

Cottesmore Homeowners Association

Balance Sheet as of 2/28/2025

Assets	Operating	Reserve	Total
Assets			
1113 - Alliance - Operating	\$50,014.70		\$50,014.70
1129 - Alliance - Reserves		\$30,759.40	\$30,759.40
1310 - Assessment Receivable	\$3,010.00		\$3,010.00
Total Assets	\$53,024.70	\$30,759.40	\$83,784.10
Total Assets	\$53,024.70	\$30,759.40	\$83,784.10
Liabilities / Equity			
Liabilites			
3230 - Accrued Expenses	\$93.25		\$93.25
Total Liabilites	\$93.25		\$93.25
Reserves			
5280 - General Reserve		\$30,751.94	\$30,751.94
Total Reserves		\$30,751.94	\$30,751.94
Members Equity			
5500 - Fund Balance	\$30,962.49		\$30,962.49
5502 - Current Year Net Income/(Loss)	\$21,968.96	\$7.46	\$21,976.42
Total Members Equity	\$52,931.45	\$7.46	\$52,938.91
Total Liabilities / Equity	\$53,024.70	\$30,759.40	\$83,784.10

Cottesmore Homeowners Association

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Operating Assessments	-	-	-	43,042.50	43,042.50	-	172,170.00
6130 - Operating Interest	1.09	-	1.09	2.32	-	2.32	-
6140 - Reserve Interest	3.54	-	3.54	7.46	-	7.46	-
6150 - Miscellaneous Income	-	-	-	90.00	-	90.00	-
6520 - Lely Master Fees	-	-	-	1,417.50	1,417.50	-	5,670.00
6530 - CSA Fees	-	-	-	12,540.00	12,540.00	-	50,160.00
Total Income	4.63	-	4.63	57,099.78	57,000.00	99.78	228,000.00
Total Income	4.63	-	4.63	57,099.78	57,000.00	99.78	228,000.00

Operating Expense

General Adminstration							
7120 - Annual Fees	61.25	5.17	(56.08)	61.25	10.34	(50.91)	62.00
7130 - Insurance	-	333.33	333.33	-	666.66	666.66	4,000.00
7145 - Office Supplies & Postage	-	100.00	100.00	-	200.00	200.00	1,200.00
7160 - Accounting & Legal	-	350.00	350.00	-	700.00	700.00	4,200.00
7210 - Management Services	823.75	823.75	-	1,647.50	1,647.50	-	9,885.00
7250 - Lely Master Fees	-	-	-	1,416.90	1,417.50	.60	5,670.00
7255 - Comprehensive Service Agreement	-	-	-	12,499.53	12,540.00	40.47	50,160.00
Total General Adminstration	885.00	1,612.25	727.25	15,625.18	17,182.00	1,556.82	75,177.00

Utilities							
8010 - Electricity	-	166.67	166.67	(81.77)	333.34	415.11	2,000.00
8020 - Telephone	43.95	44.17	.22	87.90	88.34	.44	530.00
Total Utilities	43.95	210.84	166.89	6.13	421.68	415.55	2,530.00

Maintenance & Repairs							
8310 - Landscape Contract	7,125.00	7,125.00	-	14,250.00	14,250.00	-	85,500.00
8325 - Irrigation System	613.50	833.33	219.83	699.00	1,666.66	967.66	10,000.00
8330 - Plant Care	630.00	125.00	(505.00)	630.00	250.00	(380.00)	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
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	-	537.92	537.92	-	1,075.84	1,075.84	6,455.00
8490 - Street Light Repair	165.00	250.00	85.00	165.00	500.00	335.00	3,000.00
8500 - Holiday Lights	2,695.00	250.00	(2,445.00)	2,695.00	500.00	(2,195.00)	3,000.00
Total Maintenance & Repairs	11,593.97	11,946.25	352.28	18,983.69	23,892.50	4,908.81	143,355.00

Contingencies							
8910 - Contingency Expense	465.98	578.17	112.19	508.36	1,156.34	647.98	6,938.00
Total Contingencies	465.98	578.17	112.19	508.36	1,156.34	647.98	6,938.00

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Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Expense	12,988.90	14,347.51	1,358.61	35,123.36	42,652.52	7,529.16	228,000.00
Operating Net Total	(12,984.27)	(14,347.51)	1,363.24	21,976.42	14,347.48	7,628.94	-
Net Total	(12,984.27)	(14,347.51)	1,363.24	21,976.42	14,347.48	7,628.94	-