

Cottesmore Homeowners Association

Balance Sheet as of 8/31/2024

Assets	Operating	Reserve	Total
Assets			
1113 - Alliance - Operating	\$53,523.84		\$53,523.84
1129 - Alliance - Reserves		\$29,486.88	\$29,486.88
1310 - Assessment Receivable	\$1,015.48		\$1,015.48
Total Assets	\$54,539.32	\$29,486.88	\$84,026.20
Total Assets	\$54,539.32	\$29,486.88	\$84,026.20
Liabilities / Equity			
Liabilites			
3250 - Assessment Paid In Advance	\$3,009.29		\$3,009.29
Total Liabilites	\$3,009.29		\$3,009.29
Reserves			
5280 - General Reserve		\$29,486.88	\$29,486.88
Total Reserves		\$29,486.88	\$29,486.88
Members Equity			
5500 - Members Equity/Ret. Earnings	\$25,217.32		\$25,217.32
5502 - Current Year Net Income/(Loss)	\$34,712.71	(\$8,400.00)	\$26,312.71
Total Members Equity	\$59,930.03	(\$8,400.00)	\$51,530.03
Total Liabilities / Equity	\$62,939.32	\$21,086.88	\$84,026.20

Cottesmore Homeowners Association

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Operating Assessments	-	14,347.50	(14,347.50)	129,127.50	114,780.00	14,347.50	172,170.00
6115 - Late Fees & Int.	-	-	-	260.39	-	260.39	-
6130 - Operating Interest	1.30	-	1.30	9.35	-	9.35	-
6140 - Reserve Interest	3.74	-	3.74	35.17	-	35.17	-
6150 - Miscellaneous Income	-	-	-	1,095.00	-	1,095.00	-
6520 - Lely Master Fees	-	472.50	(472.50)	4,252.50	3,780.00	472.50	5,670.00
6530 - CSA Fees	-	4,180.00	(4,180.00)	37,620.00	33,440.00	4,180.00	50,160.00
6710 - Transfer Appl. Fees Received	-	-	-	150.00	-	150.00	-
6930 - Capital Contributions	-	-	-	1,900.00	-	1,900.00	-
Total Income	5.04	19,000.00	(18,994.96)	174,449.91	152,000.00	22,449.91	228,000.00
Total Income	5.04	19,000.00	(18,994.96)	174,449.91	152,000.00	22,449.91	228,000.00

Operating Expense

General Administration							
7120 - Annual Fees	-	5.08	5.08	61.25	40.64	(20.61)	61.00
7130 - Insurance	-	333.33	333.33	3,146.01	2,666.64	(479.37)	4,000.00
7145 - Office Supplies & Postage	48.00	116.67	68.67	742.13	933.36	191.23	1,400.00
7160 - Accounting & Legal	1,235.00	350.00	(885.00)	1,912.50	2,800.00	887.50	4,200.00
7210 - Management Services	800.00	800.00	-	6,300.00	6,400.00	100.00	9,600.00
7250 - Lely Master Fees	-	472.50	472.50	4,215.69	3,780.00	(435.69)	5,670.00
7255 - Comprehensive Service Agreement	-	4,180.00	4,180.00	37,620.00	33,440.00	(4,180.00)	50,160.00
Total General Administration	2,083.00	6,257.58	4,174.58	53,997.58	50,060.64	(3,936.94)	75,091.00

Utilities							
8010 - Electricity	116.07	166.67	50.60	1,111.97	1,333.36	221.39	2,000.00
8020 - Telephone	43.95	41.67	(2.28)	263.70	333.36	69.66	500.00
Total Utilities	160.02	208.34	48.32	1,375.67	1,666.72	291.05	2,500.00

Maintenance & Repairs							
8310 - Landscape Contract	14,250.00	7,125.00	(7,125.00)	57,000.00	57,000.00	-	85,500.00
8325 - Irrigation System	1,342.40	1,083.33	(259.07)	6,669.70	8,666.64	1,996.94	13,000.00
8330 - Plant Care	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.67	1,666.67	3,695.00	13,333.36	9,638.36	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	1,525.00	4,000.00	2,475.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	800.00	800.00	1,200.00
8390 - Lake Mtce.	365.47	250.00	(115.47)	1,806.26	2,000.00	193.74	3,000.00
8440 - Pressure Washing	-	308.33	308.33	(3,700.00)	2,466.64	6,166.64	3,700.00
8470 - Gate Repairs/Mtce	105.00	416.67	311.67	4,898.75	3,333.36	(1,565.39)	5,000.00
8490 - Street Light Repair	-	166.67	166.67	3,997.50	1,333.36	(2,664.14)	2,000.00
8500 - Holiday Lights	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total Maintenance & Repairs	16,062.87	11,991.67	(4,071.20)	75,892.21	95,933.36	20,041.15	143,900.00

Cottesmore Homeowners Association

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Contingencies							
8910 - Contingency Expense	-	125.75	125.75	4,686.57	1,006.00	(3,680.57)	1,509.00
Total Contingencies	-	125.75	125.75	4,686.57	1,006.00	(3,680.57)	1,509.00
Reserve Fund Contribution							
9510 - Reserve Fund Contribution	-	416.67	416.67	3,750.00	3,333.36	(416.64)	5,000.00
9515 - Reserve Interest Transfer	3.74	-	(3.74)	35.17	-	(35.17)	-
Total Reserve Fund Contribution	3.74	416.67	412.93	3,785.17	3,333.36	(451.81)	5,000.00
Reserve Fund Expenses							
9760 - Balcony Maintenance	-	-	-	8,400.00	-	(8,400.00)	-
Total Reserve Fund Expenses	-	-	-	8,400.00	-	(8,400.00)	-
Total Expense	18,309.63	19,000.01	690.38	148,137.20	152,000.08	3,862.88	228,000.00
Operating Net Total	(18,304.59)	(.01)	(18,304.58)	26,312.71	(.08)	26,312.79	-
Net Total	(18,304.59)	(.01)	(18,304.58)	26,312.71	(.08)	26,312.79	-