

# Cottesmore Homeowners Association

Balance Sheet as of 11/30/2025

| <b>Assets</b>                         | <b>Operating</b>   | <b>Reserve</b>     | <b>Total</b>       |
|---------------------------------------|--------------------|--------------------|--------------------|
| <b>Assets</b>                         |                    |                    |                    |
| 1113 - WAB - Operating                | \$64,786.66        |                    | \$64,786.66        |
| 1129 - WAB - Reserves                 |                    | \$30,794.18        | \$30,794.18        |
| 1310 - Assessment Receivable          | \$15.23            |                    | \$15.23            |
| <b>Total Assets</b>                   | <b>\$64,801.89</b> | <b>\$30,794.18</b> | <b>\$95,596.07</b> |
| <b>Total Assets</b>                   | <b>\$64,801.89</b> | <b>\$30,794.18</b> | <b>\$95,596.07</b> |
| <b>Liabilities / Equity</b>           |                    |                    |                    |
| <b>Liabilites</b>                     |                    |                    |                    |
| 3250 - Assessment Paid In Advance     | \$7,336.86         |                    | \$7,336.86         |
| <b>Total Liabilites</b>               | <b>\$7,336.86</b>  |                    | <b>\$7,336.86</b>  |
| <b>Reserves</b>                       |                    |                    |                    |
| 5280 - General Reserve                |                    | \$30,751.94        | \$30,751.94        |
| <b>Total Reserves</b>                 |                    | <b>\$30,751.94</b> | <b>\$30,751.94</b> |
| <b>Members Equity</b>                 |                    |                    |                    |
| 5500 - Fund Balance                   | \$30,962.49        |                    | \$30,962.49        |
| 5502 - Current Year Net Income/(Loss) | \$26,502.54        | \$42.24            | \$26,544.78        |
| <b>Total Members Equity</b>           | <b>\$57,465.03</b> | <b>\$42.24</b>     | <b>\$57,507.27</b> |
| <b>Total Liabilities / Equity</b>     | <b>\$64,801.89</b> | <b>\$30,794.18</b> | <b>\$95,596.07</b> |

# Cottesmore Homeowners Association

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

|                                     | Current Period |          |             | Year To Date      |                   |                 | Annual Budget     |
|-------------------------------------|----------------|----------|-------------|-------------------|-------------------|-----------------|-------------------|
|                                     | Actual         | Budget   | Variance    | Actual            | Budget            | Variance        |                   |
| <b>Operating Income</b>             |                |          |             |                   |                   |                 |                   |
| <b>Income</b>                       |                |          |             |                   |                   |                 |                   |
| 6110 - Maintenance Fees             | -              | -        | -           | 172,170.00        | 172,170.00        | -               | 172,170.00        |
| 6115 - Late Fees & Int.             | .23            | -        | .23         | 75.69             | -                 | 75.69           | -                 |
| 6130 - Operating Interest           | 1.62           | -        | 1.62        | 15.49             | -                 | 15.49           | -                 |
| 6140 - Reserve Interest             | 3.80           | -        | 3.80        | 42.24             | -                 | 42.24           | -                 |
| 6150 - Miscellaneous Income         | -              | -        | -           | 240.00            | -                 | 240.00          | -                 |
| 6520 - Lely Master Fees             | -              | -        | -           | 5,670.00          | 5,670.00          | -               | 5,670.00          |
| 6530 - CSA Fees                     | -              | -        | -           | 50,160.00         | 50,160.00         | -               | 50,160.00         |
| 6710 - Transfer Appl. Fees Received | -              | -        | -           | 150.00            | -                 | 150.00          | -                 |
| 6930 - Capital Contributions        | -              | -        | -           | 4,000.00          | -                 | 4,000.00        | -                 |
| <b>Total Income</b>                 | <b>5.65</b>    | <b>-</b> | <b>5.65</b> | <b>232,523.42</b> | <b>228,000.00</b> | <b>4,523.42</b> | <b>228,000.00</b> |
| <b>Total Income</b>                 | <b>5.65</b>    | <b>-</b> | <b>5.65</b> | <b>232,523.42</b> | <b>228,000.00</b> | <b>4,523.42</b> | <b>228,000.00</b> |

