

Cottesmore Homeowners Association

Balance Sheet as of 10/31/2025

Assets	Operating	Reserve	Total
Assets			
1113 - WAB - Operating	\$87,142.33		\$87,142.33
1129 - WAB - Reserves		\$30,790.38	\$30,790.38
1310 - Assessment Receivable	\$1,015.00		\$1,015.00
Total Assets	\$88,157.33	\$30,790.38	\$118,947.71
Total Assets	\$88,157.33	\$30,790.38	\$118,947.71
Liabilities / Equity			
Liabilites			
3250 - Assessment Paid In Advance	\$1,036.86		\$1,036.86
Total Liabilites	\$1,036.86		\$1,036.86
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)	\$56,157.98	\$38.44	\$56,196.42
Total Members Equity	\$87,120.47	\$38.44	\$87,158.91
Total Liabilities / Equity	\$88,157.33	\$30,790.38	\$118,947.71

Cottesmore Homeowners Association

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Maintenance Fees	43,042.50	43,042.50	-	172,170.00	172,170.00	-	172,170.00
6115 - Late Fees & Int.	15.00	-	15.00	75.46	-	75.46	-
6130 - Operating Interest	1.78	-	1.78	13.87	-	13.87	-
6140 - Reserve Interest	3.92	-	3.92	38.44	-	38.44	-
6150 - Miscellaneous Income	-	-	-	240.00	-	240.00	-
6520 - Lely Master Fees	1,417.50	1,417.50	-	5,670.00	5,670.00	-	5,670.00
6530 - CSA Fees	12,540.00	12,540.00	-	50,160.00	50,160.00	-	50,160.00
6710 - Transfer Appl. Fees Received	75.00	-	75.00	150.00	-	150.00	-
6930 - Capital Contributions	2,000.00	-	2,000.00	4,000.00	-	4,000.00	-
Total Income	59,095.70	57,000.00	2,095.70	232,517.77	228,000.00	4,517.77	228,000.00
Total Income	59,095.70	57,000.00	2,095.70	232,517.77	228,000.00	4,517.77	228,000.00

Operating Expense

General Administration							
7110 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7120 - Annual Fees	-	5.17	5.17	61.25	51.70	(9.55)	62.00
7130 - Insurance	-	333.33	333.33	3,605.91	3,333.30	(272.61)	4,000.00
7145 - Office Supplies & Postage	80.00	100.00	20.00	1,144.65	1,000.00	(144.65)	1,200.00
7160 - Accounting & Legal	-	350.00	350.00	510.00	3,500.00	2,990.00	4,200.00
7210 - Management Services	823.75	823.75	-	8,237.50	8,237.50	-	9,885.00
7250 - Lely Master Fees	-	1,417.50	1,417.50	5,667.60	5,670.00	2.40	5,670.00
7255 - Comprehensive Service Agreement	-	12,540.00	12,540.00	49,998.12	50,160.00	161.88	50,160.00
Total General Administration	903.75	15,569.75	14,666.00	69,235.03	71,952.50	2,717.47	75,177.00

Utilities							
8010 - Electricity	138.63	166.67	28.04	918.67	1,666.70	748.03	2,000.00
8020 - Telephone	45.95	44.17	(1.78)	409.55	441.70	32.15	530.00
Total Utilities	184.58	210.84	26.26	1,328.22	2,108.40	780.18	2,530.00

Maintenance & Repairs							
8310 - Landscape Contract	7,481.25	7,125.00	(356.25)	72,675.00	71,250.00	(1,425.00)	85,500.00
8325 - Irrigation System	65.00	833.33	768.33	7,825.90	8,333.30	507.40	10,000.00
8330 - Plant Care	-	125.00	125.00	630.00	1,250.00	620.00	1,500.00
8340 - Pine Straw/Tree Trimming	1,955.00	1,666.67	(288.33)	3,725.00	16,666.70	12,941.70	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	1,953.00	5,000.00	3,047.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
8390 - Lake Mtce.	179.22	250.00	70.78	2,164.70	2,500.00	335.30	3,000.00
8440 - Pressure Washing	-	308.33	308.33	-	3,083.30	3,083.30	3,700.00
8470 - Gate Repairs/Mtce	-	537.92	537.92	10,811.87	5,379.20	(5,432.67)	6,455.00
8490 - Street Light Repair	-	250.00	250.00	2,462.00	2,500.00	38.00	3,000.00
8500 - Holiday Lights	-	250.00	250.00	2,695.00	2,500.00	(195.00)	3,000.00