

Cottesmore Homeowners Association

Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Assets			
1113 - WAB - Operating	\$66,784.35		\$66,784.35
1129 - WAB - Reserves		\$30,786.46	\$30,786.46
1310 - Assessment Receivable	\$15.23		\$15.23
Total Assets	\$66,799.58	\$30,786.46	\$97,586.04
Total Assets	\$66,799.58	\$30,786.46	\$97,586.04
Liabilities / Equity			
Liabilites			
3250 - Assessment Paid In Advance	\$28,002.09		\$28,002.09
Total Liabilites	\$28,002.09		\$28,002.09
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)	\$7,835.00	\$34.52	\$7,869.52
Total Members Equity	\$38,797.49	\$34.52	\$38,832.01
Total Liabilities / Equity	\$66,799.58	\$30,786.46	\$97,586.04

Cottesmore Homeowners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Maintenance Fees	-	-	-	129,127.50	129,127.50	-	172,170.00
6115 - Late Fees & Int.	.23	-	.23	60.46	-	60.46	-
6130 - Operating Interest	1.41	-	1.41	12.09	-	12.09	-
6140 - Reserve Interest	3.79	-	3.79	34.52	-	34.52	-
6150 - Miscellaneous Income	60.00	-	60.00	240.00	-	240.00	-
6520 - Lely Master Fees	-	-	-	4,252.50	4,252.50	-	5,670.00
6530 - CSA Fees	-	-	-	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	65.43	-	65.43	173,422.07	171,000.00	2,422.07	228,000.00
Total Income	65.43	-	65.43	173,422.07	171,000.00	2,422.07	228,000.00

Operating Expense

General Administration							
7110 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7120 - Annual Fees	-	5.17	5.17	61.25	46.53	(14.72)	62.00
7130 - Insurance	35.00	333.33	298.33	3,605.91	2,999.97	(605.94)	4,000.00
7145 - Office Supplies & Postage	80.00	100.00	20.00	1,064.65	900.00	(164.65)	1,200.00
7160 - Accounting & Legal	-	350.00	350.00	510.00	3,150.00	2,640.00	4,200.00
7210 - Management Services	823.75	823.75	-	7,413.75	7,413.75	-	9,885.00
7250 - Lely Master Fees	1,416.90	-	(1,416.90)	5,667.60	4,252.50	(1,415.10)	5,670.00
7255 - Comprehensive Service Agreement	12,499.53	-	(12,499.53)	49,998.12	37,620.00	(12,378.12)	50,160.00
Total General Administration	14,855.18	1,612.25	(13,242.93)	68,331.28	56,382.75	(11,948.53)	75,177.00

Utilities							
8010 - Electricity	141.10	166.67	25.57	780.04	1,500.03	719.99	2,000.00
8020 - Telephone	57.95	44.17	(13.78)	363.60	397.53	33.93	530.00
Total Utilities	199.05	210.84	11.79	1,143.64	1,897.56	753.92	2,530.00

Maintenance & Repairs							
8310 - Landscape Contract	7,481.25	7,125.00	(356.25)	65,193.75	64,125.00	(1,068.75)	85,500.00
8325 - Irrigation System	2,054.20	833.33	(1,220.87)	7,760.90	7,499.97	(260.93)	10,000.00
8330 - Plant Care	-	125.00	125.00	630.00	1,125.00	495.00	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.67	1,666.67	1,770.00	15,000.03	13,230.03	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	1,953.00	4,500.00	2,547.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	900.00	900.00	1,200.00
8390 - Lake Mtce.	179.22	250.00	70.78	1,985.48	2,250.00	264.52	3,000.00
8440 - Pressure Washing	-	308.33	308.33	-	2,774.97	2,774.97	3,700.00
8470 - Gate Repairs/Mtce	809.31	537.92	(271.39)	10,811.87	4,841.28	(5,970.59)	6,455.00
8490 - Street Light Repair	-	250.00	250.00	2,462.00	2,250.00	(212.00)	3,000.00
8500 - Holiday Lights	-	250.00	250.00	2,695.00	2,250.00	(445.00)	3,000.00