

Cottesmore Homeowners Association

FUND BALANCE SHEET

As of: 12/31/2023

Assets

Account	Operating	Reserves	Other	Total
Asset				
1113 Alliance - Operating	\$37,696.22	\$0.00	\$0.00	\$37,696.22
1129 Alliance - Reserves	\$0.00	\$34,101.71	\$0.00	\$34,101.71
1310 Assessment Receivable	\$1,040.58	\$0.00	\$0.00	\$1,040.58
1520 Prepaid Expense	\$1,417.20	\$0.00	\$0.00	\$1,417.20
Asset Total	\$40,154.00	\$34,101.71	\$0.00	\$74,255.71
Total Assets:	\$40,154.00	\$34,101.71	\$0.00	\$74,255.71

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
3230 Accrued Expenses	\$3,336.68	\$0.00	\$0.00	\$3,336.68
3250 Assessment Paid In Advance	\$20,000.00	\$0.00	\$0.00	\$20,000.00
Liability Total	\$23,336.68	\$0.00	\$0.00	\$23,336.68
Total Liabilities:	\$23,336.68	\$0.00	\$0.00	\$23,336.68

Equity

Account	Operating	Reserves	Other	Total
Reserves				
5280 General Reserve	\$0.00	\$34,101.71	\$0.00	\$34,101.71
Reserves Total	\$0.00	\$34,101.71	\$0.00	\$34,101.71
Members Equity				
5500 Members Equity/Ret. Earnings	\$12,154.83	\$0.00	\$0.00	\$12,154.83
Members Equity Total	\$12,154.83	\$0.00	\$0.00	\$12,154.83
Current Year Net Income/(Loss)	\$662.49	\$0.00	\$4,000.00	\$4,662.49
Total Equity:	\$12,817.32	\$34,101.71	\$4,000.00	\$50,919.03
Total Liabilities & Equity	\$36,154.00	\$34,101.71	\$4,000.00	\$74,255.71

Cottesmore Homeowners Association

INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6110 Maintenance Fees	0.00	14,347.50	(14,347.50)	172,170.00	172,170.00	0.00	172,170.00
6115 Late Fees & Int.	30.58	0.00	30.58	266.63	0.00	266.63	0.00
6130 Operating Interest	0.99	0.00	0.99	9.66	0.00	9.66	0.00
6140 Reserve Interest	4.34	0.00	4.34	89.10	0.00	89.10	0.00
6520 Lely Master Fees	0.00	472.50	(472.50)	5,670.00	5,670.00	0.00	5,670.00
6530 Csa Fees	0.00	4,180.00	(4,180.00)	50,160.00	50,160.00	0.00	50,160.00
6710 Transfer Appl. Fees Received	0.00	0.00	0.00	300.00	0.00	300.00	0.00
6930 Capital Contributions	0.00	0.00	0.00	4,000.00	0.00	4,000.00	0.00
Income Total	35.91	19,000.00	(18,964.09)	232,665.39	228,000.00	4,665.39	228,000.00
Total Income	35.91	19,000.00	(18,964.09)	232,665.39	228,000.00	4,665.39	228,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL ADMINISTRATION							
7120 Annual Fees	0.00	5.12	5.12	61.25	61.00	(0.25)	61.00
7130 Insurance	0.00	250.00	250.00	2,792.28	3,000.00	207.72	3,000.00
7145 Office Supplies & Postage	216.62	83.37	(133.25)	1,613.30	1,000.00	(613.30)	1,000.00
7160 Accounting & Legal	412.50	416.63	4.13	3,813.25	5,000.00	1,186.75	5,000.00
7165 Legal	(412.50)	0.00	412.50	0.00	0.00	0.00	0.00
7210 Management Services	800.00	780.00	(20.00)	9,600.00	9,360.00	(240.00)	9,360.00
7250 Lely Master Fees	0.00	472.50	472.50	5,620.92	5,670.00	49.08	5,670.00
7255 Comprehensive Service Agreement	0.00	4,180.00	4,180.00	50,160.00	50,160.00	0.00	50,160.00
GENERAL ADMINISTRATION Total	1,016.62	6,187.62	5,171.00	73,661.00	74,251.00	590.00	74,251.00
UTILITIES							
8010 Electricity	154.26	391.63	237.37	1,777.50	4,700.00	2,922.50	4,700.00
8020 Telephone	0.00	41.63	41.63	(45.91)	500.00	545.91	500.00
UTILITIES Total	154.26	433.26	279.00	1,731.59	5,200.00	3,468.41	5,200.00
MAINTENANCE & REPAIRS							
8310 Landscape Contract	14,250.00	7,125.00	(7,125.00)	85,500.00	85,500.00	0.00	85,500.00
8325 Irrigation System	2,851.00	1,083.37	(1,767.63)	9,753.50	13,000.00	3,246.50	13,000.00
8330 Plant Care	0.00	125.00	125.00	202.50	1,500.00	1,297.50	1,500.00
8340 Pine Straw/Tree Trimming	0.00	1,500.00	1,500.00	19,619.00	18,000.00	(1,619.00)	18,000.00
8350 Plant Replace/Gate Flowers	0.00	500.00	500.00	7,142.79	6,000.00	(1,142.79)	6,000.00
8360 Storm Damage	0.00	100.00	100.00	0.00	1,200.00	1,200.00	1,200.00
8390 Lake Mtce.	1,071.83	208.37	(863.46)	3,415.75	2,500.00	(915.75)	2,500.00
8440 Pressure Washing	0.00	166.63	166.63	3,700.00	2,000.00	(1,700.00)	2,000.00
8470 Gate Repairs/Mtce	292.65	333.37	40.72	4,977.42	4,000.00	(977.42)	4,000.00
8490 Street Light Repair	495.00	166.63	(328.37)	6,052.38	2,000.00	(4,052.38)	2,000.00
8500 Holiday Lights	100.00	250.00	150.00	2,795.00	3,000.00	205.00	3,000.00
MAINTENANCE & REPAIRS Total	19,060.48	11,558.37	(7,502.11)	143,158.34	138,700.00	(4,458.34)	138,700.00
CONTINGENCIES							
8910 Contingency Expense	410.25	135.13	(275.12)	1,135.87	1,622.00	486.13	1,622.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
CONTINGENCIES Total	410.25	135.13	(275.12)	1,135.87	1,622.00	486.13	1,622.00
RESERVE FUND CONTRIBUTION							
9510 Reserve Fund Contribution	0.00	685.62	685.62	8,227.00	8,227.00	0.00	8,227.00
9515 Reserve Interest Transfer	4.34	0.00	(4.34)	89.10	0.00	(89.10)	0.00
RESERVE FUND CONTRIBUTION Total	4.34	685.62	681.28	8,316.10	8,227.00	(89.10)	8,227.00
Total Expense	20,645.95	19,000.00	(1,645.95)	228,002.90	228,000.00	(2.90)	228,000.00
Net Income	(20,610.04)	0.00	(20,610.04)	4,662.49	0.00	4,662.49	0.00

Cottesmore Homeowners Association

RESERVE STATEMENT

Start: 01/01/2023 | End: 12/31/2023

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
5280 General Reserve	\$34,642.61	\$8,316.10	\$8,857.00	\$34,101.71
	\$34,642.61	\$8,316.10	\$8,857.00	\$34,101.71