

# Cottesmore Homeowners Association

Balance Sheet as of 8/31/2025

| Assets                                | Operating          | Reserve            | Total              |
|---------------------------------------|--------------------|--------------------|--------------------|
| <b>Assets</b>                         |                    |                    |                    |
| 1113 - WAB - Operating                | \$63,269.06        |                    | \$63,269.06        |
| 1129 - WAB - Reserves                 |                    | \$30,782.67        | \$30,782.67        |
| 1310 - Assessment Receivable          | \$1,045.00         |                    | \$1,045.00         |
| <b>Total Assets</b>                   | <b>\$64,314.06</b> | <b>\$30,782.67</b> | <b>\$95,096.73</b> |
| <b>Total Assets</b>                   | <b>\$64,314.06</b> | <b>\$30,782.67</b> | <b>\$95,096.73</b> |
| <b>Liabilities / Equity</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) | \$33,351.57        | \$30.73            | \$33,382.30        |
| <b>Total Members Equity</b>           | <b>\$64,314.06</b> | <b>\$30.73</b>     | <b>\$64,344.79</b> |
| <b>Total Liabilities / Equity</b>     | <b>\$64,314.06</b> | <b>\$30,782.67</b> | <b>\$95,096.73</b> |

# Cottesmore Homeowners Association

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

|                                     | Current Period |        |          | Year To Date |            |          | Annual Budget |
|-------------------------------------|----------------|--------|----------|--------------|------------|----------|---------------|
|                                     | Actual         | Budget | Variance | Actual       | Budget     | Variance |               |
| Operating Income                    |                |        |          |              |            |          |               |
| Income                              |                |        |          |              |            |          |               |
| 6110 - Maintenance Fees             | -              | -      | -        | 129,127.50   | 129,127.50 | -        | 172,170.00    |
| 6115 - Late Fees & Int.             | 15.23          | -      | 15.23    | 60.23        | -          | 60.23    | -             |
| 6130 - Operating Interest           | 1.42           | -      | 1.42     | 10.68        | -          | 10.68    | -             |
| 6140 - Reserve Interest             | 3.92           | -      | 3.92     | 30.73        | -          | 30.73    | -             |
| 6150 - Miscellaneous Income         | -              | -      | -        | 180.00       | -          | 180.00   | -             |
| 6520 - Lely Master Fees             | -              | -      | -        | 4,252.50     | 4,252.50   | -        | 5,670.00      |
| 6530 - CSA Fees                     | -              | -      | -        | 37,620.00    | 37,620.00  | -        | 50,160.00     |
| 6710 - Transfer Appl. Fees Received | -              | -      | -        | 75.00        | -          | 75.00    | -             |
| 6930 - Capital Contributions        | -              | -      | -        | 2,000.00     | -          | 2,000.00 | -             |
| Total Income                        | 20.57          | -      | 20.57    | 173,356.64   | 171,000.00 | 2,356.64 | 228,000.00    |
| Total Income                        | 20.57          | -      | 20.57    | 173,356.64   | 171,000.00 | 2,356.64 | 228,000.00    |

## Operating Expense

|                                        |               |                 |               |                  |                  |                 |                  |
|----------------------------------------|---------------|-----------------|---------------|------------------|------------------|-----------------|------------------|
| <b>General Administration</b>          |               |                 |               |                  |                  |                 |                  |
| 7110 - Bank Charges                    | -             | -               | -             | 10.00            | -                | (10.00)         | -                |
| 7120 - Annual Fees                     | -             | 5.17            | 5.17          | 61.25            | 41.36            | (19.89)         | 62.00            |
| 7130 - Insurance                       | -             | 333.33          | 333.33        | 3,570.91         | 2,666.64         | (904.27)        | 4,000.00         |
| 7145 - Office Supplies & Postage       | 80.00         | 100.00          | 20.00         | 984.65           | 800.00           | (184.65)        | 1,200.00         |
| 7160 - Accounting & Legal              | -             | 350.00          | 350.00        | 510.00           | 2,800.00         | 2,290.00        | 4,200.00         |
| 7210 - Management Services             | 823.75        | 823.75          | -             | 6,590.00         | 6,590.00         | -               | 9,885.00         |
| 7250 - Lely Master Fees                | -             | -               | -             | 4,250.70         | 4,252.50         | 1.80            | 5,670.00         |
| 7255 - Comprehensive Service Agreement | -             | -               | -             | 37,498.59        | 37,620.00        | 121.41          | 50,160.00        |
| <b>Total General Administration</b>    | <b>903.75</b> | <b>1,612.25</b> | <b>708.50</b> | <b>53,476.10</b> | <b>54,770.50</b> | <b>1,294.40</b> | <b>75,177.00</b> |

|                        |               |               |              |               |                 |               |                 |
|------------------------|---------------|---------------|--------------|---------------|-----------------|---------------|-----------------|
| <b>Utilities</b>       |               |               |              |               |                 |               |                 |
| 8010 - Electricity     | 137.93        | 166.67        | 28.74        | 638.94        | 1,333.36        | 694.42        | 2,000.00        |
| 8020 - Telephone       | 45.95         | 44.17         | (1.78)       | 305.65        | 353.36          | 47.71         | 530.00          |
| <b>Total Utilities</b> | <b>183.88</b> | <b>210.84</b> | <b>26.96</b> | <b>944.59</b> | <b>1,686.72</b> | <b>742.13</b> | <b>2,530.00</b> |

