

Cottesmore Homeowners Association

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

| | Current Period | | | Year To Date | | | Annual Budget |
|--|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Income | | | | | | | |
| Income | | | | | | | |
| 6110 - Maintenance Fees | 43,932.75 | 43,932.81 | (.06) | 43,932.75 | 43,932.81 | (.06) | 175,731.25 |
| 6115 - Late Fees & Int. | 16.50 | - | 16.50 | 16.50 | - | 16.50 | - |
| 6130 - Operating Interest | 1.51 | - | 1.51 | 1.51 | - | 1.51 | - |
| 6140 - Reserve Interest | 3.93 | - | 3.93 | 3.93 | - | 3.93 | - |
| 6150 - Miscellaneous Income | 30.00 | - | 30.00 | 30.00 | - | 30.00 | - |
| 6520 - Lely Resort Master POA | 1,710.00 | 1,710.00 | - | 1,710.00 | 1,710.00 | - | 6,840.00 |
| 6530 - CSA Fees | 14,207.25 | 14,207.25 | - | 14,207.25 | 14,207.25 | - | 56,829.00 |
| Total Income | 59,901.94 | 59,850.06 | 51.88 | 59,901.94 | 59,850.06 | 51.88 | 239,400.25 |
| Total Income | 59,901.94 | 59,850.06 | 51.88 | 59,901.94 | 59,850.06 | 51.88 | 239,400.25 |
| Operating Expense | | | | | | | |
| General Administration | | | | | | | |
| 7120 - Annual Fees | - | 5.10 | 5.10 | - | 5.10 | 5.10 | 61.25 |
| 7130 - Insurance | - | 333.33 | 333.33 | - | 333.33 | 333.33 | 4,000.00 |
| 7145 - Office Supplies & Postage | 80.00 | 37.50 | (42.50) | 80.00 | 37.50 | (42.50) | 450.00 |
| 7160 - Accounting & Legal | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 7180 - Social Events | 110.24 | 62.50 | (47.74) | 110.24 | 62.50 | (47.74) | 750.00 |
| 7210 - Management Services | 845.00 | 845.00 | - | 845.00 | 845.00 | - | 10,140.00 |
| 7250 - Lely Resort Master POA | 1,701.63 | 1,710.00 | 8.37 | 1,701.63 | 1,710.00 | 8.37 | 6,840.00 |
| 7255 - Comprehensive Service Agreement | 14,212.95 | 14,207.25 | (5.70) | 14,212.95 | 14,207.25 | (5.70) | 56,829.00 |
| Total General Administration | 16,949.82 | 17,367.35 | 417.53 | 16,949.82 | 17,367.35 | 417.53 | 81,070.25 |
| Utilities | | | | | | | |
| 8010 - Electricity | - | 166.67 | 166.67 | - | 166.67 | 166.67 | 2,000.00 |
| 8020 - Telephone | 62.95 | 50.00 | (12.95) | 62.95 | 50.00 | (12.95) | 600.00 |
| Total Utilities | 62.95 | 216.67 | 153.72 | 62.95 | 216.67 | 153.72 | 2,600.00 |
| Maintenance & Repairs | | | | | | | |
| 8310 - Landscape Contract | 7,481.25 | 7,500.00 | 18.75 | 7,481.25 | 7,500.00 | 18.75 | 90,000.00 |
| 8325 - Irrigation System | 1,288.90 | 833.33 | (455.57) | 1,288.90 | 833.33 | (455.57) | 10,000.00 |
| 8330 - Plant Care | - | 125.00 | 125.00 | - | 125.00 | 125.00 | 1,500.00 |
| 8340 - Pine Straw/Tree Trimming | - | 1,833.33 | 1,833.33 | - | 1,833.33 | 1,833.33 | 22,000.00 |
| 8350 - Plant Replace/Gate Flowers | 645.00 | 416.67 | (228.33) | 645.00 | 416.67 | (228.33) | 5,000.00 |
| 8360 - Storm Damage | - | 100.00 | 100.00 | - | 100.00 | 100.00 | 1,200.00 |
| 8390 - Lake Mtce. | 179.22 | 250.00 | 70.78 | 179.22 | 250.00 | 70.78 | 3,000.00 |
| 8440 - Pressure Washing | - | 308.33 | 308.33 | - | 308.33 | 308.33 | 3,700.00 |
| 8470 - Gate Repairs/Mtce | - | 541.67 | 541.67 | - | 541.67 | 541.67 | 6,500.00 |
| 8490 - Street Light Repair | - | 250.00 | 250.00 | - | 250.00 | 250.00 | 3,000.00 |
| 8500 - Holiday Lights | 462.91 | 250.00 | (212.91) | 462.91 | 250.00 | (212.91) | 3,000.00 |
| Total Maintenance & Repairs | 10,057.28 | 12,408.33 | 2,351.05 | 10,057.28 | 12,408.33 | 2,351.05 | 148,900.00 |
| Contingencies | | | | | | | |

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| | Current Period | | | Year To Date | | | Annual Budget |
|----------------------------|------------------|------------------|-----------------|------------------|------------------|-----------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 8910 - Contingency Expense | - | 569.17 | 569.17 | - | 569.17 | 569.17 | 6,830.00 |
| Total Contingencies | - | 569.17 | 569.17 | - | 569.17 | 569.17 | 6,830.00 |
| Total Expense | 27,070.05 | 30,561.52 | 3,491.47 | 27,070.05 | 30,561.52 | 3,491.47 | 239,400.25 |
| Operating Net Total | 32,831.89 | 29,288.54 | 3,543.35 | 32,831.89 | 29,288.54 | 3,543.35 | - |
| Net Total | 32,831.89 | 29,288.54 | 3,543.35 | 32,831.89 | 29,288.54 | 3,543.35 | - |