

**Coco Wood Lakes**  
**Actual Cash Flow Report**  
**August 31, 2023**

		<u>Jan- July</u>	<u>August</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>
<b><u>Cash Receipts:</u></b>							
40000	Owner Assessment Fees	454,510.80	11,840.34	647,547.00	466,351.14	431,698.00	34,653.14
40017	Gate Key Cards Income	100.00	-	200.00	100.00	133.33	(33.33)
44000	Late Charge Fees	2,047.30	365.40	2,000.00	2,412.70	1,333.33	1,079.37
44100	NSF Fees	160.00	40.00	-	200.00	0.00	200.00
44780	Cable Revenue	1,637.50	-	9,825.00	1,637.50	6,550.00	(4,912.50)
45000	Misc. Income	1,326.73	-	-	1,326.73	0.00	1,326.73
45010	Newsletter Income	1,014.00	-	1,000.00	1,014.00	666.67	347.33
46000	Interest Income	4,143.38	-	200.00	4,143.38	133.33	4,010.05
				-			
	<b>Total Cash Receipts</b>	<b>\$ 464,939.71</b>	<b>\$ 12,245.74</b>	<b>\$ 660,772</b>	<b>\$ 477,185.45</b>	<b>\$ 440,514.67</b>	<b>\$ 36,670.78</b>

**Cash Disbursements:**

60000	Salary Expenses	150.00	-	7,000.00	150.00	4,666.67	4,516.67
62000	Electric- Clubhouse	9,041.29	1,748.61	20,000.00	10,789.90	13,333.33	2,543.43
62010	Electric- Street Lights	14,213.78	2,176.36	25,000.00	16,390.14	16,666.67	276.53
62100	Water & Sewer	6,174.84	559.31	7,000.00	6,734.15	4,666.67	(2,067.48)
62400	Trash Removal	1,439.01	83.62	1,000.00	1,522.63	666.67	(855.96)
62500	Telephone	2,780.56	311.73	5,200.00	3,092.29	3,466.67	374.38
63000	Management Fee Expense	71,381.92	13,538.06	144,753.00	84,919.98	96,502.00	11,582.02
63100	Legal Expense	12,813.42	450.00	7,000.00	13,263.42	4,666.67	(8,596.75)
63103	Legal - Litigations	4,654.14	630.00	5,000.00	5,284.14	3,333.33	(1,950.81)
63105	Legal Document Expense	1,508.50	-	260.00	1,508.50	173.33	(1,335.17)
63300	Audit Fees	4,500.00	-	4,500.00	4,500.00	3,000.00	(1,500.00)
63400	Other Professional Fees	-	-	100.00	-	66.67	66.67
63500	Landscaping	14,370.00	2,395.00	31,971.00	16,765.00	21,314.00	4,549.00
63510	Lakes/Canals/Preserves	4,643.00	562.00	7,046.00	5,205.00	4,697.33	(507.67)
63520	Pool/Spa Maintenance	3,299.00	1,500.00	6,373.00	4,799.00	4,248.67	(550.33)
63530	Pest Control Contract	1,453.00	85.60	924.00	1,538.60	616.00	(922.60)
63541	Termite Contract	602.60	-	530.00	602.60	353.33	(249.27)
63550	Security Alarm Monitoring	256.67	-	257.00	256.67	171.33	(85.34)
63564	Fitness Machine Maint.	414.00	200.00	856.00	614.00	570.67	(43.33)
63575	Cable Contract Service	122,439.31	17,491.04	212,100.00	139,930.35	141,400.00	1,469.65
63591	HVAC Contract	1,760.00	-	1,760.00	1,760.00	1,173.33	(586.67)
64000	Administrative & General	927.59	-	1,000.00	927.59	666.67	(260.92)
64002	Fire Extinguisher Inspection	-	-	100.00	-	66.67	66.67
64003	Admin and General - Election Monitoring	4,344.58	-	6,500.00	4,344.58	4,333.33	(11.25)
64010	Annual Corporate Report	-	-	62.00	-	41.33	41.33
64120	Bad Debt Exp.	-	-	2,500.00	-	1,666.67	1,666.67
64140	Gate / Key Cards Exp.	242.75	-	480.00	242.75	320.00	77.25
64200	Bank Charges	122.28	-	200.00	122.28	133.33	11.05
64250	Licenses, Taxes & Permits	475.00	-	2,500.00	475.00	1,666.67	1,191.67
64300	Office Supplies	1,077.60	15.89	800.00	1,093.49	533.33	(560.16)
64350	Postage	2,107.99	254.78	2,000.00	2,362.77	1,333.33	(1,029.44)
64355	Subscriptions & Memberships	150.00	-	150.00	150.00	100.00	(50.00)
64370	Computer Expense	-	-	200.00	-	133.33	133.33

