

**COTTESMORE HOA**  
Income/Expense Statement  
Period: 02/01/22 to 02/28/22

| Description                         | Actual   | Current Period<br>Budget | Variance | Actual    | Year-To-Date<br>Budget | Variance   | Yearly<br>Budget |
|-------------------------------------|----------|--------------------------|----------|-----------|------------------------|------------|------------------|
| <b>INCOME:</b>                      |          |                          |          |           |                        |            |                  |
| 06110 MAINTENANCE FEES              | .00      | .00                      | .00      | 41,424.00 | 41,424.00              | .00        | 165,696.00       |
| 06115 LATE FEES & INT.              | 39.69    | .00                      | 39.69    | 25.40     | .00                    | 25.40      | .00              |
| 06140 RESERVE INTEREST              | .25      | .00                      | .25      | .48       | .00                    | .48        | .00              |
| 06520 LELY MASTER FEES              | .00      | .00                      | .00      | 1,090.00  | 1,090.00               | .00        | 4,360.00         |
| 06530 CSA FEES                      | .00      | .00                      | .00      | 11,636.00 | 11,636.00              | .00        | 46,544.00        |
| 06930 CAPITAL CONTRIBUTIONS         | .00      | .00                      | .00      | .00       | 1,425.00               | (1,425.00) | 5,700.00         |
| Subtotal Income                     | 39.94    | .00                      | 39.94    | 54,175.88 | 55,575.00              | (1,399.12) | 222,300.00       |
| <b>EXPENSES</b>                     |          |                          |          |           |                        |            |                  |
| <b>GENERAL ADMINISTRATION</b>       |          |                          |          |           |                        |            |                  |
| 07120 ANNUAL FEES                   | .00      | .00                      | .00      | .00       | .00                    | .00        | 61.00            |
| 07130 INSURANCE                     | .00      | 333.00                   | 333.00   | .00       | 666.00                 | 666.00     | 4,000.00         |
| 07145 OFFICE SUPPLIES & POSTAGE     | .00      | 83.00                    | 83.00    | 188.36    | 166.00                 | (22.36)    | 1,000.00         |
| 07160 ACCOUNTING & LEGAL            | 215.00   | .00                      | (215.00) | 215.00    | .00                    | (215.00)   | 7,500.00         |
| 07210 MANAGEMENT SERVICES           | 780.00   | 780.00                   | .00      | 1,560.00  | 1,560.00               | .00        | 9,360.00         |
| 07250 LELY MASTER FEES              | .00      | .00                      | .00      | .00       | 1,090.00               | 1,090.00   | 4,360.00         |
| 07255 COMPREHENSIVE SERVICE AGREEME | .00      | .00                      | .00      | 12,725.50 | 11,636.00              | (1,089.50) | 46,544.00        |
| GENERAL ADMINISTRATION              | 995.00   | 1,196.00                 | 201.00   | 14,688.86 | 15,118.00              | 429.14     | 72,825.00        |
| <b>UTILITIES</b>                    |          |                          |          |           |                        |            |                  |
| 08010 ELECTRICITY                   | 145.37   | 112.50                   | (32.87)  | 320.89    | 225.00                 | (95.89)    | 1,350.00         |
| 08020 TELEPHONE                     | 86.23    | 83.00                    | (3.23)   | 161.08    | 166.00                 | 4.92       | 1,000.00         |
| UTILITIES                           | 231.60   | 195.50                   | (36.10)  | 481.97    | 391.00                 | (90.97)    | 2,350.00         |
| <b>MAINTENANCE &amp; REPAIRS</b>    |          |                          |          |           |                        |            |                  |
| 08310 LANDSCAPE CONTRACT            | 7,125.00 | 7,125.00                 | .00      | 14,250.00 | 14,250.00              | .00        | 85,500.00        |
| 08325 IRRIGATION SYSTEM             | 735.00   | 833.00                   | 98.00    | 1,012.00  | 1,666.00               | 654.00     | 10,000.00        |
| 08330 PLANT CARE                    | .00      | .00                      | .00      | .00       | .00                    | .00        | 1,500.00         |
| 08340 PINE STRAW/TREE TRIMMING      | .00      | .00                      | .00      | .00       | .00                    | .00        | 18,000.00        |
| 08350 PLANT REPLACE/GATE FLOWERS    | .00      | .00                      | .00      | .00       | .00                    | .00        | 7,000.00         |
| 08360 STORM DAMAGE                  | .00      | 100.00                   | 100.00   | .00       | 200.00                 | 200.00     | 1,200.00         |
| 08390 LAKE MTCE.                    | 354.83   | 204.00                   | (150.83) | 528.83    | 408.00                 | (120.83)   | 2,448.00         |
| 08440 PRESSURE WASHING              | .00      | .00                      | .00      | .00       | .00                    | .00        | 1,700.00         |
| 08470 GATE REPAIRS/MTCE             | 298.70   | 333.00                   | 34.30    | 116.89    | 666.00                 | 549.11     | 4,000.00         |
| 08490 STREET LIGHT REPAIR           | .00      | .00                      | .00      | .00       | .00                    | .00        | 2,000.00         |
| 08500 HOLIDAY LIGHTS                | .00      | .00                      | .00      | 1,500.00  | 1,500.00               | .00        | 2,150.00         |
| MAINTENANCE & REPAIRS               | 8,513.53 | 8,595.00                 | 81.47    | 17,407.72 | 18,690.00              | 1,282.28   | 135,498.00       |
| <b>MAJOR MECHANICAL</b>             |          |                          |          |           |                        |            |                  |
| MAJOR MECHANICAL                    | .00      | .00                      | .00      | .00       | .00                    | .00        | .00              |
| <b>CONTINGENCIES</b>                |          |                          |          |           |                        |            |                  |
| 08910 CONTINGENCY EXPENSE           | .00      | 283.00                   | 283.00   | 456.72    | 566.00                 | 109.28     | 3,400.00         |