

Cottesmore Homeowners Association

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Assets			
1113 - WAB - Operating	\$56,161.19		\$56,161.19
1129 - WAB - Reserves		\$30,798.10	\$30,798.10
1530 - Prepaid Expense	\$15,914.58		\$15,914.58
Total Assets	\$72,075.77	\$30,798.10	\$102,873.87
Total Assets	\$72,075.77	\$30,798.10	\$102,873.87
Liabilities / Equity			
Liabilites			
3230 - Accrued Expenses	\$147.36		\$147.36
3250 - Assessment Paid In Advance	\$28,186.63		\$28,186.63
Total Liabilites	\$28,333.99		\$28,333.99
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)	\$12,779.29	\$46.16	\$12,825.45
Total Members Equity	\$43,741.78	\$46.16	\$43,787.94
Total Liabilities / Equity	\$72,075.77	\$30,798.10	\$102,873.87

Cottesmore Homeowners Association

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Maintenance Fees	-	-	-	172,170.00	172,170.00	-	172,170.00
6115 - Late Fees & Int.	-	-	-	75.69	-	75.69	-
6130 - Operating Interest	1.11	-	1.11	16.60	-	16.60	-
6140 - Reserve Interest	3.92	-	3.92	46.16	-	46.16	-
6150 - Miscellaneous Income	60.00	-	60.00	300.00	-	300.00	-
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	-
Total Income	65.03	-	65.03	232,588.45	228,000.00	4,588.45	228,000.00
Total Income	65.03	-	65.03	232,588.45	228,000.00	4,588.45	228,000.00

Operating Expense

General Administration

7110 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7120 - Annual Fees	-	5.13	5.13	61.25	62.00	.75	62.00
7130 - Insurance	-	333.37	333.37	3,605.91	4,000.00	394.09	4,000.00
7145 - Office Supplies & Postage	80.00	100.00	20.00	1,304.65	1,200.00	(104.65)	1,200.00
7160 - Accounting & Legal	-	350.00	350.00	510.00	4,200.00	3,690.00	4,200.00
7210 - Management Services	823.75	823.75	-	9,885.00	9,885.00	-	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
Total General Administration	903.75	1,612.25	708.50	71,042.53	75,177.00	4,134.47	75,177.00

Utilities

8010 - Electricity	286.12	166.63	(119.49)	1,342.93	2,000.00	657.07	2,000.00
8020 - Telephone	45.95	44.13	(1.82)	501.45	530.00	28.55	530.00
Total Utilities	332.07	210.76	(121.31)	1,844.38	2,530.00	685.62	2,530.00

Maintenance & Repairs

8310 - Landscape Contract	7,481.25	7,125.00	(356.25)	87,637.50	85,500.00	(2,137.50)	85,500.00
8325 - Irrigation System	1,400.40	833.37	(567.03)	11,579.55	10,000.00	(1,579.55)	10,000.00
8330 - Plant Care	-	125.00	125.00	630.00	1,500.00	870.00	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.63	1,666.63	19,027.80	20,000.00	972.20	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	1,953.00	6,000.00	4,047.00	6,000.00
8360 - Storm Damage	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
8390 - Lake Mtce.	179.22	250.00	70.78	2,523.14	3,000.00	476.86	3,000.00
8440 - Pressure Washing	-	308.37	308.37	3,200.00	3,700.00	500.00	3,700.00
8470 - Gate Repairs/Mtce	3,487.67	537.88	(2,949.79)	14,299.54	6,455.00	(7,844.54)	6,455.00
8490 - Street Light Repair	-	250.00	250.00	2,462.00	3,000.00	538.00	3,000.00
8500 - Holiday Lights	-	250.00	250.00	2,747.93	3,000.00	252.07	3,000.00