

Cottesmore Homeowners Association

FUND BALANCE SHEET

As of: 07/31/2024

Assets

Account	Operating	Reserves	Other	Total
Asset				
1113 Alliance - Operating	\$63,428.43	\$0.00	\$0.00	\$63,428.43
1129 Alliance - Reserves	\$0.00	\$37,883.14	\$0.00	\$37,883.14
1310 Assessment Receivable	\$1,015.48	\$0.00	\$0.00	\$1,015.48
1330 Due From Reserves	\$8,400.00	\$0.00	\$0.00	\$8,400.00
Asset Total	\$72,843.91	\$37,883.14	\$0.00	\$110,727.05
Total Assets:	\$72,843.91	\$37,883.14	\$0.00	\$110,727.05

Liabilities

Account	Operating	Reserves	Other	Total
Liability				
3240 Due To Operating	\$0.00	\$8,400.00	\$0.00	\$8,400.00
3250 Assessment Paid In Advance	\$3,009.29	\$0.00	\$0.00	\$3,009.29
Liability Total	\$3,009.29	\$8,400.00	\$0.00	\$11,409.29
Total Liabilities:	\$3,009.29	\$8,400.00	\$0.00	\$11,409.29

Equity

Account	Operating	Reserves	Other	Total
Reserves				
5280 General Reserve	\$0.00	\$29,483.14	\$0.00	\$29,483.14
Reserves Total	\$0.00	\$29,483.14	\$0.00	\$29,483.14
Members Equity				
5500 Members Equity/Ret. Earnings	\$25,217.32	\$0.00	\$0.00	\$25,217.32
Members Equity Total	\$25,217.32	\$0.00	\$0.00	\$25,217.32
Current Year Net Income/(Loss)	\$51,117.30	(\$8,400.00)	\$1,900.00	\$44,617.30
Total Equity:	\$76,334.62	\$21,083.14	\$1,900.00	\$99,317.76
Total Liabilities & Equity	\$79,343.91	\$29,483.14	\$1,900.00	\$110,727.05

Cottesmore Homeowners Association

INCOME STATEMENT

Start: 07/01/2024 | End: 07/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6110 Maintenance Fees	43,042.50	14,347.50	28,695.00	129,127.50	100,432.50	28,695.00	172,170.00
6115 Late Fees & Int.	0.46	0.00	0.46	260.39	0.00	260.39	0.00
6130 Operating Interest	1.26	0.00	1.26	8.05	0.00	8.05	0.00
6140 Reserve Interest	4.74	0.00	4.74	31.43	0.00	31.43	0.00
6150 Miscellaneous Income	0.00	0.00	0.00	1,095.00	0.00	1,095.00	0.00
6520 Lely Master Fees	1,417.50	472.50	945.00	4,252.50	3,307.50	945.00	5,670.00
6530 Csa Fees	12,540.00	4,180.00	8,360.00	37,620.00	29,260.00	8,360.00	50,160.00
6710 Transfer Appl. Fees Received	0.00	0.00	0.00	150.00	0.00	150.00	0.00
6930 Capital Contributions	0.00	0.00	0.00	1,900.00	0.00	1,900.00	0.00
Income Total	57,006.46	19,000.00	38,006.46	174,444.87	133,000.00	41,444.87	228,000.00
Total Income	57,006.46	19,000.00	38,006.46	174,444.87	133,000.00	41,444.87	228,000.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL ADMINISTRATION							
7120 Annual Fees	0.00	5.08	5.08	61.25	35.56	(25.69)	61.00
7130 Insurance	521.16	333.33	(187.83)	3,146.01	2,333.31	(812.70)	4,000.00
7145 Office Supplies & Postage	95.13	116.67	21.54	694.13	816.69	122.56	1,400.00
7160 Accounting & Legal	0.00	350.00	350.00	677.50	2,450.00	1,772.50	4,200.00
7210 Management Services	800.00	800.00	0.00	5,500.00	5,600.00	100.00	9,600.00
7250 Lely Master Fees	(12,540.00)	472.50	13,012.50	4,215.69	3,307.50	(908.19)	5,670.00
7255 Comprehensive Service Agreement	12,540.00	4,180.00	(8,360.00)	37,620.00	29,260.00	(8,360.00)	50,160.00
GENERAL ADMINISTRATION Total	1,416.29	6,257.58	4,841.29	51,914.58	43,803.06	(8,111.52)	75,091.00
UTILITIES							
8010 Electricity	124.40	166.67	42.27	995.90	1,166.69	170.79	2,000.00
8020 Telephone	43.95	41.67	(2.28)	219.75	291.69	71.94	500.00
UTILITIES Total	168.35	208.34	39.99	1,215.65	1,458.38	242.73	2,500.00
MAINTENANCE & REPAIRS							
8310 Landscape Contract	0.00	7,125.00	7,125.00	42,750.00	49,875.00	7,125.00	85,500.00
8325 Irrigation System	836.50	1,083.33	246.83	5,327.30	7,583.31	2,256.01	13,000.00
8330 Plant Care	0.00	125.00	125.00	0.00	875.00	875.00	1,500.00
8340 Pine Straw/Tree Trimming	0.00	1,666.67	1,666.67	3,695.00	11,666.69	7,971.69	20,000.00
8350 Plant Replace/Gate Flowers	0.00	500.00	500.00	1,525.00	3,500.00	1,975.00	6,000.00
8360 Storm Damage	0.00	100.00	100.00	0.00	700.00	700.00	1,200.00
8390 Lake Mtce.	179.22	250.00	70.78	1,440.79	1,750.00	309.21	3,000.00
8440 Pressure Washing	0.00	308.33	308.33	(3,700.00)	2,158.31	5,858.31	3,700.00
8470 Gate Repairs/Mtce	0.00	416.67	416.67	4,793.75	2,916.69	(1,877.06)	5,000.00
8490 Street Light Repair	0.00	166.67	166.67	3,997.50	1,166.69	(2,830.81)	2,000.00
8500 Holiday Lights	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
MAINTENANCE & REPAIRS Total	1,015.72	11,991.67	10,975.95	59,829.34	83,941.69	24,112.35	143,900.00
CONTINGENCIES							
8910 Contingency Expense	0.00	125.75	125.75	4,686.57	880.25	(3,806.32)	1,509.00