

COTTESMORE HOA

Balance Sheet

As of 06/30/21

		Fund Balance:			
Account #	Description	Operating	Reserves	Other	Totals
ASSETS					
1110	IBERIA BANK-OPERATING ACCT	60,427.76			60,427.76
1130	IBERIA BANK - RESERVE		21,952.20		21,952.20
1310	ASSESSMENT RECEIVABLE	3,354.56			3,354.56
	TOTAL ASSETS	63,782.32	21,952.20	.00	85,734.52
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3250	ASSESSMENT PAID IN ADVANCE	22,828.50			22,828.50
	Subtotal Current Liab.	22,828.50	.00	.00	22,828.50
RESERVES:					
5280	GENERAL RESERVE		21,952.20		21,952.20
	Subtotal Reserves	.00	21,952.20	.00	21,952.20
EQUITY:					
5500	MEMBERS EQUITY/RET. EARNINGS	8,635.62			8,635.62
	Current Year Net Income/(Loss)	24,718.20	.00	7,600.00	32,318.20
	Subtotal Equity	33,353.82	.00	7,600.00	40,953.82
	TOTAL LIABILITIES & EQUITY	56,182.32	21,952.20	7,600.00	85,734.52

COTTESMORE HOA
Income/Expense Statement
Period: 06/01/21 to 06/30/21

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06110	MAINTENANCE FEES	(12,426.00)	.00	(12,426.00)	83,426.76	83,448.00	(21.24)	166,896.00
06115	LATE FEES & INT.	19.41	.00	19.41	167.76	.00	167.76	.00
06140	RESERVE INTEREST	.18	.00	.18	3.65	.00	3.65	.00
06520	LELY MASTER FEES	719.67	.00	719.67	2,172.99	2,180.00	(7.01)	4,360.00
06530	CSA FEES	7,557.25	.00	7,557.25	22,700.25	22,714.50	(14.25)	45,429.00
06710	TRANSFER APPL. FEES RECEIVED	.00	.00	.00	100.00	.00	100.00	.00
06830	GATE/DOOR OPENERS	16.95	.00	16.95	33.90	.00	33.90	.00
06930	CAPITAL CONTRIBUTIONS	1,900.00	306.67	1,593.33	7,600.00	1,840.02	5,759.98	3,680.00
Subtotal Income		(2,212.54)	306.67	(2,519.21)	116,205.31	110,182.52	6,022.79	220,365.00
EXPENSES								
GENERAL ADMINISTRATION								
07120	ANNUAL FEES	.00	5.08	5.08	61.25	30.48	(30.77)	61.00
07130	INSURANCE	.00	250.00	250.00	976.45	1,500.00	523.55	3,000.00
07145	OFFICE SUPPLIES & POSTAGE	75.00	62.50	(12.50)	604.19	375.00	(229.19)	750.00
07160	ACCOUNTING & LEGAL	487.50	200.00	(287.50)	517.00	1,200.00	683.00	2,400.00
07210	MANAGEMENT SERVICES	3,900.00	1,045.50	(2,854.50)	4,953.13	6,273.00	1,319.87	12,546.00
07250	LELY MASTER FEES	(363.33)	.00	363.33	2,179.61	2,180.00	.39	4,360.00
07255	COMPREHENSIVE SERVICE AGREEME	(3,785.75)	.00	3,785.75	22,714.38	22,714.50	.12	45,429.00
GENERAL ADMINISTRATION		313.42	1,563.08	1,249.66	32,006.01	34,272.98	2,266.97	68,546.00
UTILITIES								
08010	ELECTRICITY	106.95	112.50	5.55	677.84	675.00	(2.84)	1,350.00
08020	TELEPHONE	117.76	79.17	(38.59)	559.19	475.02	(84.17)	950.00
UTILITIES		224.71	191.67	(33.04)	1,237.03	1,150.02	(87.01)	2,300.00
MAINTENANCE & REPAIRS								
08310	LANDSCAPE CONTRACT	.00	8,333.33	8,333.33	41,645.00	49,999.98	8,354.98	100,000.00
08325	IRRIGATION SYSTEM	170.00	500.00	330.00	2,361.95	3,000.00	638.05	6,000.00
08330	PLANT CARE	.00	125.00	125.00	.00	750.00	750.00	1,500.00
08340	PINE STRAW/TREE TRIMMING	.00	1,500.00	1,500.00	.00	9,000.00	9,000.00	18,000.00
08350	PLANT REPLACE/GATE FLOWERS	1,321.20	333.33	(987.87)	1,321.20	1,999.98	678.78	4,000.00
08360	STORM DAMAGE	.00	100.00	100.00	.00	600.00	600.00	1,200.00
08390	LAKE MTCE.	174.00	175.00	1.00	1,224.83	1,050.00	(174.83)	2,100.00
08440	PRESSURE WASHING	.00	141.67	141.67	.00	850.02	850.02	1,700.00
08470	GATE REPAIRS/MTCE	298.70	325.00	26.30	2,415.00	1,950.00	(465.00)	3,900.00
08490	STREET LIGHT REPAIR	.00	83.33	83.33	.00	499.98	499.98	1,000.00
08500	HOLIDAY LIGHTS	.00	41.67	41.67	.00	250.02	250.02	500.00
MAINTENANCE & REPAIRS		1,963.90	11,658.33	9,694.43	48,967.98	69,949.98	20,982.00	139,900.00
MAJOR MECHANICAL								
MAJOR MECHANICAL		.00	.00	.00	.00	.00	.00	.00

