

Cottesmore Homeowners Association

Balance Sheet as of 6/30/2025

Assets	Operating	Reserve	Total
Assets			
1113 - WAB - Operating	\$56,936.85		\$56,936.85
1129 - WAB - Reserves		\$30,774.83	\$30,774.83
1520 - Prepaid Expense	\$13,916.43		\$13,916.43
Total Assets	\$70,853.28	\$30,774.83	\$101,628.11
Total Assets	\$70,853.28	\$30,774.83	\$101,628.11
Liabilities / Equity			
Liabilites			
3250 - Assessment Paid In Advance	\$23,030.23		\$23,030.23
Total Liabilites	\$23,030.23		\$23,030.23
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)	\$16,860.56	\$22.89	\$16,883.45
Total Members Equity	\$47,823.05	\$22.89	\$47,845.94
Total Liabilities / Equity	\$70,853.28	\$30,774.83	\$101,628.11

Cottesmore Homeowners Association

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Maintenance Fees	-	-	-	86,085.00	86,085.00	-	172,170.00
6115 - Late Fees & Int.	(15.00)	-	(15.00)	-	-	-	-
6130 - Operating Interest	1.34	-	1.34	7.68	-	7.68	-
6140 - Reserve Interest	3.80	-	3.80	22.89	-	22.89	-
6150 - Miscellaneous Income	30.00	-	30.00	180.00	-	180.00	-
6520 - Lely Master Fees	-	-	-	2,835.00	2,835.00	-	5,670.00
6530 - CSA Fees	-	-	-	25,080.00	25,080.00	-	50,160.00
6710 - Transfer Appl. Fees Received	-	-	-	75.00	-	75.00	-
6930 - Capital Contributions	2,000.00	-	2,000.00	2,000.00	-	2,000.00	-
Total Income	2,020.14	-	2,020.14	116,285.57	114,000.00	2,285.57	228,000.00
Total Income	2,020.14	-	2,020.14	116,285.57	114,000.00	2,285.57	228,000.00

Operating Expense

General Administration							
7110 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7120 - Annual Fees	-	5.17	5.17	61.25	31.02	(30.23)	62.00
7130 - Insurance	2,845.73	333.33	(2,512.40)	2,845.73	1,999.98	(845.75)	4,000.00
7145 - Office Supplies & Postage	368.78	100.00	(268.78)	824.65	600.00	(224.65)	1,200.00
7160 - Accounting & Legal	-	350.00	350.00	430.00	2,100.00	1,670.00	4,200.00
7210 - Management Services	823.75	823.75	-	4,942.50	4,942.50	-	9,885.00
7250 - Lely Master Fees	-	-	-	2,833.80	2,835.00	1.20	5,670.00
7255 - Comprehensive Service Agreement	-	-	-	24,999.06	25,080.00	80.94	50,160.00
Total General Administration	4,038.26	1,612.25	(2,426.01)	36,946.99	37,588.50	641.51	75,177.00

Utilities							
8010 - Electricity	138.93	166.67	27.74	365.48	1,000.02	634.54	2,000.00
8020 - Telephone	43.90	44.17	.27	223.70	265.02	41.32	530.00
Total Utilities	182.83	210.84	28.01	589.18	1,265.04	675.86	2,530.00

Maintenance & Repairs							
8310 - Landscape Contract	7,125.00	7,125.00	-	42,750.00	42,750.00	-	85,500.00
8325 - Irrigation System	989.75	833.33	(156.42)	4,473.45	4,999.98	526.53	10,000.00
8330 - Plant Care	-	125.00	125.00	630.00	750.00	120.00	1,500.00
8340 - Pine Straw/Tree Trimming	1,770.00	1,666.67	(103.33)	1,770.00	10,000.02	8,230.02	20,000.00
8350 - Plant Replace/Gate Flowers	1,375.00	500.00	(875.00)	1,953.00	3,000.00	1,047.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	600.00	600.00	1,200.00
8390 - Lake Mtce.	179.22	250.00	70.78	1,261.57	1,500.00	238.43	3,000.00
8440 - Pressure Washing	-	308.33	308.33	-	1,849.98	1,849.98	3,700.00
8470 - Gate Repairs/Mtce	1,443.31	537.92	(905.39)	3,285.30	3,227.52	(57.78)	6,455.00
8490 - Street Light Repair	955.00	250.00	(705.00)	2,462.00	1,500.00	(962.00)	3,000.00
8500 - Holiday Lights	-	250.00	250.00	2,695.00	1,500.00	(1,195.00)	3,000.00

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Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Maintenance & Repairs	13,837.28	11,946.25	(1,891.03)	61,280.32	71,677.50	10,397.18	143,355.00
Contingencies							
8910 - Contingency Expense	-	578.17	578.17	585.63	3,469.02	2,883.39	6,938.00
Total Contingencies	-	578.17	578.17	585.63	3,469.02	2,883.39	6,938.00
Total Expense	18,058.37	14,347.51	(3,710.86)	99,402.12	114,000.06	14,597.94	228,000.00
Operating Net Total	(16,038.23)	(14,347.51)	(1,690.72)	16,883.45	(.06)	16,883.51	-
Net Total	(16,038.23)	(14,347.51)	(1,690.72)	16,883.45	(.06)	16,883.51	-