

Cottesmore Homeowners Association

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Assets			
1113 - Alliance - Operating	\$63,200.32		\$63,200.32
1129 - Alliance - Reserves		\$29,494.26	\$29,494.26
1310 - Assessment Receivable	\$11,000.00		\$11,000.00
1330 - Due To/Due From	(\$1,250.00)	\$1,250.00	-
1520 - Prepaid Expense	\$12,528.03		\$12,528.03
Total Assets	\$85,478.35	\$30,744.26	\$116,222.61
Total Assets	\$85,478.35	\$30,744.26	\$116,222.61
Liabilities / Equity			
Reserves			
5280 - General Reserve		\$30,744.26	\$30,744.26
Total Reserves		\$30,744.26	\$30,744.26
Members Equity			
5500 - Members Equity/Ret. Earnings	\$25,217.32		\$25,217.32
5502 - Current Year Net Income/(Loss)	\$68,661.03	(\$8,400.00)	\$60,261.03
Total Members Equity	\$93,878.35	(\$8,400.00)	\$85,478.35
Total Liabilities / Equity	\$93,878.35	\$22,344.26	\$116,222.61

Cottesmore Homeowners Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6110 - Operating Assessments	43,042.50	14,347.50	28,695.00	172,170.00	143,475.00	28,695.00	172,170.00
6115 - Late Fees & Int.	-	-	-	260.39	-	260.39	-
6130 - Operating Interest	1.31	-	1.31	11.68	-	11.68	-
6140 - Reserve Interest	3.75	-	3.75	42.55	-	42.55	-
6150 - Miscellaneous Income	30.00	-	30.00	1,125.00	-	1,125.00	-
6520 - Lely Master Fees	1,417.50	472.50	945.00	5,670.00	4,725.00	945.00	5,670.00
6530 - CSA Fees	12,540.00	4,180.00	8,360.00	50,160.00	41,800.00	8,360.00	50,160.00
6710 - Transfer Appl. Fees Received	-	-	-	150.00	-	150.00	-
6930 - Capital Contributions	-	-	-	2,000.00	-	2,000.00	-
Total Income	57,035.06	19,000.00	38,035.06	231,589.62	190,000.00	41,589.62	228,000.00
Total Income	57,035.06	19,000.00	38,035.06	231,589.62	190,000.00	41,589.62	228,000.00

Operating Expense

General Administration							
7120 - Annual Fees	-	5.08	5.08	61.25	50.80	(10.45)	61.00
7130 - Insurance	-	333.33	333.33	3,146.01	3,333.30	187.29	4,000.00
7145 - Office Supplies & Postage	-	116.67	116.67	797.13	1,166.70	369.57	1,400.00
7160 - Accounting & Legal	-	350.00	350.00	1,912.50	3,500.00	1,587.50	4,200.00
7210 - Management Services	800.00	800.00	-	8,000.00	8,000.00	-	9,600.00
7250 - Lely Master Fees	-	472.50	472.50	5,632.89	4,725.00	(907.89)	5,670.00
7255 - Comprehensive Service Agreement	-	4,180.00	4,180.00	37,620.00	41,800.00	4,180.00	50,160.00
Total General Administration	800.00	6,257.58	5,457.58	57,169.78	62,575.80	5,406.02	75,091.00

Utilities							
8010 - Electricity	117.27	166.67	49.40	1,349.94	1,666.70	316.76	2,000.00
8020 - Telephone	43.95	41.67	(2.28)	351.60	416.70	65.10	500.00
Total Utilities	161.22	208.34	47.12	1,701.54	2,083.40	381.86	2,500.00

Maintenance & Repairs							
8310 - Landscape Contract	7,125.00	7,125.00	-	71,250.00	71,250.00	-	85,500.00
8325 - Irrigation System	1,349.50	1,083.33	(266.17)	8,094.70	10,833.30	2,738.60	13,000.00
8330 - Plant Care	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
8340 - Pine Straw/Tree Trimming	-	1,666.67	1,666.67	3,695.00	16,666.70	12,971.70	20,000.00
8350 - Plant Replace/Gate Flowers	-	500.00	500.00	2,025.00	5,000.00	2,975.00	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	2,314.70	2,500.00	185.30	3,000.00
8440 - Pressure Washing	-	308.33	308.33	(3,700.00)	3,083.30	6,783.30	3,700.00
8470 - Gate Repairs/Mtce	-	416.67	416.67	4,898.75	4,166.70	(732.05)	5,000.00
8490 - Street Light Repair	515.00	166.67	(348.33)	4,512.50	1,666.70	(2,845.80)	2,000.00
8500 - Holiday Lights	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total Maintenance & Repairs	9,168.72	11,991.67	2,822.95	93,090.65	119,916.70	26,826.05	143,900.00