COTTESMORE HOA
Income/Expense Statement
Period: 06/01/21 to 06/30/21

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08910	CONTINGENCY EXPENSE	.00	309.92	309.92	197.10	1,859.52	1,662.42	3,719.00
	CONTINGENCIES	.00	309.92	309.92	197.10	1,859.52	1,662.42	3,719.00
SPECIAL ASSESSMENTS								
	SPECIAL ASSESSMENTS	.00	.00	.00	.00	.00	.00	.00
RESERVE FUND CONTRIBUTION								
09510	RESERVE FUND CONTRIBUTION	.00	.00	.00	1,475.34	2,950.00	1,474.66	5,900.00
09515	RESERVE INTEREST TRANSFER	.18	.00	(.18)	3.65	.00	(3.65)	.00
	RESERVE FUND CONTRIBUTIO	.18	.00	(.18)	1,478.99	2,950.00	1,471.01	5,900.00
RESERVE FUND EXPENSES								
	RESERVE FUND EXPENSES	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,502.21	13,723.00	11,220.79	83,887.11	110,182.50	26,295.39	220,365.00
	CURRENT YEAR NET INCOME/ (LOSS	(4,714.75)	(13,416.33)	8,701.58	32,318.20	.02	32,318.18	.00

COTTESMORE HOA
Reserve Statement
As of 06/30/21

	BEGINNING	YTD	YTD	AVAILABLE
	OF YEAR	ALLOCATION	DISBURSEMENTS	BALANCE
RESERVES:				
5280 GENERAL RESERVE	0.00	21,952.20	0.00	21,952.20
Subtotal Reserves	0.00	21,952.20	0.00	21,952.20
TOTAL RESERVES	0.00	21,952.20	0.00	21,952.20
	=====	=====	=====	=====

CASH DISBURSEMENTS

Starting Check Date: 6/01/21 Cash Account #: 1110

Ending Check Date: 6/30/21

Check Date	Check #	Vend #	Name	Check Amount	Reference			
6/15/21	100022	ACTITL	ACTION TITLE SERVICES	75.00	HOMEOWNERS DOCS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		66	020121	2/01/21	7145	6/15/21	75.00	HOMEOWNERS DOCS
6/18/21	100023	CASYI	CYPRESS ACCESS SYSTEMS INC	50.00	JUNE 2021 SERVICE - 14869			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		67	14869	6/10/21	8470	6/18/21	50.00	JUNE 2021 SERVICE - 14869
6/18/21	100024	GRETEA	GREEN TEAM OF SOUTHWEST FL INC	170.00	IRRIGATION - 5/10/21			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		68	24433	6/04/21	8325	6/18/21	170.00	IRRIGATION - 5/10/21
6/18/21	100025	GADC2	GOEDE, ADAMCZYK, DEBOEST &	487.50	CLIENT #12473-000 GEN MAT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		69	340524	6/07/21	7165	6/18/21	487.50	CLIENT #12473-000 GEN MAT
6/21/21	100026	RESORT	RESORT MANAGEMENT	780.00	FEB 2021 MANAGEMENT FEES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		80	2021-2	2/01/21	7210	6/21/21	780.00	FEB 2021 MANAGEMENT FEES
6/21/21	100027	RESORT	RESORT MANAGEMENT	780.00	MAR 2021 MANAGEMENT FEES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		81	2021-3	3/01/21	7210	6/21/21	780.00	MAR 2021 MANAGEMENT FEES
6/21/21	100028	RESORT	RESORT MANAGEMENT	780.00	APR 2021 MANAGEMENT FEES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		82	2021-4	4/01/21	7210	6/21/21	780.00	APR 2021 MANAGEMENT FEES
6/21/21	100029	RESORT	RESORT MANAGEMENT	780.00	MAY 2021 MANAGEMENT FEES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		83	2021-5	5/01/21	7210	6/21/21	780.00	MAY 2021 MANAGEMENT FEES
6/21/21	100030	RESORT	RESORT MANAGEMENT	780.00	JUNE 2021 MANAGEMENT FEES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		84	2021-6	6/01/21	7210	6/21/21	780.00	JUNE 2021 MANAGEMENT FEES
6/22/21	62221	(M) FPL	FPL	50.75	06/22/21 AUTOPAY			

