

Coco Wood Lakes
Actual Cash Flow Report
May 31, 2023

		<u>Jan- April</u>	<u>May</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	298,374.46	16,042.59	647,547.00	314,417.05	269,811.25	44,605.80
40017	Gate Key Cards Income	100.00	-	200.00	100.00	83.33	16.67
44000	Late Charge Fees	1,289.54	531.36	2,000.00	1,820.90	833.33	987.57
44100	NSF Fees	120.00	40.00	-	160.00	0.00	160.00
44780	Cable Revenue	-	-	9,825.00	-	4,093.75	(4,093.75)
45000	Misc. Income	901.66	194.81	-	1,096.47	0.00	1,096.47
45010	Newsletter Income	1,014.00	-	1,000.00	1,014.00	416.67	597.33
46000	Interest Income	2,651.70	704.49	200.00	3,356.19	83.33	3,272.86
					-		
	Total Cash Receipts	\$ 304,451.36	\$ 17,513.25	\$ 660,772	\$ 321,964.61	\$ 275,321.67	\$ 46,642.94

Cash Disbursements:

60000	Salary Expenses	150.00	-	7,000.00	150.00	2,916.67	2,766.67
62000	Electric- Clubhouse	5,979.70	1,194.43	20,000.00	7,174.13	8,333.33	1,159.20
62010	Electric- Street Lights	8,655.15	2,187.84	25,000.00	10,842.99	10,416.67	(426.32)
62100	Water & Sewer	2,751.80	599.51	7,000.00	3,351.31	2,916.67	(434.64)
62400	Trash Removal	588.64	83.62	1,000.00	672.26	416.67	(255.59)
62500	Telephone	1,672.19	261.40	5,200.00	1,933.59	2,166.67	233.08
63000	Management Fee Expense	47,413.68	11,853.42	144,753.00	59,267.10	60,313.75	1,046.65
63100	Legal Expense	960.00	270.00	7,000.00	1,230.00	2,916.67	1,686.67
63103	Legal - Litigations	4,384.14	368.50	5,000.00	4,752.64	2,083.33	(2,669.31)
63105	Legal Document Expense	1,140.00	-	260.00	1,140.00	108.33	(1,031.67)
63300	Audit Fees	4,150.00	-	4,500.00	4,150.00	1,875.00	(2,275.00)
63400	Other Professional Fees	-	-	100.00	-	41.67	41.67
63500	Landscaping	9,580.00	2,395.00	31,971.00	11,975.00	13,321.25	1,346.25
63510	Lakes/Canals/Preserves	1,686.00	1,124.00	7,046.00	2,810.00	2,935.83	125.83
63520	Pool/Spa Maintenance	1,425.00	1,025.00	6,373.00	2,450.00	2,655.42	205.42
63530	Pest Control Contract	256.80	85.60	924.00	342.40	385.00	42.60
63541	Termite Contract	517.00	-	530.00	517.00	220.83	(296.17)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	107.08	(149.59)
63564	Fitness Machine Maint.	200.00	214.00	856.00	414.00	356.67	(57.33)
63575	Cable Contract Service	69,966.19	17,491.04	212,100.00	87,457.23	88,375.00	917.77
63591	HVAC Contract	1,760.00	-	1,760.00	1,760.00	733.33	(1,026.67)
64000	Administrative & General	440.14	-	1,000.00	440.14	416.67	(23.47)
64002	Fire Extinguisher Inspection	-	-	100.00	-	41.67	41.67
64003	Admin and General - Election Monitoring	4,344.58	-	6,500.00	4,344.58	2,708.33	(1,636.25)
64010	Annual Corporate Report	-	-	62.00	-	25.83	25.83
64120	Bad Debt Exp.	-	-	2,500.00	-	1,041.67	1,041.67
64140	Gate / Key Cards Exp.	120.75	-	480.00	120.75	200.00	79.25
64200	Bank Charges	68.56	52.28	200.00	120.84	83.33	(37.51)
64250	Licenses, Taxes & Permits	475.00	-	2,500.00	475.00	1,041.67	566.67
64300	Office Supplies	1,077.60	-	800.00	1,077.60	333.33	(744.27)
64350	Postage	1,680.19	270.60	2,000.00	1,950.79	833.33	(1,117.46)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	62.50	(87.50)
64370	Computer Expense	-	-	200.00	-	83.33	83.33

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545 Newsletters	1,104.60	290.78	4,000.00	1,395.38	1,666.67	271.29
65000 Common Area Supplies	779.08	53.01	2,500.00	832.09	1,041.67	209.58
65030 Pool/Spa Supplies	-	-	500.00	-	208.33	208.33
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	466.96	-	1,000.00	466.96	416.67	(50.29)
65117 Tree Trimming	-	-	6,500.00	-	2,708.33	2,708.33
65330 R & M - Fire safety Maint.	-	-	100.00	-	41.67	41.67
65342 R & M - Pool	6,063.24	2,093.55	17,500.00	8,156.79	7,291.67	(865.12)
65343 R & M - Lighting	53.20	-	100.00	53.20	41.67	(11.53)
65346 R & M - Signage	-	-	500.00	-	208.33	208.33
65354 R & M - General	17.14	641.44	1,800.00	658.58	750.00	91.42
65357 R & M - Plumbing.	77.00	-	250.00	77.00	104.17	27.17
65360 R & M - Bldg Maint. & Repairs	6,100.00	641.08	8,600.00	6,741.08	3,583.33	(3,157.75)
65361 R & M Sprinklers	95.00	360.00	2,500.00	455.00	1,041.67	586.67
65366 Landscape Extras	2,574.00	200.00	6,000.00	2,774.00	2,500.00	(274.00)
65388 R&M Contingency	-	-	3,000.00	-	1,250.00	1,250.00
65400 COVID-19 Supplies	73.38	-	500.00	73.38	208.33	134.95
66000 Property & Gen'l Liab Ins.	48,269.60	9,693.12	95,000.00	48,269.60	39,583.33	(8,686.27)
70400 Replacement Reserve Transfer	-	-	-	-	-	-
70437 Common Area Improvements	-	-	5,000.00	-	2,083.33	2,083.33
	-	-	-	-	-	-
Total Cash Disbursements	\$ 237,522.98	\$ 53,449.22	\$ 660,772	\$ 281,279.08	\$ 275,321.67	\$ (5,957.41)
Net Cash Flow From Operations	\$ 66,928.38	\$ (35,935.97)	-	\$ 40,685.53	\$ -	-
Balance Sheet Items						
10115 Due to from Reserves	(6,666.68)	(1,666.67)	\$ 20,000	(8,333.35)	8,333.33	(0.02)
10201 Working Capital Close out funds	-	-	-	-	-	-
20003 US Bank Credit Card	(47.14)	-	-	(47.14)	-	(47.14)
20050 Insurance Payable	-	-	-	-	-	-
Net Cash Flow	\$ 60,214.56	\$ (37,602.64)	-	\$ 32,305.04	-	-
Cash Balance Beginning of the Period	\$ 188,016.29	\$ 257,923.97	-	\$ 188,016.29	-	-
Cash Balance End of the Month	\$ 248,230.85	\$ 220,321.33	-	\$ 220,321.33	-	-