

Coco Wood Lakes
Actual Cash Flow Report
July 31, 2023

		<u>Jan- June</u>	<u>July</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>
Cash Receipts:							
40000	Owner Assessment Fees	342,549.79	\$111,961.01	647,547.00	454,510.80	323,773.50	130,737.30
40017	Gate Key Cards Income	100.00	\$0.00	200.00	100.00	100.00	-
44000	Late Charge Fees	1,874.67	\$172.63	2,000.00	2,047.30	1,000.00	1,047.30
44100	NSF Fees	160.00	\$0.00	-	160.00	0.00	160.00
44780	Cable Revenue	818.75	\$818.75	9,825.00	1,637.50	4,912.50	(3,275.00)
45000	Misc. Income	1,206.47	\$120.26	-	1,326.73	0.00	1,326.73
45010	Newsletter Income	1,014.00	\$0.00	1,000.00	1,014.00	500.00	514.00
46000	Interest Income	3,916.50	\$226.88	200.00	4,143.38	100.00	4,043.38
					-		
	Total Cash Receipts	\$ 351,640.18	\$ 113,299.53	\$ 660,772	\$ 464,939.71	\$ 330,386.00	\$ 134,553.71

Cash Disbursements:

60000	Salary Expenses	150.00	-	7,000.00	150.00	3,500.00	3,350.00
62000	Electric- Clubhouse	7,340.03	1,701.26	20,000.00	9,041.29	10,000.00	958.71
62010	Electric- Street Lights	12,037.42	2,176.36	25,000.00	14,213.78	12,500.00	(1,713.78)
62100	Water & Sewer	5,571.31	603.53	7,000.00	6,174.84	3,500.00	(2,674.84)
62400	Trash Removal	1,271.77	167.24	1,000.00	1,439.01	500.00	(939.01)
62500	Telephone	2,462.36	318.20	5,200.00	2,780.56	2,600.00	(180.56)
63000	Management Fee Expense	59,528.50	11,853.42	144,753.00	71,381.92	72,376.50	994.58
63100	Legal Expense	12,813.42	-	7,000.00	12,813.42	3,500.00	(9,313.42)
63103	Legal - Litigations	4,654.14	-	5,000.00	4,654.14	2,500.00	(2,154.14)
63105	Legal Document Expense	1,508.50	-	260.00	1,508.50	130.00	(1,378.50)
63300	Audit Fees	4,500.00	-	4,500.00	4,500.00	2,250.00	(2,250.00)
63400	Other Professional Fees	-	-	100.00	-	50.00	50.00
63500	Landscaping	11,975.00	2,395.00	31,971.00	14,370.00	15,985.50	1,615.50
63510	Lakes/Canals/Preserves	4,081.00	562.00	7,046.00	4,643.00	3,523.00	(1,120.00)
63520	Pool/Spa Maintenance	2,549.00	750.00	6,373.00	3,299.00	3,186.50	(112.50)
63530	Pest Control Contract	1,367.40	85.60	924.00	1,453.00	462.00	(991.00)
63541	Termite Contract	602.60	-	530.00	602.60	265.00	(337.60)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	128.50	(128.17)
63564	Fitness Machine Maint.	414.00	-	856.00	414.00	428.00	14.00
63575	Cable Contract Service	104,948.27	17,491.04	212,100.00	122,439.31	106,050.00	(16,389.31)
63591	HVAC Contract	1,760.00	-	1,760.00	1,760.00	880.00	(880.00)
64000	Administrative & General	440.14	487.45	1,000.00	927.59	500.00	(427.59)
64002	Fire Extinguisher Inspection	-	-	100.00	-	50.00	50.00
64003	Admin and General - Election Monitoring	4,344.58	-	6,500.00	4,344.58	3,250.00	(1,094.58)
64010	Annual Corporate Report	-	-	62.00	-	31.00	31.00
64120	Bad Debt Exp.	-	-	2,500.00	-	1,250.00	1,250.00
64140	Gate / Key Cards Exp.	120.75	122.00	480.00	242.75	240.00	(2.75)
64200	Bank Charges	122.28	-	200.00	122.28	100.00	(22.28)
64250	Licenses, Taxes & Permits	475.00	-	2,500.00	475.00	1,250.00	775.00
64300	Office Supplies	1,077.60	-	800.00	1,077.60	400.00	(677.60)
64350	Postage	2,029.39	78.60	2,000.00	2,107.99	1,000.00	(1,107.99)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	75.00	(75.00)
64370	Computer Expense	-	-	200.00	-	100.00	100.00

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
64545	1,686.16	290.78	4,000.00	1,976.94	2,000.00	23.06
65000	832.09	-	2,500.00	832.09	1,250.00	417.91
65030	-	-	500.00	-	250.00	250.00
65035	-	-	100.00	-	50.00	50.00
65050	-	-	100.00	-	50.00	50.00
65065	-	102.08	100.00	102.08	50.00	(52.08)
65100	466.96	-	1,000.00	466.96	500.00	33.04
65117	-	-	6,500.00	-	3,250.00	3,250.00
65330	-	-	100.00	-	50.00	50.00
65342	8,266.79	126.80	17,500.00	8,393.59	8,750.00	356.41
65343	53.20	-	100.00	53.20	50.00	(3.20)
65346	-	-	500.00	-	250.00	250.00
65354	953.58	-	1,800.00	953.58	900.00	(53.58)
65357	77.00	-	250.00	77.00	125.00	48.00
65360	6,979.16	-	8,600.00	6,979.16	4,300.00	(2,679.16)
65361	601.00	150.00	2,500.00	751.00	1,250.00	499.00
65366	2,874.00	-	6,000.00	2,874.00	3,000.00	126.00
65388	-	-	3,000.00	-	1,500.00	1,500.00
65400	73.38	-	500.00	73.38	250.00	176.62
66000	57,913.72	9,644.12	95,000.00	67,557.84	47,500.00	(20,057.84)
70400	-	-	-	-	-	-
70437	-	-	5,000.00	-	2,500.00	2,500.00
	-	-	-	-	-	-
Total Cash Disbursements	329,328.17	\$ 49,105.48	\$ 660,772	\$ 378,433.65	\$ 330,386.00	\$ (48,047.65)
Net Cash Flow From Operations	22,312.01	\$ 64,194.05	-	\$ 86,506.06	\$ -	
Balance Sheet Items						
10115	(11,666.69)	(1,666.67)	\$ 20,000	(11,666.69)	10,000.00	(1,666.69)
10201	-	-	-	-	-	-
11001	-	-	-	-	-	-
11215	-	-	-	-	-	-
11400	-	-	-	-	-	-
14010	-	-	-	-	-	-
14020	-	-	-	-	-	-
14035	-	-	-	-	-	-
20003	(68.54)	(1,645.78)	-	(1,714.32)	-	(1,714.32)
20050	-	-	-	-	-	-
Net Cash Flow	10,576.78	\$ 60,881.60		\$ 73,125.05		
Cash Balance Beginning of the Period	\$ 261,141.34	\$ 200,259.74		\$ 188,016.29		
Cash Balance End of the Month	\$ 271,718.12	\$ 261,141.34		\$ 261,141.34		