CASH DISBURSEMENTS

Starting Check Date: 6/01/21 Cash Account #: 1110

Ending Check Date: 6/30/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		98	062221	6/22/21	8010	6/22/21	50.75	06/22/21 AUTOPAY
6/23/21	62321	(M) FPL	FPL			56.20	06/23/21 AUTOPAY	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		99	062321	6/23/21	8010	6/23/21	56.20	06/23/21 AUTOPAY
6/25/21	100031	GRETEA	GREEN TEAM OF SOUTHWEST FL INC			1,321.20	SUMMER 2021 FLOWERS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		85	24332	5/31/21	8350	6/25/21	1,321.20	SUMMER 2021 FLOWERS
6/25/21	100032	CASYI	CYPRESS ACCESS SYSTEMS INC			248.70	JULY GATE EQUIP MTCA	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		86	14799	6/04/21	8470	6/25/21	248.70	JULY GATE EQUIP MTCA
6/25/21	100033	SOLAMA	SOLITUDE LAKE MANAGEMENT LLC			174.00	JUNE LAKE & POND SVCS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		87	PIA-A00613369	6/01/21	8390	6/25/21	174.00	JUNE LAKE & POND SVCS
6/28/21	62821	CLINK	CENTURYLINK			117.76	6/4-7/3/21 - 311505797	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		89	060421-5797	6/04/21	8020	6/28/21	117.76	6/4-7/3/21 - 311505797
Totals:						6,651.11		

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COTTESMORE HOA

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AGED OWNER BALANCES: AS OF June 30, 2021

ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
7679		REZA HAGHIGHAT	0.00	0.00	0.00	14.52	14.52
7688		JEANA NORDSTROM	0.00	0.00	0.00	16.19	16.19
7695		HARRY PUTNAM	0.00	22.48	0.00	950.00	972.48
7699		KAE EDWARDS	0.00	22.48	0.00	950.00	972.48
7715		PETER & MARY HALL	0.00	0.00	0.00	15.93	15.93
7747		PETER ROSSI	5.36	8.58	0.00	362.49	376.43
7771		ARTHUR ROSSI	14.05	22.48	0.00	950.00	986.53
TOTAL:			19.41	76.02	0.00	3259.13	3354.56

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COTTESMORE HOA

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AGED OWNER BALANCES: AS OF June 30, 2021

R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		MAINTENANCE FEE	1310	0.00	0.00	0.00	3259.13	3259.13
04		Interest	1310	19.41	76.02	0.00	0.00	95.43
GRAND TOTAL:				19.41	76.02	0.00	3259.13	3354.56

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	ASSESSMENT RECEIVABLE	3354.56
T O T A L		\$3354.56

-- End of report --

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COTTESMORE HOA
PREPAYS AS OF June 30, 2021
Account Number Sequence

PAGE 1

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER CODE	PREPAID AMOUNT
CHARLES & MARY ANN FEMMINELLA 7631 COTTESMORE DRIVE		7631 PP	950.00
GENE SULLIVAN 7647 COTTESMORE DRIVE		7647 PP	950.00
ED GALLAGHER 7655 COTTESMORE DRIVE		7655 PP	950.00
EDWARD PETRELLA 7659 COTTESMORE DRIVE		7659 PP	950.00
GEORGE HUDAK 7660 COTTESMORE DRIVE		7660 PP	950.00
FRAN PIERINI 7663 COTTESMORE DRIVE		7663 PP	950.00
LOUISE GARON 7668 COTTESMORE DRIVE		7668 PP	950.00
GREG FARBER 7672 COTTESMORE DRIVE		7672 PP	950.00
LISA BERK 7680 COTTESMORE DRIVE		7680 PP	1,928.50
RICHARD IRIZARRY 7684 COTTESMORE DRIVE		7684 PP	950.00
WALDA ST YVES 7691 COTTESMORE DRIVE		7691 PP	950.00
ELAINE YOLTAY 7700 COTTESMORE DRIVE		7700 PP	950.00
PHILIP CAMERLENGO 7703 COTTESMORE DRIVE		7703 PP	950.00
WILLIAM GUSKA 7707 COTTESMORE DRIVE		7707 PP	950.00
WALTER & SHEILA SMITH 7720 COTTESMORE DRIVE		7720 PP	950.00

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COTTESMORE HOA
PREPAYS AS OF June 30, 2021
Account Number Sequence

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* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
THOMAS JUSTICE 7723 COTTESMORE DRIVE		7723	PP	950.00
FERDINAND LOPATYNSKI 7724 COTTESMORE DRIVE		7724	PP	950.00
KATHY SHOOP 7727 COTTESMORE DRIVE		7727	PP	950.00
GERALD FOGARTY 7735 COTTESMORE DRIVE		7735	PP	950.00
JAMES FLANAGAN 7743 COTTESMORE DRIVE		7743	PP	950.00
CHARLES SHEA 7748 COTTESMORE DRIVE		7748	PP	950.00
PAUL EPIFIANO 7755 COTTESMORE DRIVE		7755	PP	950.00
ANTHONY CORACI 7763 COTTESMORE DRIVE		7763	PP	950.00
TOTAL HOMES: 23				
TOTAL PREPAYS				22,828.50
TOTAL DISTR: PP				22,828.50

-- End of report --