Cottesmore Homeowners Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Contingencies							
8910 - Contingency Expense	925.00	125.75	(799.25)	5,924.07	1,257.50	(4,666.57)	1,509.00
Total Contingencies	925.00	125.75	(799.25)	5,924.07	1,257.50	(4,666.57)	1,509.00
Reserve Fund Contribution							
9510 - Reserve Fund Contribution	1,250.00	416.67	(833.33)	5,000.00	4,166.70	(833.30)	5,000.00
9515 - Reserve Interest Transfer	3.75	-	(3.75)	42.55	-	(42.55)	-
Total Reserve Fund Contribution	1,253.75	416.67	(837.08)	5,042.55	4,166.70	(875.85)	5,000.00
Reserve Fund Expenses							
9760 - Balcony Maintenance	-	-	-	8,400.00	-	(8,400.00)	-
Total Reserve Fund Expenses	-	-	-	8,400.00	-	(8,400.00)	-
Total Expense	12,308.69	19,000.01	6,691.32	171,328.59	190,000.10	18,671.51	228,000.00
Operating Net Total	44,726.37	(.01)	44,726.38	60,261.03	(.10)	60,261.13	-
Net Total	44,726.37	(.01)	44,726.38	60,261.03	(.10)	60,261.13	-

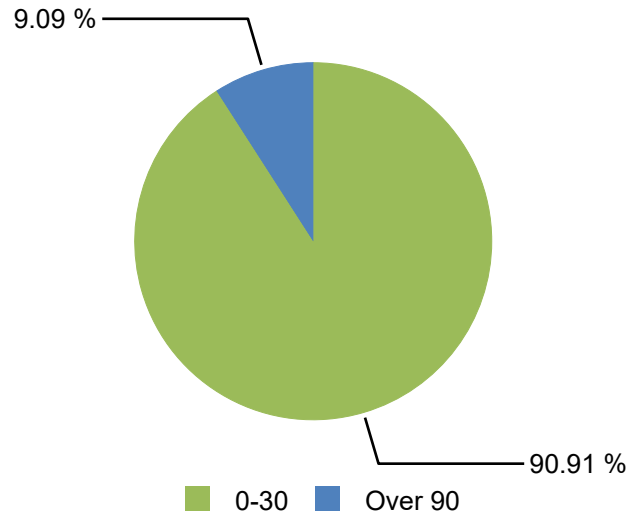
Cottesmore Homeowners Association

AR Aging - 10/31/2024

SUMMARY

Charge	Balance
Regular Assessment (10)	\$11,000.00
Total	\$11,000.00

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
CTT15807 - 7663 COTTESMORE DRIVE - PIERINI	\$1,000.00	-	-	\$1,000.00	\$2,000.00
Regular Assessment	\$1,000.00	-	-	\$1,000.00	\$2,000.00
CTT15636 - 7639 COTTESMORE DRIVE - CAIN	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15631 - 7680 COTTESMORE DRIVE - Berk	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15765 - 7684 COTTESMORE DRIVE - IRIZARRY	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15782 - 7687 COTTESMORE DRIVE - MCDONNELL	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15812 - 7695 COTTESMORE DRIVE - Putnam	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15872 - 7700 COTTESMORE DRIVE - YOLTAY	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15705 - 7744 COTTESMORE DRIVE - GUILBAULT	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15622 - 7759 COTTESMORE DRIVE - BEAUMONT	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00
CTT15893 - 7771 COTTESMORE DRIVE - ROSSI	\$1,000.00	-	-	-	\$1,000.00
Regular Assessment	\$1,000.00	-	-	-	\$1,000.00

Total:	\$10,000.00	\$0.00	\$0.00	\$1,000.00	\$11,000.00
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Property Count:	10	0	0	1
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(*** indicates previous owners)