|                                   |          |          |          |           |           |            |           |
|-----------------------------------|----------|----------|----------|-----------|-----------|------------|-----------|
| <b>Maintenance &amp; Repairs</b>  |          |          |          |           |           |            |           |
| 8310 - Landscape Contract         | 7,481.25 | 7,125.00 | (356.25) | 57,712.50 | 57,000.00 | (712.50)   | 85,500.00 |
| 8325 - Irrigation System          | 85.50    | 833.33   | 747.83   | 5,706.70  | 6,666.64  | 959.94     | 10,000.00 |
| 8330 - Plant Care                 | -        | 125.00   | 125.00   | 630.00    | 1,000.00  | 370.00     | 1,500.00  |
| 8340 - Pine Straw/Tree Trimming   | -        | 1,666.67 | 1,666.67 | 1,770.00  | 13,333.36 | 11,563.36  | 20,000.00 |
| 8350 - Plant Replace/Gate Flowers | -        | 500.00   | 500.00   | 1,953.00  | 4,000.00  | 2,047.00   | 6,000.00  |
| 8360 - Storm Damage               | -        | 100.00   | 100.00   | -         | 800.00    | 800.00     | 1,200.00  |
| 8390 - Lake Mtce.                 | 365.47   | 250.00   | (115.47) | 1,806.26  | 2,000.00  | 193.74     | 3,000.00  |
| 8440 - Pressure Washing           | -        | 308.33   | 308.33   | -         | 2,466.64  | 2,466.64   | 3,700.00  |
| 8470 - Gate Repairs/Mtce          | 600.00   | 537.92   | (62.08)  | 10,002.56 | 4,303.36  | (5,699.20) | 6,455.00  |
| 8490 - Street Light Repair        | -        | 250.00   | 250.00   | 2,462.00  | 2,000.00  | (462.00)   | 3,000.00  |
| 8500 - Holiday Lights             | -        | 250.00   | 250.00   | 2,695.00  | 2,000.00  | (695.00)   | 3,000.00  |

# Cottesmore Homeowners Association

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

|                             | Current Period |             |          | Year To Date |            |           | Annual Budget |
|-----------------------------|----------------|-------------|----------|--------------|------------|-----------|---------------|
|                             | Actual         | Budget      | Variance | Actual       | Budget     | Variance  |               |
| Operating Expense           |                |             |          |              |            |           |               |
| Total Maintenance & Repairs | 8,532.22       | 11,946.25   | 3,414.03 | 84,738.02    | 95,570.00  | 10,831.98 | 143,355.00    |
| Contingencies               |                |             |          |              |            |           |               |
| 8910 - Contingency Expense  | -              | 578.17      | 578.17   | 815.63       | 4,625.36   | 3,809.73  | 6,938.00      |
| Total Contingencies         | -              | 578.17      | 578.17   | 815.63       | 4,625.36   | 3,809.73  | 6,938.00      |
| Total Expense               | 9,619.85       | 14,347.51   | 4,727.66 | 139,974.34   | 156,652.58 | 16,678.24 | 228,000.00    |
|                             |                |             |          |              |            |           |               |
| Operating Net Total         | (9,599.28)     | (14,347.51) | 4,748.23 | 33,382.30    | 14,347.42  | 19,034.88 | -             |
| Net Total                   | (9,599.28)     | (14,347.51) | 4,748.23 | 33,382.30    | 14,347.42  | 19,034.88 | -             |



PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

COTTESMORE HOMEOWNERS ASSOCIATION INC  
C/O RESORT MANAGEMENT  
RSV  
2685 HORSESHOE DR S SUITE 215  
NAPLES FL 34104-6113

Last statement: July 31, 2025  
This statement: August 31, 2025  
Total days in statement period: 31

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( 0)

Direct inquiries to:  
888-734-4567

Alliance Association Banking  
3075 W. Ray Road, FL 4  
Chandler AZ 85226

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THANK YOU FOR BANKING WITH US!

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### AAB Association MMA

|                            |             |                    |             |
|----------------------------|-------------|--------------------|-------------|
| Account number             | XXXXXX1150  | Beginning balance  | \$30,778.75 |
| Low balance                | \$30,778.75 | Total additions    | 3.92        |
| Average balance            | \$30,778.75 | Total subtractions | 0.00        |
| Avg collected balance      | \$30,778    | Ending balance     | \$30,782.67 |
| Interest paid year to date | \$30.73     |                    |             |

### CREDITS

| Date  | Description     | Additions |
|-------|-----------------|-----------|
| 08-31 | Interest Credit | 3.92      |

### DAILY BALANCES

| Date  | Amount    | Date  | Amount    | Date | Amount |
|-------|-----------|-------|-----------|------|--------|
| 07-31 | 30,778.75 | 08-31 | 30,782.67 |      |        |

### INTEREST INFORMATION

|                                |             |
|--------------------------------|-------------|
| Annual percentage yield earned | 0.15%       |
| Interest-bearing days          | 31          |
| Average balance for APY        | \$30,778.75 |
| Interest earned                | \$3.92      |

OVERDRAFT/RETURN ITEM FEES

|                          | Total for<br>this period | Total<br>year-to-date |
|--------------------------|--------------------------|-----------------------|
| Total Overdraft Fees     | \$0.00                   | \$0.00                |
| Total Returned Item Fees | \$0.00                   | \$0.00                |

Thank you for banking with Alliance Association Banking