

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

		<u>Jan- Sept</u>	<u>October</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	444,683.70	111,631.87	582,022.00	556,315.57	485,018.33	71,297.24
40017	Gate Key Cards Income	325.00	25.00	100.00	350.00	83.33	-
41096	Bad Debt Collection Revenue	-	-	-	-	0.00	-
43000	Screening Fees	-	-	-	-	0.00	-
43600	Legal & Collection Fees	-	-	300.00	-	250.00	(250.00)
43700	Administrative Fees	-	-	-	-	0.00	-
44000	Late Charge Fees	2,036.97	447.28	2,500.00	2,484.25	2,083.33	400.92
44100	NSF Fees	360.00	-	-	360.00	0.00	360.00
44500	Keys, Locks & Lock-Out Fees	-	-	-	-	0.00	-
44605	Clubhouse Rental	-	-	-	-	0.00	-
45000	Misc. Income	272.74	22.00	400.00	294.74	333.33	(38.59)
45010	Newsletter Income	1,356.00	-	1,000.00	1,356.00	833.33	522.67
46000	Interest Income	126.52	43.13	500.00	169.65	416.67	(247.02)
	<b>Total Cash Receipts</b>	<b>\$ 449,160.93</b>	<b>\$ 112,169.28</b>	<b>\$ 586,822</b>	<b>\$ 561,330.21</b>	<b>\$ 489,018.33</b>	<b>\$ 72,045.21</b>
<b>Cash Disbursements:</b>							
60000	Salary Expenses	4,166.00	-	3,000.00	4,166.00	2,500.00	(1,666.00)
62000	Electric- Clubhouse	15,211.29	1,468.42	15,100.00	16,679.71	12,583.33	(4,096.38)
62010	Electric- Street Lights	17,918.01	1,990.02	22,600.00	19,908.03	18,833.33	(1,074.70)
62100	Water & Sewer	4,947.69	609.11	5,000.00	5,556.80	4,166.67	(1,390.13)
62400	Trash Removal	654.53	-	1,000.00	654.53	833.33	178.80
62500	Telephone	4,035.25	479.69	5,200.00	4,514.94	4,333.33	(181.61)
63000	Management Fee Expense	104,693.24	11,621.00	139,430.00	116,314.24	116,191.67	(122.57)
63100	Legal Expense	2,490.00	-	5,000.00	2,490.00	4,166.67	1,676.67
63103	Legal - Litigations	2,195.00	797.50	15,000.00	2,992.50	12,500.00	9,507.50
63105	Legal Document Expense	3,022.50	-	1,000.00	3,022.50	833.33	(2,189.17)
63300	Audit Fees	4,200.00	-	4,500.00	4,200.00	3,750.00	(450.00)
63400	Other Professional Fees	-	-	100.00	-	83.33	83.33
63500	Landscaping	20,364.28	-	29,880.00	20,364.28	24,900.00	4,535.72
63510	Lakes/Canals/Preserves	4,200.00	525.00	6,300.00	4,725.00	5,250.00	525.00
63520	Pool/Spa Maintenance	4,600.00	450.00	5,950.00	5,050.00	4,958.33	(91.67)
63530	Pest Control Contract	616.32	77.04	924.00	693.36	770.00	76.64
63541	Termite Contract	517.00	-	530.00	517.00	441.67	(75.33)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	214.17	(42.50)
63564	Fitness Machine Maint.	642.00	-	1,200.00	642.00	1,000.00	358.00
63575	Cable Contract Service	151,293.33	16,810.37	203,112.00	168,103.70	169,260.00	1,156.30
63591	HVAC Contract	1,600.00	-	1,600.00	1,600.00	1,333.33	(266.67)
64000	Administrative & General	144.00	203.26	1,000.00	347.26	833.33	486.07
64002	Fire Extinguisher Inspection	92.02	-	800.00	92.02	666.67	574.65
64003	Admin and General - Election Monitoring	6,500.18	-	3,700.00	6,500.18	3,083.33	(3,416.85)
64010	Annual Corporate Report	61.25	-	62.00	61.25	51.67	(9.58)
64120	Bad Debt Exp.	-	-	2,500.00	-	2,083.33	2,083.33
64140	Gate / Key Cards Exp.	315.88	-	300.00	315.88	250.00	(65.88)
64200	Bank Charges	183.00	-	200.00	183.00	166.67	(16.33)
64250	Licenses, Taxes & Permits	475.00	-	2,200.00	475.00	1,833.33	1,358.33
64300	Office Supplies	298.41	157.68	500.00	456.09	416.67	(39.42)
64350	Postage	1,696.49	378.60	1,500.00	2,075.09	1,250.00	(825.09)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	125.00	(25.00)
64370	Computer Expense	124.88	-	200.00	124.88	166.67	41.79
64372	Office Equipment & Rental	2,397.56	94.14	750.00	2,491.70	625.00	(1,866.70)

