

Cottesmore Homeowners Association

FUND BALANCE SHEET

As of: 07/31/2022

Assets

Account	Operating	Reserves	Other	Total
Asset				
01110 FIRST HORIZON-OPERATING ACCT	\$46,704.85	\$0.00	\$0.00	\$46,704.85
01130 FIRST HORIZON - RESERVE	\$0.00	\$32,551.49	\$0.00	\$32,551.49
01310 ASSESSMENT RECEIVABLE	\$950.00	\$0.00	\$0.00	\$950.00
Asset Total	\$47,654.85	\$32,551.49	\$0.00	\$80,206.34
Total Assets:	\$47,654.85	\$32,551.49	\$0.00	\$80,206.34

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
03250 ASSESSMENT PAID IN ADVANCE	\$950.00	\$0.00	\$0.00	\$950.00
Liability Total	\$950.00	\$0.00	\$0.00	\$950.00
Total Liabilities:	\$950.00	\$0.00	\$0.00	\$950.00

Equity

Account	Operating	Reserves	Other	Total
Reserves				
05280 GENERAL RESERVE	\$0.00	\$32,551.49	\$0.00	\$32,551.49
Reserves Total	\$0.00	\$32,551.49	\$0.00	\$32,551.49
Members Equity				
05500 MEMBERS EQUITY/RET. EARNINGS	\$23,134.13	\$0.00	\$0.00	\$23,134.13
Members Equity Total	\$23,134.13	\$0.00	\$0.00	\$23,134.13
Current Year Net Income/(Loss)	\$19,770.72	\$0.00	\$3,800.00	\$23,570.72
Total Equity:	\$42,904.85	\$32,551.49	\$3,800.00	\$79,256.34
Total Liabilities & Equity	\$43,854.85	\$32,551.49	\$3,800.00	\$80,206.34

Cottesmore Homeowners Association

INCOME STATEMENT

Start: 07/01/2022 | End: 07/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06110 MAINTENANCE FEES	41,424.00	41,424.00	0.00	124,272.00	124,272.00	0.00	165,696.00
06115 LATE FEES & INT.	0.00	0.00	0.00	67.94	0.00	67.94	0.00
06140 RESERVE INTEREST	0.52	0.00	0.52	2.90	0.00	2.90	0.00
06520 LELY MASTER FEES	1,090.00	1,090.00	0.00	3,270.00	3,270.00	0.00	4,360.00
06530 CSA FEES	11,636.00	11,636.00	0.00	34,908.00	34,908.00	0.00	46,544.00
06710 TRANSFER APPL. FEES RECEIVED	0.00	0.00	0.00	(75.00)	0.00	(75.00)	0.00
06930 CAPITAL CONTRIBUTIONS	0.00	1,425.00	(1,425.00)	3,800.00	4,275.00	(475.00)	5,700.00
Income Total	54,150.52	55,575.00	(1,424.48)	166,245.84	166,725.00	(479.16)	222,300.00
Total Income	54,150.52	55,575.00	(1,424.48)	166,245.84	166,725.00	(479.16)	222,300.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL ADMINISTRATION							
07120 ANNUAL FEES	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
07130 INSURANCE	2,327.95	333.00	(1,994.95)	2,327.95	2,333.00	5.05	4,000.00
07145 OFFICE SUPPLIES & POSTAGE	0.00	83.00	83.00	1,184.10	583.00	(601.10)	1,000.00
07160 ACCOUNTING & LEGAL	2,640.00	1,695.00	(945.00)	3,732.75	1,695.00	(2,037.75)	7,500.00
07210 MANAGEMENT SERVICES	780.00	780.00	0.00	5,460.00	5,460.00	0.00	9,360.00
07250 LELY MASTER FEES	1,090.00	1,090.00	0.00	3,270.00	3,270.00	0.00	4,360.00
07255 COMPREHENSIVE SERVICE AGREEMENT	11,635.50	11,636.00	0.50	34,906.50	34,908.00	1.50	46,544.00
GENERAL ADMINISTRATION Total	18,473.45	15,617.00	(2,856.45)	50,942.55	48,310.00	(2,632.55)	72,825.00
UTILITIES							
08010 ELECTRICITY	127.76	112.50	(15.26)	961.53	787.50	(174.03)	1,350.00
08020 TELEPHONE	66.07	83.00	16.93	495.29	583.00	87.71	1,000.00
UTILITIES Total	193.83	195.50	1.67	1,456.82	1,370.50	(86.32)	2,350.00
MAINTENANCE & REPAIRS							
08310 LANDSCAPE CONTRACT	7,125.00	7,125.00	0.00	49,875.00	49,875.00	0.00	85,500.00
08325 IRRIGATION SYSTEM	2,197.10	833.00	(1,364.10)	8,697.50	5,833.00	(2,864.50)	10,000.00
08330 PLANT CARE	0.00	0.00	0.00	85.00	0.00	(85.00)	1,500.00
08340 PINE STRAW/TREE TRIMMING	0.00	0.00	0.00	13,066.40	0.00	(13,066.40)	18,000.00
08350 PLANT REPLACE/GATE FLOWERS	0.00	0.00	0.00	1,785.00	3,500.00	1,715.00	7,000.00
08360 STORM DAMAGE	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
08390 LAKE MTCE.	179.22	204.00	24.78	1,424.93	1,428.00	3.07	2,448.00
08440 PRESSURE WASHING	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00
08470 GATE REPAIRS/MTCE	3,252.97	333.00	(2,919.97)	5,189.15	2,333.00	(2,856.15)	4,000.00
08490 STREET LIGHT REPAIR	0.00	0.00	0.00	464.48	0.00	(464.48)	2,000.00
08500 HOLIDAY LIGHTS	0.00	0.00	0.00	1,500.00	1,500.00	0.00	2,150.00
MAINTENANCE & REPAIRS Total	12,754.29	8,595.00	(4,159.29)	82,087.46	65,169.00	(16,918.46)	135,498.00
CONTINGENCIES							
08910 CONTINGENCY EXPENSE	0.00	283.00	283.00	2,015.14	1,983.00	(32.14)	3,400.00
CONTINGENCIES Total	0.00	283.00	283.00	2,015.14	1,983.00	(32.14)	3,400.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE FUND CONTRIBUTION							
09510 RESERVE FUND CONTRIBUTION	2,056.75	2,056.75	0.00	6,170.25	6,170.25	0.00	8,227.00
09515 RESERVE INTEREST TRANSFER	0.52	0.00	(0.52)	2.90	0.00	(2.90)	0.00
RESERVE FUND CONTRIBUTION Total	2,057.27	2,056.75	(0.52)	6,173.15	6,170.25	(2.90)	8,227.00
Total Expense	33,478.84	26,747.25	(6,731.59)	142,675.12	123,002.75	(19,672.37)	222,300.00
Net Income	20,671.68	28,827.75	(8,156.07)	23,570.72	43,722.25	(20,151.53)	0.00

Cottesmore Homeowners Association

RESERVE STATEMENT

Start: 01/01/2022 | End: 07/31/2022

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
05280 GENERAL RESERVE	\$0.00	\$34,608.24	\$2,056.75	\$32,551.49
	\$0.00	\$34,608.24	\$2,056.75	\$32,551.49