

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION
2022

OPERATING BUDGET

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	INCOME													
5000	Residential Assessment	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	20,462	245,549
5001	Collection income	240	240	240	240	240	240	240	240	240	240	240	240	2,880
5007	Working Capital	240	240	240	240	240	240	240	240	240	240	240	240	2,880
5008	Transfer Fee	240	240	240	240	240	240	240	240	240	240	240	240	2,880
	SUB TOTAL INCOME	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	254,189
5900	RESERVE TRANSFER	0	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL INCOME	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	21,182	254,189
	MAINT & REPAIR													
8010	Landscape Maintenance	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	78,000
8016	Weed Control	0	0	200	200	300	300	300	300	300	200	0	0	2,100
8020	Pest Control	65	65	65	65	65	65	65	65	65	65	65	65	780
8060	Pool Contract	595	595	595	595	675	675	675	675	675	675	595	595	7,620
8061	Pool Repairs	0	0	0	400	800	300	300	0	200	0	0	0	2,000
8070	Irrigation repairs	0	0	200	200	200	200	200	0	0	0	0	0	1,000
8080	Contract Services	500	500	500	500	500	500	500	500	500	500	500	500	6,000
8081	Property Maintenance	6,300	6,300	5,000	2,000	2,000	1,400	0	0	0	0	2,000	5,500	30,500
8090	Clubhouse Staff	0	0	0	0	0	2,000	3,000	3,000	3,000	3,000	2,000	0	16,000
8180	Pool Permits	0	0	0	0	0	0	0	0	0	360	0	0	360
	TOTAL MAINTENANCE	13,960	13,960	13,060	10,460	11,040	11,940	11,540	11,040	11,240	11,300	11,660	13,160	144,360
	PARTS & SUPPLIES													
8260	Pool Supplies	0	0	0	0	400	100	200	400	100	0	0	0	1,200
8271	Landscape Supplies & Improvements	0	0	1,000	3,000	2,000	1,000	100	100	100	1,000	500	0	8,800
8285	Clubhouse Supplies	0	0	0	0	100	50	100	50	50	0	50	0	400
8290	Miscl parts & supplies	0	0	100	0	100	100	100	100	50	0	50	0	600
	TOTAL SUPPLIES	0	0	1,100	3,000	2,600	1,250	500	650	300	1,000	600	0	11,000

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	UTILITIES													
8410	Electric	600	600	600	600	700	700	800	800	800	700	600	600	8,100
8420	Natural Gas	70	70	70	100	200	400	300	200	200	200	100	70	1,980
8430	Internet & Website	200	200	200	200	200	200	200	200	200	200	200	200	2,400
8460	Water	1,000	1,000	1,000	1,200	1,500	2,000	2,800	3,600	2,800	2,600	2,400	1,600	23,500
8461	Sewer	50	50	50	50	50	50	50	50	50	50	50	50	600
8470	Trash Removal	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	1,780	21,360
	TOTAL UTILITIES	3,700	3,700	3,700	3,930	4,430	5,130	5,930	6,630	5,830	5,530	5,130	4,300	57,940
	ADMINISTRATIVE													
8610	Legal	200	200	200	200	200	200	200	200	0	0	200	200	2,000
8611	Collections & Liens Costs	60	60	60	60	60	60	60	60	60	60	60	60	720
8640	Insurance	0	0	0	0	0	0	0	0	3,100	2,500	0	0	5,600
8660	Management	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
8662	Printing/Copies	300	300	300	300	300	300	300	300	0	0	300	300	3,000
8663	Postage	50	50	50	50	50	50	50	50	50	50	50	50	600
8665	Statements	230	230	230	230	230	230	230	230	230	230	230	230	2,760
8670	File Storage	40	40	40	40	40	40	40	40	40	40	40	40	480
8680	Income Taxes	0	0	50	0	0	0	0	0	60	0	0	0	110
8681	Property Taxes	0	0	0	250	0	0	0	0	0	0	250	0	500
8695	Audit & Tax preparation	0	0	325	0	0	600	0	0	0	0	0	0	925
	TOTAL ADMIN	2,630	2,630	2,680	2,880	2,630	2,630	2,630	2,630	5,290	4,630	2,880	2,630	36,770
	TOTAL OPERATE EXP	20,290	20,290	20,540	20,270	20,700	20,950	20,600	20,950	22,660	22,460	20,270	20,090	250,070
	TOTAL INCOME / DEFICIT	892	892	642	912	482	232	582	232	-1,478	-1,278	912	1,092	4,119

9521	RESERVE EXPENSES	0	0	32,000	0	0	0	0	0	0	0	0	0	32,000
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Assumptions

Total Homeowners	174
Monthly Assessments	120.00

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JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC TOTAL

Assumptions

Assessments to remain at \$120.00 per month and assumes a 2% delinquency rate

Delinquency Income based on on 85% recovery rate

Property Maintenance: Is based on anticipated improvements to security system, park tables & benches, and other maintenance items.

Landscape Supplies: Is based on continued commitment to maintaining and improving landscaping

Utilities: Based on 2021 with slight cushion

Pool Contract: No Increase

Landscape Contract: No Increase

Trash Contract: increase to \$10 per container

Clubhouse Staff: 6 hours per day. Opening Friday before Memorial Day,through mid October