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64545 Newsletters	1,968.48	244.01	1,800.00	2,212.49	1,500.00	(712.49)
65000 Common Area Supplies	1,928.99	57.92	500.00	1,986.91	416.67	(1,570.24)
65030 Pool/Spa Supplies	61.88	-	1,000.00	61.88	833.33	771.45
65035 HVAC Supplies	-	-	100.00	-	83.33	83.33
65050 Hardware Supplies	-	-	100.00	-	83.33	83.33
65065 Lock & Key Supplies	-	-	100.00	-	83.33	83.33
65100 Cleaning Supplies	334.28	214.99	1,000.00	549.27	833.33	284.06
65117 Tree Trimming	6,490.00	-	6,500.00	6,490.00	5,416.67	(1,073.33)
65330 R & M - Fire safety Maint.	-	-	100.00	-	83.33	83.33
65333 R & M - HVAC Total	-	-	-	-	0	-
65342 R & M - Pool	12,292.65	100.00	2,200.00	12,392.65	1,833.33	(10,559.32)
65343 R & M - Lighting	-	-	100.00	-	83.33	83.33
65346 R & M - Signage	-	-	500.00	-	416.67	416.67
65354 R & M - General	1,435.75	-	1,500.00	1,435.75	1,250.00	(185.75)
65357 R & M - Plumbing.	139.39	-	250.00	139.39	208.33	68.94
65360 R & M - Bldg Maint. & Repairs	6,352.63	42.69	5,000.00	6,395.32	4,166.67	(2,228.65)
65361 R & M Sprinklers	3,646.00	20.00	1,250.00	3,666.00	1,041.67	(2,624.33)
65366 Landscape Extras	859.00	4,075.00	6,000.00	4,934.00	5,000.00	66.00
65388 R&M Contingency	-	-	3,000.00	-	2,500.00	2,500.00
65400 COVID-19 Supplies	385.23	-	500.00	385.23	416.67	31.44
66000 Property & Gen'l Liab Ins.	-	-	57,777.00	-	48,147.50	48,147.50
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	3,737.53	-	17,000.00	3,737.53	14,166.67	10,429.14
	-	-	-	-	-	-
<b>Total Cash Disbursements</b>	<b>\$ 399,693.59</b>	<b>\$ 40,416.44</b>	<b>\$ 586,822</b>	<b>\$ 440,110.03</b>	<b>\$ 489,018.33</b>	<b>\$ 48,908.30</b>
<b>Net Cash Flow From Operations</b>	<b>\$ 49,467.34</b>	<b>\$ 71,752.84</b>	<b>-</b>	<b>\$ 121,220.18</b>	<b>\$ -</b>	<b>-</b>
<b>Balance Sheet Items</b>						
10115 Due to from Reserves	(13,500.00)	(1,500.00)	\$ 18,000	(15,000.00)	15,000.00	-
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	-	-	-	-	-	-
<b>Net Cash Flow</b>	<b>\$ 35,967.34</b>	<b>\$ 70,252.84</b>	<b>-</b>	<b>\$ 106,220.18</b>	<b>-</b>	<b>-</b>
<b>Cash Balance Beginning of the Period</b>	<b>\$ 110,966.44</b>	<b>\$ 146,933.78</b>		<b>\$ 110,966.44</b>		
<b>Cash Balance End of the Month</b>	<b>\$ 146,933.78</b>	<b>\$ 217,186.62</b>		<b>\$ 217,186.62</b>		