Cottesmore Homeowners Association

Pre Paid Homeowners For 10/31/2024

Account	Property	Owner Name	Credit Amount
			Total

(*** indicates previous owners)

Cottesmore Homeowners Association

Cash Disbursement - 10/31/2024

Date	CheckNo	Description	Amount
1113 - Alliance Operating			
10/1/2024	Avid 100201	Resort Management Inv # 843609	800.00
		7210 - Management Services - Oct 2024 Mngmnt Fees	800.00
10/3/2024	Avid 100202	Expert Lawn Care LLC Inv # 33069	7,125.00
		8310 - Landscape Contract - Oct 2024 Lawn Mtnce	7,125.00
10/3/2024	Avid 100203	Solitude Lake Management LLC Inv # PSI111208	179.22
		8390 - Lake Mtce. - Oct 2024 Lake Mtnce	179.22
10/7/2024	Avid 100204	Marks Electric, LLC Inv # 241241	925.00
		8910 - Contingency Expense - Electrical Panel Replacement	925.00
10/18/2024	Avid 100205	Marks Electric, LLC Inv # 241287	515.00
		8490 - Street Light Repair - Street Light Repair Reclass 8410 to 8490	515.00
10/21/2024	Avid 100206	Expert Lawn Care LLC Inv # 23744b	1,159.50
		8325 - Irrigation System - 9/18 Wet Check	1,159.50
10/21/2024	Avid 100206	Expert Lawn Care LLC Inv # 23797b	190.00
		8325 - Irrigation System - 10/2 Valve Replacement	190.00
10/21/2024	Avid 300048	FPL Inv # 101024-03-36255	55.81
		8010 - Electricity - 9/3-10/1 7709 Cottesmore Dr #sign	55.81
10/22/2024	Avid 300047	FPL Inv # 100224-18-53552	61.46
		8010 - Electricity - 9/4-10/2 Grand Lely Dr #Strtlights	61.46
10/23/2024	Check 4001	Owner Refund Acct # CTT	1,000.00
		5899 - Suspense Acct - Owner Refund for Acct: CTT15701	1,000.00
		KAREN GOOCH - 7683 COTTESMORE DRIVE NAPLES, FL 34113	
10/24/2024	Avid 100207	Doorking, Inc. Inv # 2359999	43.95
		8020 - Telephone - 9/21-10/20 DKS Cellular	43.95
Total			12,054.94

Cottesmore Homeowners Association

Bank Account Reconciliation for Period 10/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Alliance Operating	64,200.32	-1,000.00	63,200.32	63,200.32	Balanced
Alliance Reserve	29,494.26	0.00	29,494.26	29,494.26	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Alliance Operating			
10/23/2024	Owner Refund	4001	-1,000.00
Total Alliance Operating			-1,000.00

Reconciled Items

Date	Description	Check No	Amount
Alliance Operating			
9/27/2024	Recurring Payment - Account Number: CTT15792	3602	1,000.00
9/30/2024	Recurring Payment - Account Number: CTT15858	7201	1,000.00
9/30/2024	One time payment - Account Number: CTT15854	6913	1,000.00
9/30/2024	One time payment - Account Number: CTT15626	8258	1,000.00
10/1/2024	Lockbox Deposit - Alliance Association Bank		4,000.00
10/2/2024	Lockbox Deposit - Alliance Association Bank		1,000.00
10/3/2024	Auto-Draft Payment - Account Number: CTT15696	9521	1,000.00
10/3/2024	Lockbox Deposit - Alliance Association Bank		2,000.00
10/4/2024	Lockbox Deposit - Alliance Association Bank		2,000.00
10/8/2024	One time payment - Account Number: CTT15802	5168	1,000.00
10/8/2024	Lockbox Deposit - Alliance Association Bank		3,000.23
10/15/2024	One time payment - Account Number: CTT15748	7000	1,000.00
10/15/2024	One time payment - Account Number: CTT15660	0732	1,000.00
10/15/2024	One time payment - Account Number: CTT15644	0379	1,000.00
10/16/2024	Recurring Payment - Account Number: CTT15701	9774	1,000.00
10/16/2024	Recurring Payment - Account Number: CTT15701	9774	1,000.00
10/17/2024	Recurring Payment - Account Number: CTT15822	9334	1,000.00
10/23/2024	One time payment - Account Number: CTT15877	0583	1,000.00
10/24/2024	Lockbox Deposit - Alliance Association Bank		30.00
10/29/2024	Lockbox Deposit - Alliance Association Bank		1,000.00
10/31/2024	October Interest		1.31

