

Coco Wood Lakes
Actual Cash Flow Report
February 28, 2023

		<u>Jan- Jan</u>	<u>February</u>	<u>2023</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	139,516.98	10,689.81	647,547.00	150,206.79	107,924.50	42,282.29
40017	Gate Key Cards Income	75.00	-	200.00	75.00	33.33	41.67
44000	Late Charge Fees	320.79	358.23	2,000.00	679.02	333.33	345.69
44100	NSF Fees	-	40.00	-	40.00	0.00	40.00
44780	Cable Revenue	-	-	9,825.00	-	1,637.50	(1,637.50)
45000	Misc. Income	135.26	150.00	-	285.26	0.00	285.26
45010	Newsletter Income	-	-	1,000.00	-	166.67	(166.67)
46000	Interest Income	769.59	654.61	200.00	1,424.20	33.33	1,390.87
					-		
	Total Cash Receipts	\$ 140,817.62	\$ 11,892.65	\$ 660,772	\$ 152,710.27	\$ 110,128.67	\$ 42,581.60

Cash Disbursements:

60000	Salary Expenses	150.00	-	7,000.00	150.00	1,166.67	1,016.67
62000	Electric- Clubhouse	-	-	20,000.00	-	3,333.33	3,333.33
62010	Electric- Street Lights	2,152.46	5,234.68	25,000.00	7,387.14	4,166.67	(3,220.47)
62100	Water & Sewer	643.73	683.93	7,000.00	1,327.66	1,166.67	(160.99)
62400	Trash Removal	-	-	1,000.00	-	166.67	166.67
62500	Telephone	519.52	362.91	5,200.00	882.43	866.67	(15.76)
63000	Management Fee Expense	11,853.42	11,853.42	144,753.00	23,706.84	24,125.50	418.66
63100	Legal Expense	-	-	7,000.00	-	1,166.67	1,166.67
63103	Legal - Litigations	275.00	-	5,000.00	275.00	833.33	558.33
63105	Legal Document Expense	-	-	260.00	-	43.33	43.33
63300	Audit Fees	-	2,075.00	4,500.00	2,075.00	750.00	(1,325.00)
63400	Other Professional Fees	-	-	100.00	-	16.67	16.67
63500	Landscaping	2,395.00	2,395.00	31,971.00	4,790.00	5,328.50	538.50
63510	Lakes/Canals/Preserves	562.00	-	7,046.00	562.00	1,174.33	612.33
63520	Pool/Spa Maintenance	475.00	475.00	6,373.00	950.00	1,062.17	112.17
63530	Pest Control Contract	85.60	-	924.00	85.60	154.00	68.40
63541	Termite Contract	-	-	530.00	-	88.33	88.33
63550	Security Alarm Monitoring	-	-	257.00	-	42.83	42.83
63564	Fitness Machine Maint.	-	-	856.00	-	142.67	142.67
63575	Cable Contract Service	17,486.95	17,486.95	212,100.00	34,973.90	35,350.00	376.10
63591	HVAC Contract	-	1,760.00	1,760.00	1,760.00	293.33	(1,466.67)
64000	Administrative & General	-	-	1,000.00	-	166.67	166.67
64002	Fire Extinguisher Inspection	-	-	100.00	-	16.67	16.67
64003	Admin and General - Election Monitoring	1,532.50	-	6,500.00	1,532.50	1,083.33	(449.17)
64010	Annual Corporate Report	-	-	62.00	-	10.33	10.33
64120	Bad Debt Exp.	-	-	2,500.00	-	416.67	416.67
64140	Gate / Key Cards Exp.	-	120.75	480.00	120.75	80.00	(40.75)
64200	Bank Charges	13.48	52.16	200.00	65.64	33.33	(32.31)
64250	Licenses, Taxes & Permits	-	-	2,500.00	-	416.67	416.67
64300	Office Supplies	502.89	-	800.00	502.89	133.33	(369.56)
64350	Postage	318.60	78.60	2,000.00	397.20	333.33	(63.87)
64355	Subscriptions & Memberships	-	-	150.00	-	25.00	25.00
64370	Computer Expense	-	-	200.00	-	33.33	33.33

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545 Newsletters	243.08	285.37	4,000.00	528.45	666.67	138.22
65000 Common Area Supplies	238.44	481.84	2,500.00	720.28	416.67	(303.61)
65030 Pool/Spa Supplies	-	-	500.00	-	83.33	83.33
65035 HVAC Supplies	-	-	100.00	-	16.67	16.67
65050 Hardware Supplies	-	-	100.00	-	16.67	16.67
65065 Lock & Key Supplies	-	-	100.00	-	16.67	16.67
65100 Cleaning Supplies	85.60	-	1,000.00	85.60	166.67	81.07
65117 Tree Trimming	-	-	6,500.00	-	1,083.33	1,083.33
65330 R & M - Fire safety Maint.	-	-	100.00	-	16.67	16.67
65342 R & M - Pool	-	2,032.00	17,500.00	2,032.00	2,916.67	884.67
65343 R & M - Lighting	-	28.89	100.00	28.89	16.67	(12.22)
65346 R & M - Signage	-	-	500.00	-	83.33	83.33
65354 R & M - General	-	-	1,800.00	-	300.00	300.00
65357 R & M - Plumbing.	-	-	250.00	-	41.67	41.67
65360 R & M - Bldg Maint. & Repairs	4,450.00	-	8,600.00	4,450.00	1,433.33	(3,016.67)
65361 R & M Sprinklers	-	95.00	2,500.00	95.00	416.67	321.67
65366 Landscape Extras	-	-	6,000.00	-	1,000.00	1,000.00
65388 R&M Contingency	-	-	3,000.00	-	500.00	500.00
65400 COVID-19 Supplies	-	-	500.00	-	83.33	83.33
66000 Property & Gen'l Liab Ins.	9,644.12	9,644.12	95,000.00	19,288.24	15,833.33	(3,454.91)
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	-	-	5,000.00	-	833.33	833.33
	-	-	-	-	-	-
Total Cash Disbursements	\$ 53,627.39	\$ 55,145.62	\$ 660,772	\$ 108,773.01	\$ 110,128.67	\$ 1,355.66
Net Cash Flow From Operations	\$ 87,190.23	\$ (43,252.97)	-	\$ 43,937.26	\$ -	
<u>Balance Sheet Items</u>						
10115 Due to from Reserves	(1,666.67)	(1,666.67)	\$ 20,000	(3,333.34)	3,333.33	(0.01)
10201 Working Capital Close out funds	-	-	-	-	-	-
20003 US Bank Credit Card	-	(47.14)	-	(47.14)	-	(47.14)
20050 Insurance Payable	-	-	-	-	-	-
Net Cash Flow	\$ 85,523.56	\$ (44,966.78)		\$ 40,556.78		
Cash Balance Beginning of the Period	\$ 188,016.29	\$ 273,539.85		\$ 188,016.29		
Cash Balance End of the Month	\$ 273,539.85	\$ 228,573.07		\$ 228,573.07		