

Cottesmore Homeowners Association

INCOME STATEMENT

Start: 04/01/2023 | End: 04/30/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6110 Maintenance Fees	43,042.50	14,347.50	28,695.00	86,085.00	57,390.00	28,695.00	172,170.00
6115 Late Fees & Int.	0.01	0.00	0.01	36.82	0.00	36.82	0.00
6130 Operating Interest	0.44	0.00	0.44	1.29	0.00	1.29	0.00
6140 Reserve Interest	14.66	0.00	14.66	50.89	0.00	50.89	0.00
6520 Lely Master Fees	1,417.50	472.50	945.00	2,835.00	1,890.00	945.00	5,670.00
6530 Csa Fees	12,540.00	4,180.00	8,360.00	25,080.00	16,720.00	8,360.00	50,160.00
6710 Transfer Appl. Fees Received	0.00	0.00	0.00	150.00	0.00	150.00	0.00
6930 Capital Contributions	0.00	0.00	0.00	1,900.00	0.00	1,900.00	0.00
Income Total	57,015.11	19,000.00	38,015.11	116,139.00	76,000.00	40,139.00	228,000.00
Total Income	57,015.11	19,000.00	38,015.11	116,139.00	76,000.00	40,139.00	228,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL ADMINISTRATION							
7120 Annual Fees	61.25	5.08	(56.17)	61.25	20.32	(40.93)	61.00
7130 Insurance	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
7145 Office Supplies & Postage	231.20	83.33	(147.87)	807.66	333.32	(474.34)	1,000.00
7160 Accounting & Legal	0.00	416.67	416.67	350.00	1,666.68	1,316.68	5,000.00
7210 Management Services	800.00	780.00	(20.00)	3,200.00	3,120.00	(80.00)	9,360.00
7250 Lely Master Fees	1,405.23	472.50	(932.73)	2,810.46	1,890.00	(920.46)	5,670.00
7255 Comprehensive Service Agreement	12,540.00	4,180.00	(8,360.00)	25,080.00	16,720.00	(8,360.00)	50,160.00
GENERAL ADMINISTRATION Total	15,037.68	6,187.58	(8,850.10)	32,309.37	24,750.32	(7,559.05)	74,251.00
UTILITIES							
8010 Electricity	162.97	391.67	228.70	610.30	1,566.68	956.38	4,700.00
8020 Telephone	0.00	41.67	41.67	0.00	166.68	166.68	500.00
UTILITIES Total	162.97	433.34	270.37	610.30	1,733.36	1,123.06	5,200.00
MAINTENANCE & REPAIRS							
8310 Landscape Contract	7,125.00	7,125.00	0.00	28,500.00	28,500.00	0.00	85,500.00
8325 Irrigation System	45.00	1,083.33	1,038.33	3,262.50	4,333.32	1,070.82	13,000.00
8330 Plant Care	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
8340 Pine Straw/Tree Trimming	0.00	1,500.00	1,500.00	0.00	6,000.00	6,000.00	18,000.00
8350 Plant Replace/Gate Flowers	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
8360 Storm Damage	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
8390 Lake Mtce.	179.22	208.33	29.11	903.13	833.32	(69.81)	2,500.00
8440 Pressure Washing	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
8470 Gate Repairs/Mtce	0.00	333.33	333.33	2,343.57	1,333.32	(1,010.25)	4,000.00
8490 Street Light Repair	2,075.00	166.67	(1,908.33)	2,577.38	666.68	(1,910.70)	2,000.00
8500 Holiday Lights	2,200.00	250.00	(1,950.00)	2,200.00	1,000.00	(1,200.00)	3,000.00
MAINTENANCE & REPAIRS Total	11,624.22	11,558.33	(65.89)	39,786.58	46,233.32	6,446.74	138,700.00
CONTINGENCIES							
8910 Contingency Expense	53.95	135.17	81.22	725.62	540.68	(184.94)	1,622.00
CONTINGENCIES Total	53.95	135.17	81.22	725.62	540.68	(184.94)	1,622.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUND CONTRIBUTION							
9510 Reserve Fund Contribution	2,056.75	685.58	(1,371.17)	4,113.50	2,742.32	(1,371.18)	8,227.00
9515 Reserve Interest Transfer	14.66	0.00	(14.66)	50.89	0.00	(50.89)	0.00
RESERVE FUND CONTRIBUTION Total	2,071.41	685.58	(1,385.83)	4,164.39	2,742.32	(1,422.07)	8,227.00
Total Expense	28,950.23	19,000.00	(9,950.23)	77,596.26	76,000.00	(1,596.26)	228,000.00
Net Income	28,064.88	0.00	28,064.88	38,542.74	0.00	38,542.74	0.00

Cottesmore Homeowners Association

RESERVE STATEMENT

Start: 01/01/2023 | End: 04/30/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
5280 General Reserve	\$34,642.61	\$4,164.39	\$0.00	\$38,807.00
	\$34,642.61	\$4,164.39	\$0.00	\$38,807.00