Cottesmore Homeowners Association

Bank Account Reconciliation for Period 10/31/2024

Date	Description	Check No	Amount
9/19/2024	Expert Lawn Care LLC	100196	-500.00
9/24/2024	Expert Lawn Care LLC	100198	-75.50
9/25/2024	Resort Management (Misc)	100200	-55.00
10/1/2024	Resort Management	100201	-800.00
10/3/2024	Expert Lawn Care LLC	100202	-7,125.00
10/3/2024	Solitude Lake Management LLC	100203	-179.22
10/7/2024	Marks Electric, LLC	100204	-925.00
10/18/2024	Marks Electric, LLC	100205	-515.00
10/21/2024	FPL	300048	-55.81
10/21/2024	Expert Lawn Care LLC	100206	-1,159.50
10/21/2024	Expert Lawn Care LLC	100206	-190.00
10/22/2024	FPL	300047	-61.46
10/24/2024	Doorking, Inc.	100207	-43.95

Total Alliance Operating **14,346.10**

Alliance Reserve

10/31/2024	October Interest	3.75
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Total Alliance Reserve **3.75**



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.
PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

Last statement: September 30, 2024
This statement: October 31, 2024
Total days in statement period: 31

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

Page 1
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(6)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

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AAB Community Checking

Account number	XXXXXX8582	Beginning balance	\$49,854.22
Enclosures	6	Total additions	26,031.54
Low balance	\$53,354.22	Total subtractions	11,685.44
Average balance	\$62,312.77	Ending balance	\$64,200.32
Avg collected balance	\$62,021		

CHECKS

Number	Date	Amount	Number	Date	Amount
100196	10-01	500.00	100202	10-16	7,125.00
100198 *	10-03	75.50	100206 *	10-30	1,349.50
100200 *	10-04	55.00	* Skip in check sequence		
100201	10-16	800.00			

DEBITS

Date	Description	Subtractions
10-04	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100203*2410 03*Solitude Lake Management LLC\156436353\107311526\15	179.22
10-08	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100204*2410 07*Marks Electric LLC\156713489\107547346\156713489	925.00
10-21	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100205*2410 18*Marks Electric LLC\157913708\108889276\157913708	515.00

Date	Description	Subtractions
10-22	' ACH Debit FPL DIRECT DEBIT ELEC PYMT 241022	55.81
10-23	' ACH Debit FPL DIRECT DEBIT ELEC PYMT 241023	61.46
10-25	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100207*2410 24*Doorking Inc\158388427\109455557\158388427	43.95

CREDITS

Date	Description	Additions
10-01	' Lockbox Deposit	4,000.00
10-02	' ACH Credit Vantaca - Payout TRANSFER 241002 ST-N8H4N9E8M2K3	1,000.00
10-02	' Lockbox Deposit	1,000.00
10-03	' ACH Credit Vantaca - Payout TRANSFER 241003 ST-Z8S4G7G5T9U8	1,000.00
10-03	' Lockbox Deposit	2,000.00
10-04	' ACH Credit Vantaca - Payout TRANSFER 241004 ST-J0E4X8P0R8C1	2,000.00
10-04	' Lockbox Deposit	2,000.00
10-08	' Lockbox Deposit	3,000.23
10-09	' ACH Credit Vantaca - Payout TRANSFER 241009 ST-G8T0V3Q0E5T2	1,000.00
10-11	' ACH Credit Vantaca - Payout TRANSFER 241011 ST-A1N0X3Z5N0Z8	1,000.00
10-21	' ACH Credit Vantaca - Payout TRANSFER 241021 ST-Y6K6J5X7Q8Q5	4,000.00
10-22	' ACH Credit Vantaca - Payout TRANSFER 241022 ST-C7W5Z8F3Q3S8	2,000.00
10-24	' Lockbox Deposit	30.00
10-29	' ACH Credit Vantaca - Payout TRANSFER 241029 ST-M5D4U9M7L1S2	1,000.00
10-29	' Lockbox Deposit	1,000.00
10-31	' Interest Credit	1.31