## Operating Expense

### General Administration

|  |               |                 |               |                  |                  |                 |                  |
|--|---------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
| 7110 - Bank Charges                    | -             | -               | -             | 10.00            | -                | (10.00)         | -                |
| 7120 - Annual Fees                     | -             | 5.17            | 5.17          | 61.25            | 56.87            | (4.38)          | 62.00            |
| 7130 - Insurance                       | -             | 333.33          | 333.33        | 3,605.91         | 3,666.63         | 60.72           | 4,000.00         |
| 7145 - Office Supplies & Postage       | 80.00         | 100.00          | 20.00         | 1,224.65         | 1,100.00         | (124.65)        | 1,200.00         |
| 7160 - Accounting & Legal              | -             | 350.00          | 350.00        | 510.00           | 3,850.00         | 3,340.00        | 4,200.00         |
| 7210 - Management Services             | 823.75        | 823.75          | -             | 9,061.25         | 9,061.25         | -               | 9,885.00         |
| 7250 - Lely Master Fees                | -             | -               | -             | 5,667.60         | 5,670.00         | 2.40            | 5,670.00         |
| 7255 - Comprehensive Service Agreement | -             | -               | -             | 49,998.12        | 50,160.00        | 161.88          | 50,160.00        |
| <b>Total General Administration</b>    | <b>903.75</b> | <b>1,612.25</b> | <b>708.50</b> | <b>70,138.78</b> | <b>73,564.75</b> | <b>3,425.97</b> | <b>75,177.00</b> |

### Utilities

|                        |               |               |              |                 |                 |               |                 |
|------------------------|---------------|---------------|--------------|-----------------|-----------------|---------------|-----------------|
| 8010 - Electricity     | 138.14        | 166.67        | 28.53        | 1,056.81        | 1,833.37        | 776.56        | 2,000.00        |
| 8020 - Telephone       | 45.95         | 44.17         | (1.78)       | 455.50          | 485.87          | 30.37         | 530.00          |
| <b>Total Utilities</b> | <b>184.09</b> | <b>210.84</b> | <b>26.75</b> | <b>1,512.31</b> | <b>2,319.24</b> | <b>806.93</b> | <b>2,530.00</b> |

### Maintenance & Repairs

|                                   |           |          |             |           |           |            |           |
|-----------------------------------|-----------|----------|-------------|-----------|-----------|------------|-----------|
| 8310 - Landscape Contract         | 7,481.25  | 7,125.00 | (356.25)    | 80,156.25 | 78,375.00 | (1,781.25) | 85,500.00 |
| 8325 - Irrigation System          | 2,353.25  | 833.33   | (1,519.92)  | 10,179.15 | 9,166.63  | (1,012.52) | 10,000.00 |
| 8330 - Plant Care                 | -         | 125.00   | 125.00      | 630.00    | 1,375.00  | 745.00     | 1,500.00  |
| 8340 - Pine Straw/Tree Trimming   | 15,302.80 | 1,666.67 | (13,636.13) | 19,027.80 | 18,333.37 | (694.43)   | 20,000.00 |
| 8350 - Plant Replace/Gate Flowers | -         | 500.00   | 500.00      | 1,953.00  | 5,500.00  | 3,547.00   | 6,000.00  |
| 8360 - Storm Damage               | -         | 100.00   | 100.00      | -         | 1,100.00  | 1,100.00   | 1,200.00  |
| 8390 - Lake Mtce.                 | 179.22    | 250.00   | 70.78       | 2,343.92  | 2,750.00  | 406.08     | 3,000.00  |
| 8440 - Pressure Washing           | 3,200.00  | 308.33   | (2,891.67)  | 3,200.00  | 3,391.63  | 191.63     | 3,700.00  |
| 8470 - Gate Repairs/Mtce          | -         | 537.92   | 537.92      | 10,811.87 | 5,917.12  | (4,894.75) | 6,455.00  |
| 8490 - Street Light Repair        | -         | 250.00   | 250.00      | 2,462.00  | 2,750.00  | 288.00     | 3,000.00  |
| 8500 - Holiday Lights             | 52.93     | 250.00   | 197.07      | 2,747.93  | 2,750.00  | 2.07       | 3,000.00  |

# Cottesmore Homeowners Association

## Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

|  | Current Period |             |             | Year To Date |            |            | Annual Budget |
|--|----------------|-------------|-------------|--------------|------------|------------|---------------|
|  | Actual         | Budget      | Variance    | Actual       | Budget     | Variance   |               |
| <b>Operating Expense</b>               |                |             |             |              |            |            |               |
| <b>Total Maintenance &amp; Repairs</b> | 28,569.45      | 11,946.25   | (16,623.20) | 133,511.92   | 131,408.75 | (2,103.17) | 143,355.00    |
| <b>Contingencies</b>                   |                |             |             |              |            |            |               |
| 8910 - Contingency Expense             | -              | 578.17      | 578.17      | 815.63       | 6,359.87   | 5,544.24   | 6,938.00      |
| <b>Total Contingencies</b>             | -              | 578.17      | 578.17      | 815.63       | 6,359.87   | 5,544.24   | 6,938.00      |
| <b>Total Expense</b>                   | 29,657.29      | 14,347.51   | (15,309.78) | 205,978.64   | 213,652.61 | 7,673.97   | 228,000.00    |
| <b>Operating Net Total</b>             | (29,651.64)    | (14,347.51) | (15,304.13) | 26,544.78    | 14,347.39  | 12,197.39  | -             |
| <b>Net Total</b>                       | (29,651.64)    | (14,347.51) | (15,304.13) | 26,544.78    | 14,347.39  | 12,197.39  | -             |