

COTTESMORE HOA

2026 PROPOSED BUDGET

1/1/26 - 12/31/26

DATE:10/10/2025

DRAFT #1

ACCT #	EXPENSES	APPROVED BUDGET 2025	FORECAST 2025	APPROVED BUDGET 2026
	GENERAL ADMINISTRATIVE			
7120	Annual Fees	62.00	61.25	61.25
7130	Insurance	4,000.00	3,570.91	4,000.00
7145	Office Supplies / Postage	1,400.00	1,419.53	450.00
7160	Accounting & Legal	4,200.00	510.00	2,000.00
NEW	Social Events			750.00
7210	Management Services	9,600.00	9,600.00	10,140.00
7250	Lely Master Fees	5,670.00	5,670.00	6,840.00
7255	Comprehensive Service Agreement	50,160.00	50,160.00	56,829.00
	SUBTOTAL	\$ 75,092.00	\$ 70,991.69	\$ 81,070.25
	UTILITIES			
8010	Electricity	2,000.00	1,040.00	2,000.00
8020	Telephone	530.00	485.00	600.00
	SUBTOTAL	\$ 2,530.00	\$ 1,525.00	\$ 2,600.00
	MAINTENANCE & REPAIR			
8310	Landscape Contract	85,500.00	87,637.50	90,000.00
8325	Irrigation System	10,000.00	5,706.70	10,000.00
8330	Plant Care	1,500.00	630.00	1,500.00
8340	Pine Straw / Tree Trimming	20,000.00	1,770.00	22,000.00
8350	Plant Replacement / Gate Flowers	6,000.00	1,953.00	5,000.00
8360	Storm Damage	1,200.00		1,200.00
8390	Lake Mtce	3,000.00	2,523.14	3,000.00
8440	Pressure Washing	3,700.00		3,700.00
8470	Gate Repairs / Mtce	6,455.00	10,002.56	6,500.00
8490	Street Light Repair	3,000.00	2,462.00	3,000.00
8500	Holiday Lights	3,000.00	2,695.00	3,000.00
	SUBTOTAL	\$ 143,355.00	\$ 115,379.90	\$ 148,900.00
	CONTINGENCIES			
8910	Contingency Expense	6,938.00	815.63	6,830.00
	SUBTOTAL	\$ 6,938.00	\$ 815.63	\$ 6,830.00
	OTHER			
9510	Replacement Fund - Capital	-		-
	SUBTOTAL	\$ -	\$ -	\$ -
	TOTAL EXPENSES	\$ 227,915.00	\$ 188,712.22	\$ 239,400.25
	<u>INCOME</u>			
6110	Maintenance Fees	172,170.00	172,170.00	175,731.25
6520	Lely Master Fees	5,670.00	5,670.00	6,840.00
6530	CSA Fees	50,160.00	50,160.00	56,829.00
	TOTAL INCOME	\$ 228,000.00	\$ 228,000.00	\$ 239,400.25
	NUMBER OF UNITS	57		57
	QTRLY MTCE FEE	\$ 755.13		\$ 770.75
	QRTLY CSA FEE	\$ 220.00		\$ 249.25
	QRTLY LELY MASTER FEE	\$ 24.87		\$ 30.00
	QTRLY MTCE FEE PER UNIT	\$ 1,000.00		\$ 1,050.00