DAILY BALANCES

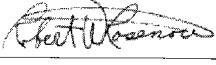
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
09-30	49,854.22	10-09	65,119.73	10-24	63,592.46
10-01	53,354.22	10-11	66,119.73	10-25	63,548.51
10-02	55,354.22	10-16	58,194.73	10-29	65,548.51
10-03	58,278.72	10-21	61,679.73	10-30	64,199.01
10-04	62,044.50	10-22	63,623.92	10-31	64,200.32
10-08	64,119.73	10-23	63,562.46		

INTEREST INFORMATION

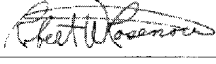
Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$62,021.48
Interest earned	\$1.31

OVERDRAFT/RETURN ITEM FEES

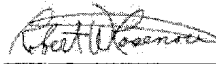
	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100196 DATE: 09/19/2024
PAY TO Expert Lawn Care LLC THE ORDER OF Five Hundred Dollars and Zero Cents		\$ 500.00 DOLLARS
memo: Inv: 17404a (cont. on stub)		
⑈ 100196⑈ ⑆ 122105980⑆ 8464366582⑈		

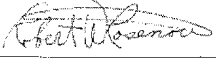
10/01/2024 100196 \$500.00

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100198 DATE: 09/24/2024
PAY TO Expert Lawn Care LLC THE ORDER OF Seventy-Five Dollars and Fifty Cents		\$ 75.50 DOLLARS
memo: Inv: 23096b (cont. on stub)		
⑈ 100198⑈ ⑆ 122105980⑆ 8464366582⑈		

10/03/2024 100198 \$75.50

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100200 DATE: 09/25/2024
PAY TO Resort Management (Misc) THE ORDER OF Fifty-Five Dollars and Zero Cents		\$ 55.00 DOLLARS
memo: Inv: 845416 (cont. on stub)		
⑈ 100200⑈ ⑆ 122105980⑆ 8464366582⑈		

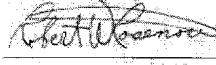
10/04/2024 100200 \$55.00

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100201 DATE: 10/01/2024
PAY TO Resort Management THE ORDER OF Eight Hundred Dollars and Zero Cents		\$ 800.00 DOLLARS
memo: Inv: 843609 (cont. on stub)		
⑈ 100201⑈ ⑆ 122105980⑆ 8464366582⑈		

10/16/2024 100201 \$800.00

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100202 DATE: 10/03/2024
PAY TO Expert Lawn Care LLC THE ORDER OF Seven Thousand One Hundred Twenty-Five Dollars and Zero Cents		\$ 7,125.00 DOLLARS
memo: Inv: 33065 (cont. on stub)		
⑈ 100202⑈ ⑆ 122105980⑆ 8464366582⑈		

10/16/2024 100202 \$7,125.00

Cottlesmore Homeowners Association 2685 Horseshoe Drive South # 215 Naples, FL 34104	Alliance Association Bank 3033 West Bay Rd. Suite 200 Chandler, AZ 85226	100206 DATE: 10/21/2024
PAY TO Expert Lawn Care LLC THE ORDER OF One Thousand Three Hundred Forty-Nine Dollars and Fifty Cents		\$ 1,349.50 DOLLARS
memo: See Check Stub for Remittance Info		
⑈ 100206⑈ ⑆ 122105980⑆ 8464366582⑈		

10/30/2024 100206 \$1,349.50



Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.
PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

Last statement: September 30, 2024
This statement: October 31, 2024
Total days in statement period: 31

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

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Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX1150	Beginning balance	\$29,490.51
Low balance	\$29,490.51	Total additions	3.75
Average balance	\$29,490.51	Total subtractions	0.00
Avg collected balance	\$29,490	Ending balance	\$29,494.26
Interest paid year to date	\$42.55		

CREDITS

Date	Description	Additions
10-31	Interest Credit	3.75

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	29,490.51	10-31	29,494.26		

INTEREST INFORMATION

Annual percentage yield earned	0.15%
Interest-bearing days	31
Average balance for APY	\$29,490.51
Interest earned	\$3.75

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total 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 Bank