

Coco Wood Lakes
Actual Cash Flow Report
April 30, 2023

		Jan- March	April	2023	Year To Date	Year To Date	Year To Date
		<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	150,206.79	120,969.25	647,547.00	298,374.46	215,849.00	82,525.46
40017	Gate Key Cards Income	75.00	-	200.00	100.00	66.67	33.33
44000	Late Charge Fees	679.02	442.17	2,000.00	1,289.54	666.67	622.87
44100	NSF Fees	40.00	80.00	-	120.00	0.00	120.00
44780	Cable Revenue	-	-	9,825.00	-	3,275.00	(3,275.00)
45000	Misc. Income	285.26	480.00	-	901.66	0.00	901.66
45010	Newsletter Income	-	65.00	1,000.00	1,014.00	333.33	680.67
46000	Interest Income	1,424.20	639.06	200.00	2,651.70	66.67	2,585.03
					-		
	Total Cash Receipts	\$ 152,710.27	\$ 122,675.48	\$ 660,772	\$ 304,451.36	\$ 220,257.33	\$ 84,194.03

Cash Disbursements:

60000	Salary Expenses	150.00	-	7,000.00	150.00	2,333.33	2,183.33
62000	Electric- Clubhouse	3,083.33	1,207.86	20,000.00	5,979.70	6,666.67	686.97
62010	Electric- Street Lights	4,303.81	2,199.99	25,000.00	8,655.15	8,333.33	(321.82)
62100	Water & Sewer	1,327.66	724.13	7,000.00	2,751.80	2,333.33	(418.47)
62400	Trash Removal	-	588.64	1,000.00	588.64	333.33	(255.31)
62500	Telephone	882.43	326.70	5,200.00	1,672.19	1,733.33	61.14
63000	Management Fee Expense	23,706.84	11,853.42	144,753.00	47,413.68	48,251.00	837.32
63100	Legal Expense	-	510.00	7,000.00	960.00	2,333.33	1,373.33
63103	Legal - Litigations	275.00	-	5,000.00	4,384.14	1,666.67	(2,717.47)
63105	Legal Document Expense	-	360.00	260.00	1,140.00	86.67	(1,053.33)
63300	Audit Fees	2,075.00	-	4,500.00	4,150.00	1,500.00	(2,650.00)
63400	Other Professional Fees	-	-	100.00	-	33.33	33.33
63500	Landscaping	4,790.00	2,395.00	31,971.00	9,580.00	10,657.00	1,077.00
63510	Lakes/Canals/Preserves	562.00	562.00	7,046.00	1,686.00	2,348.67	662.67
63520	Pool/Spa Maintenance	950.00	-	6,373.00	1,425.00	2,124.33	699.33
63530	Pest Control Contract	85.60	85.60	924.00	256.80	308.00	51.20
63541	Termite Contract	-	-	530.00	517.00	176.67	(340.33)
63550	Security Alarm Monitoring	-	-	257.00	256.67	85.67	(171.00)
63564	Fitness Machine Maint.	-	-	856.00	200.00	285.33	85.33
63575	Cable Contract Service	34,973.90	17,491.04	212,100.00	69,966.19	70,700.00	733.81
63591	HVAC Contract	1,760.00	-	1,760.00	1,760.00	586.67	(1,173.33)
64000	Administrative & General	-	61.25	1,000.00	440.14	333.33	(106.81)
64002	Fire Extinguisher Inspection	-	-	100.00	-	33.33	33.33
64003	Admin and General - Election Monitoring	1,532.50	-	6,500.00	4,344.58	2,166.67	(2,177.91)
64010	Annual Corporate Report	-	-	62.00	-	20.67	20.67
64120	Bad Debt Exp.	-	-	2,500.00	-	833.33	833.33
64140	Gate / Key Cards Exp.	120.75	-	480.00	120.75	160.00	39.25
64200	Bank Charges	65.64	1.88	200.00	68.56	66.67	(1.89)
64250	Licenses, Taxes & Permits	-	475.00	2,500.00	475.00	833.33	358.33
64300	Office Supplies	502.89	562.31	800.00	1,077.60	266.67	(810.93)
64350	Postage	397.20	146.71	2,000.00	1,680.19	666.67	(1,013.52)
64355	Subscriptions & Memberships	-	-	150.00	150.00	50.00	(100.00)
64370	Computer Expense	-	-	200.00	-	66.67	66.67

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64545 Newsletters	528.45	290.78	4,000.00	1,104.60	1,333.33	228.73
65000 Common Area Supplies	720.28	19.25	2,500.00	779.08	833.33	54.25
65030 Pool/Spa Supplies	-	-	500.00	-	166.67	166.67
65035 HVAC Supplies	-	-	100.00	-	33.33	33.33
65050 Hardware Supplies	-	-	100.00	-	33.33	33.33
65065 Lock & Key Supplies	-	-	100.00	-	33.33	33.33
65100 Cleaning Supplies	85.60	353.04	1,000.00	466.96	333.33	(133.63)
65117 Tree Trimming	-	-	6,500.00	-	2,166.67	2,166.67
65330 R & M - Fire safety Maint.	-	-	100.00	-	33.33	33.33
65342 R & M - Pool	2,032.00	1,350.00	17,500.00	6,063.24	5,833.33	(229.91)
65343 R & M - Lighting	28.89	-	100.00	53.20	33.33	(19.87)
65346 R & M - Signage	-	-	500.00	-	166.67	166.67
65354 R & M - General	-	-	1,800.00	17.14	600.00	582.86
65357 R & M - Plumbing.	-	-	250.00	77.00	83.33	6.33
65360 R & M - Bldg Maint. & Repairs	4,450.00	1,500.00	8,600.00	6,100.00	2,866.67	(3,233.33)
65361 R & M Sprinklers	95.00	-	2,500.00	95.00	833.33	738.33
65366 Landscape Extras	-	-	6,000.00	2,574.00	2,000.00	(574.00)
65388 R&M Contingency	-	-	3,000.00	-	1,000.00	1,000.00
65400 COVID-19 Supplies	-	-	500.00	73.38	166.67	93.29
66000 Property & Gen'l Liab Ins.	19,288.24	9,644.12	95,000.00	38,576.48	31,666.67	(6,909.81)
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	-	-	5,000.00	-	1,666.67	1,666.67
				-		
Total Cash Disbursements	\$ 108,773.01	\$ 52,708.72	\$ 660,772	\$ 227,829.86	\$ 220,257.33	\$ (7,572.53)
Net Cash Flow From Operations	\$ 43,937.26	\$ 69,966.76	-	\$ 76,621.50	\$ -	
Balance Sheet Items						
10115 Due to from Reserves	(3,333.34)	(1,666.67)	\$ 20,000	(6,666.68)	6,666.67	(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	\$ 40,556.78	\$ 68,300.09		\$ 69,907.68		
Cash Balance Beginning of the Period	\$ 188,016.29	\$ 189,623.88		\$ 188,016.29		
Cash Balance End of the Month	\$ 228,573.07	\$ 257,923.97		\$ 257,923.97		