

# Cottesmore Homeowners Association

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6110 - Maintenance Fees	-	-	-	43,932.75	43,932.81	(.06)	175,731.25
6115 - Late Fees & Int.	16.50	-	16.50	33.00	-	33.00	-
6130 - Operating Interest	1.33	-	1.33	2.84	-	2.84	-
6140 - Reserve Interest	3.54	-	3.54	7.47	-	7.47	-
6150 - Miscellaneous Income	-	-	-	30.00	-	30.00	-
6520 - Lely Resort Master POA	-	-	-	1,710.00	1,710.00	-	6,840.00
6530 - CSA Fees	-	-	-	14,207.25	14,207.25	-	56,829.00
<b>Total Income</b>	<b>21.37</b>	<b>-</b>	<b>21.37</b>	<b>59,923.31</b>	<b>59,850.06</b>	<b>73.25</b>	<b>239,400.25</b>
<b>Total Income</b>	<b>21.37</b>	<b>-</b>	<b>21.37</b>	<b>59,923.31</b>	<b>59,850.06</b>	<b>73.25</b>	<b>239,400.25</b>
<b>Operating Expense</b>							
<b>General Administration</b>							
7120 - Annual Fees	61.25	5.10	(56.15)	61.25	10.20	(51.05)	61.25
7130 - Insurance	-	333.33	333.33	-	666.66	666.66	4,000.00
7145 - Office Supplies & Postage	80.00	37.50	(42.50)	160.00	75.00	(85.00)	450.00
7160 - Accounting & Legal	-	166.67	166.67	-	333.34	333.34	2,000.00
7180 - Social Events	-	62.50	62.50	110.24	125.00	14.76	750.00
7210 - Management Services	845.00	845.00	-	1,690.00	1,690.00	-	10,140.00
7250 - Lely Resort Master POA	-	-	-	1,701.63	1,710.00	8.37	6,840.00
7255 - Comprehensive Service Agreement	-	-	-	14,212.95	14,207.25	(5.70)	56,829.00
<b>Total General Administration</b>	<b>986.25</b>	<b>1,450.10</b>	<b>463.85</b>	<b>17,936.07</b>	<b>18,817.45</b>	<b>881.38</b>	<b>81,070.25</b>
<b>Utilities</b>							
8010 - Electricity	135.80	166.67	30.87	135.80	333.34	197.54	2,000.00
8020 - Telephone	49.95	50.00	.05	112.90	100.00	(12.90)	600.00
<b>Total Utilities</b>	<b>185.75</b>	<b>216.67</b>	<b>30.92</b>	<b>248.70</b>	<b>433.34</b>	<b>184.64</b>	<b>2,600.00</b>
<b>Maintenance &amp; Repairs</b>							
8310 - Landscape Contract	7,481.25	7,500.00	18.75	14,962.50	15,000.00	37.50	90,000.00
8325 - Irrigation System	821.70	833.33	11.63	2,110.60	1,666.66	(443.94)	10,000.00
8330 - Plant Care	-	125.00	125.00	-	250.00	250.00	1,500.00
8340 - Pine Straw/Tree Trimming	300.00	1,833.33	1,533.33	300.00	3,666.66	3,366.66	22,000.00
8350 - Plant Replace/Gate Flowers	-	416.67	416.67	645.00	833.34	188.34	5,000.00
8360 - Storm Damage	-	100.00	100.00	-	200.00	200.00	1,200.00
8390 - Lake Mtce.	365.47	250.00	(115.47)	544.69	500.00	(44.69)	3,000.00
8440 - Pressure Washing	-	308.33	308.33	-	616.66	616.66	3,700.00
8470 - Gate Repairs/Mtce	-	541.67	541.67	-	1,083.34	1,083.34	6,500.00
8490 - Street Light Repair	-	250.00	250.00	-	500.00	500.00	3,000.00
8500 - Holiday Lights	2,695.00	250.00	(2,445.00)	3,157.91	500.00	(2,657.91)	3,000.00
<b>Total Maintenance &amp; Repairs</b>	<b>11,663.42</b>	<b>12,408.33</b>	<b>744.91</b>	<b>21,720.70</b>	<b>24,816.66</b>	<b>3,095.96</b>	<b>148,900.00</b>
<b>Contingencies</b>							

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8910 - Contingency Expense	-	569.17	569.17	-	1,138.34	1,138.34	6,830.00
<b>Total Contingencies</b>	-	<b>569.17</b>	<b>569.17</b>	-	<b>1,138.34</b>	<b>1,138.34</b>	<b>6,830.00</b>
<b>Total Expense</b>	<b>12,835.42</b>	<b>14,644.27</b>	<b>1,808.85</b>	<b>39,905.47</b>	<b>45,205.79</b>	<b>5,300.32</b>	<b>239,400.25</b>
<b>Operating Net Total</b>	<b>(12,814.05)</b>	<b>(14,644.27)</b>	<b>1,830.22</b>	<b>20,017.84</b>	<b>14,644.27</b>	<b>5,373.57</b>	-
<b>Net Total</b>	<b>(12,814.05)</b>	<b>(14,644.27)</b>	<b>1,830.22</b>	<b>20,017.84</b>	<b>14,644.27</b>	<b>5,373.57</b>	-