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	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
64545	Newsletters	1,976.94	290.78	4,000.00	2,267.72	398.95	
65000	Common Area Supplies	832.09	119.64	2,500.00	951.73	714.94	
65030	Pool/Spa Supplies	-	-	500.00	-	333.33	
65035	HVAC Supplies	-	-	100.00	-	66.67	
65050	Hardware Supplies	-	-	100.00	-	66.67	
65065	Lock & Key Supplies	102.08	-	100.00	102.08	(35.41)	
65100	Cleaning Supplies	466.96	-	1,000.00	466.96	199.71	
65117	Tree Trimming	-	6,250.00	6,500.00	6,250.00	(1,916.67)	
65330	R & M - Fire safety Maint.	-	-	100.00	-	66.67	
65342	R & M - Pool	8,393.59	1,940.15	17,500.00	10,333.74	1,332.93	
65343	R & M - Lighting	53.20	-	100.00	53.20	13.47	
65346	R & M - Signage	-	-	500.00	-	333.33	
65354	R & M - General	953.58	287.05	1,800.00	1,240.63	(40.63)	
65357	R & M - Plumbing.	77.00	-	250.00	77.00	89.67	
65360	R & M - Bldg Maint. & Repairs	6,979.16	41.73	8,600.00	7,020.89	(1,287.56)	
65361	R & M Sprinklers	751.00	-	2,500.00	751.00	915.67	
65366	Landscape Extras	2,874.00	200.00	6,000.00	3,074.00	926.00	
65388	R&M Contingency	-	-	3,000.00	-	2,000.00	
65400	COVID-19 Supplies	73.38	-	500.00	73.38	259.95	
66000	Property & Gen'l Liab Ins.	67,557.84	9,644.12	95,000.00	77,201.96	(13,868.63)	
70400	Replacement Reserve Transfer	-	-	-	-	-	
70437	Common Area Improvements	-	-	5,000.00	-	3,333.33	
		-	-	-	-	-	
	<b>Total Cash Disbursements</b>	<b>378,433.65</b>	<b>60,775.47</b>	<b>\$ 660,772</b>	<b>\$ 439,209.12</b>	<b>\$ 440,514.67</b>	<b>\$ 1,305.55</b>
	<b>Net Cash Flow From Operations</b>	<b>86,506.06</b>	<b>\$ (48,529.73)</b>	<b>-</b>	<b>\$ 37,976.33</b>	<b>\$ -</b>	
	<b>Balance Sheet Items</b>						
10115	Due to from Reserves	(11,666.69)	(1,666.67)	\$ 20,000	(13,333.36)	13,333.33	(0.03)
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	-	-	-	-	-	-
20003	US Bank Credit Card	(1,714.32)	(82.19)	-	(1,796.51)	-	(1,796.51)
20050	Insurance Payable	-	-	-	-	-	-
	<b>Net Cash Flow</b>	<b>73,125.05</b>	<b>\$ (50,278.59)</b>	<b>-</b>	<b>\$ 22,846.46</b>	<b>-</b>	<b>-</b>
	<b>Cash Balance Beginning of the Period</b>	<b>\$ 188,016.29</b>	<b>\$ 261,141.34</b>	<b>-</b>	<b>\$ 188,016.29</b>	<b>-</b>	<b>-</b>
	<b>Cash Balance End of the Month</b>	<b>\$ 261,141.34</b>	<b>\$ 210,862.75</b>	<b>-</b>	<b>\$ 210,862.75</b>	<b>-</b>	<b>-</b>