

Cottesmore Homeowners Association

Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Assets			
1113 - WAB - Operating	\$70,872.49		\$70,872.49
1129 - WAB - Reserves		\$30,778.75	\$30,778.75
1310 - Assessment Receivable	\$3,044.77		\$3,044.77
Total Assets	\$73,917.26	\$30,778.75	\$104,696.01
Total Assets	\$73,917.26	\$30,778.75	\$104,696.01
Liabilities / Equity			
Reserves			
5280 - General Reserve		\$30,751.94	\$30,751.94
Total Reserves		\$30,751.94	\$30,751.94
Members Equity			
5500 - Fund Balance	\$30,962.49		\$30,962.49
5502 - Current Year Net Income/(Loss)	\$42,954.77	\$26.81	\$42,981.58
Total Members Equity	\$73,917.26	\$26.81	\$73,944.07
Total Liabilities / Equity	\$73,917.26	\$30,778.75	\$104,696.01

Cottesmore Homeowners Association

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Maintenance Fees	43,042.50	43,042.50	-	129,127.50	129,127.50	-	172,170.00
6115 - Late Fees & Int.	45.00	-	45.00	45.00	-	45.00	-
6130 - Operating Interest	1.58	-	1.58	9.26	-	9.26	-
6140 - Reserve Interest	3.92	-	3.92	26.81	-	26.81	-
6150 - Miscellaneous Income	-	-	-	180.00	-	180.00	-
6520 - Lely Master Fees	1,417.50	1,417.50	-	4,252.50	4,252.50	-	5,670.00
6530 - CSA Fees	12,540.00	12,540.00	-	37,620.00	37,620.00	-	50,160.00
6710 - Transfer Appl. Fees Received	-	-	-	75.00	-	75.00	-
6930 - Capital Contributions	-	-	-	2,000.00	-	2,000.00	-
Total Income	57,050.50	57,000.00	50.50	173,336.07	171,000.00	2,336.07	228,000.00
Total Income	57,050.50	57,000.00	50.50	173,336.07	171,000.00	2,336.07	228,000.00

Operating Expense

General Administration							
7110 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7120 - Annual Fees	-	5.17	5.17	61.25	36.19	(25.06)	62.00
7130 - Insurance	725.18	333.33	(391.85)	3,570.91	2,333.31	(1,237.60)	4,000.00
7145 - Office Supplies & Postage	80.00	100.00	20.00	904.65	700.00	(204.65)	1,200.00
7160 - Accounting & Legal	80.00	350.00	270.00	510.00	2,450.00	1,940.00	4,200.00
7210 - Management Services	823.75	823.75	-	5,766.25	5,766.25	-	9,885.00
7250 - Lely Master Fees	1,416.90	1,417.50	.60	4,250.70	4,252.50	1.80	5,670.00
7255 - Comprehensive Service Agreement	12,499.53	12,540.00	40.47	37,498.59	37,620.00	121.41	50,160.00
Total General Administration	15,625.36	15,569.75	(55.61)	52,572.35	53,158.25	585.90	75,177.00

Utilities							
8010 - Electricity	135.53	166.67	31.14	501.01	1,166.69	665.68	2,000.00
8020 - Telephone	36.00	44.17	8.17	259.70	309.19	49.49	530.00
Total Utilities	171.53	210.84	39.31	760.71	1,475.88	715.17	2,530.00

Maintenance & Repairs							
8310 - Landscape Contract	7,481.25	7,125.00	(356.25)	50,231.25	49,875.00	(356.25)	85,500.00
8325 - Irrigation System	1,147.75	833.33	(314.42)	5,621.20	5,833.31	212.11	10,000.00
8330 - Plant Care	-	125.00	125.00	630.00	875.00	245.00	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.67	1,666.67	1,770.00	11,666.69	9,896.69	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	1,953.00	3,500.00	1,547.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	700.00	700.00	1,200.00
8390 - Lake Mtce.	179.22	250.00	70.78	1,440.79	1,750.00	309.21	3,000.00
8440 - Pressure Washing	-	308.33	308.33	-	2,158.31	2,158.31	3,700.00
8470 - Gate Repairs/Mtce	6,117.26	537.92	(5,579.34)	9,402.56	3,765.44	(5,637.12)	6,455.00
8490 - Street Light Repair	-	250.00	250.00	2,462.00	1,750.00	(712.00)	3,000.00
8500 - Holiday Lights	-	250.00	250.00	2,695.00	1,750.00	(945.00)	3,000.00