.46</b>	<b>-</b>