

Cottesmore Homeowners Association

FUND BALANCE SHEET

As of: 04/30/2024

Assets

Account	Operating	Reserves	Other	Total
Asset				
1113 Alliance - Operating	\$56,765.99	\$0.00	\$0.00	\$56,765.99
1129 Alliance - Reserves	\$0.00	\$36,619.25	\$0.00	\$36,619.25
1310 Assessment Receivable	\$6,000.00	\$0.00	\$0.00	\$6,000.00
Asset Total	\$62,765.99	\$36,619.25	\$0.00	\$99,385.24
Total Assets:	\$62,765.99	\$36,619.25	\$0.00	\$99,385.24

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
3250 Assessment Paid In Advance	\$2,000.00	\$0.00	\$0.00	\$2,000.00
Liability Total	\$2,000.00	\$0.00	\$0.00	\$2,000.00
Total Liabilities:	\$2,000.00	\$0.00	\$0.00	\$2,000.00

Equity

Account	Operating	Reserves	Other	Total
Reserves				
5280 General Reserve	\$0.00	\$36,619.25	\$0.00	\$36,619.25
Reserves Total	\$0.00	\$36,619.25	\$0.00	\$36,619.25
Members Equity				
5500 Members Equity/Ret. Earnings	\$16,817.32	\$0.00	\$0.00	\$16,817.32
Members Equity Total	\$16,817.32	\$0.00	\$0.00	\$16,817.32
Current Year Net Income/(Loss)	\$42,048.67	\$0.00	\$1,900.00	\$43,948.67
Total Equity:	\$58,865.99	\$36,619.25	\$1,900.00	\$97,385.24
Total Liabilities & Equity	\$60,865.99	\$36,619.25	\$1,900.00	\$99,385.24

Cottesmore Homeowners Association

INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

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.	0.23	0.00	0.23	137.47	0.00	137.47	0.00
6130 Operating Interest	1.31	0.00	1.31	4.52	0.00	4.52	0.00
6140 Reserve Interest	4.43	0.00	4.43	17.54	0.00	17.54	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	57,005.97	19,000.00	38,005.97	116,209.53	76,000.00	40,209.53	228,000.00
Total Income	57,005.97	19,000.00	38,005.97	116,209.53	76,000.00	40,209.53	228,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL ADMINISTRATION							
7120 Annual Fees	0.00	5.08	5.08	61.25	20.32	(40.93)	61.00
7130 Insurance	2,624.85	333.33	(2,291.52)	2,624.85	1,333.32	(1,291.53)	4,000.00
7145 Office Supplies & Postage	192.37	116.67	(75.70)	380.11	466.68	86.57	1,400.00
7160 Accounting & Legal	350.00	350.00	0.00	350.00	1,400.00	1,050.00	4,200.00
7210 Management Services	800.00	800.00	0.00	3,200.00	3,200.00	0.00	9,600.00
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	17,912.45	6,257.58	(11,654.87)	34,506.67	25,030.32	(9,476.35)	75,091.00
UTILITIES							
8010 Electricity	144.96	166.67	21.71	611.30	666.68	55.38	2,000.00
8020 Telephone	43.95	41.67	(2.28)	87.90	166.68	78.78	500.00
UTILITIES Total	188.91	208.34	19.43	699.20	833.36	134.16	2,500.00
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	265.00	1,083.33	818.33	2,266.50	4,333.32	2,066.82	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	1,666.67	1,666.67	0.00	6,666.68	6,666.68	20,000.00
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	250.00	70.78	903.13	1,000.00	96.87	3,000.00
8440 Pressure Washing	(3,700.00)	308.33	4,008.33	(3,700.00)	1,233.32	4,933.32	3,700.00
8470 Gate Repairs/Mtce	458.70	416.67	(42.03)	1,248.75	1,666.68	417.93	5,000.00
8490 Street Light Repair	0.00	166.67	166.67	3,472.50	666.68	(2,805.82)	2,000.00
8500 Holiday Lights	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
MAINTENANCE & REPAIRS Total	4,327.92	11,991.67	7,663.75	32,690.88	47,966.68	15,275.80	143,900.00
CONTINGENCIES							
8910 Contingency Expense	550.00	125.75	(424.25)	1,846.57	503.00	(1,343.57)	1,509.00
CONTINGENCIES Total	550.00	125.75	(424.25)	1,846.57	503.00	(1,343.57)	1,509.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUND CONTRIBUTION							
9510 Reserve Fund Contribution	1,250.00	416.67	(833.33)	2,500.00	1,666.68	(833.32)	5,000.00
9515 Reserve Interest Transfer	4.43	0.00	(4.43)	17.54	0.00	(17.54)	0.00
RESERVE FUND CONTRIBUTION Total	1,254.43	416.67	(837.76)	2,517.54	1,666.68	(850.86)	5,000.00
Total Expense	24,233.71	19,000.01	(5,233.70)	72,260.86	76,000.04	3,739.18	228,000.00
Net Income	32,772.26	(0.01)	32,772.27	43,948.67	(0.04)	43,948.71	0.00