

COTTONWOOD SQUARE & COMMONS HOA OPERATING BUDGET 2023

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	INCOME													
5000	Residential Assmnt*	21,900	21,900	21,900	21,900	21,900	21,900	21,900	21,900	21,900	21,900	21,900	21,900	262,800
5007	Working Capital	480	0	0	480	0	0	480	0	480	0	0	0	1,920
5008	Transfer Fees	420	420	420	420	0	0	420	0	420	0	0	420	2,940
5009	Pool Key Income	0	0	150	50	50	50	50	50	0	0	0	0	400
5001	Delinquent Income*	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	TOTAL INCOME	23,000	22,520	22,670	23,050	22,150	22,150	23,050	22,150	23,000	22,100	22,100	22,520	270,460
	MAINTENANCE & REPAIR													
8010	Landscape Maintenance*	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	91,200
8016	Weed Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
8020	Pest Control*	0	0	1,565	65	65	65	65	65	65	65	0	0	2,020
8081	Property Maintenance*	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
8070	Irrigation repairs & supplies	100	100	100	100	100	100	100	100	100	100	100	100	1,200
8071	Street Sweeping*	0	360	0	0	360	120	120	360	120	0	360	0	1,800
8080	Contract Services	460	460	460	460	460	460	460	460	460	460	460	460	5,520
	TOTAL	9,610	9,970	11,175	9,675	10,035	9,795	9,795	10,035	9,795	9,675	9,970	9,610	119,140
	POOL/CLUBHOUSE													
8060	Pool Contract*	685	685	685	685	685	685	685	685	685	685	685	685	8,220
8260	Pool Supplies	0	0	300	100	100	100	100	100	100	100	0	0	1,000
8090	Clubhouse Staff*	0	0	0	1,900	1,900	1,900	1,900	1,900	1,900	1,900	0	0	13,300
8061	Pool Repairs	0	0	0	300	300	300	300	300	300	300	0	0	2,100
8285	Clubhouse Supplies*	0	0	0	200	0	0	0	200	0	0	0	0	400
8290	Misc Parts and Supplies	50	50	50	50	50	50	50	50	50	50	50	50	600
8180	Pool Permits	0	0	0	0	0	0	0	0	0	360	0	0	360
	TOTAL	735	735	1,035	3,235	3,035	3,035	3,035	3,235	3,035	3,395	735	735	25,980
	UTILITIES													
8410	Electric	400	400	400	500	500	800	800	800	500	500	400	400	6,400
8420	Natural Gas	170	170	170	170	170	170	170	170	170	170	170	170	2,040
8430	Internet & Website*	130	130	130	130	130	130	130	130	130	130	130	130	1,560
8460	Water	2,400	2,400	2,400	2,800	2,800	3,300	3,300	3,300	2,800	2,400	2,400	2,400	32,700
8470	Trash Removal*	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	2,330	27,960
	TOTAL	5,430	5,430	5,430	5,930	5,930	6,730	6,730	6,730	5,930	5,530	5,430	5,430	70,660

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	ADMINISTRATIVE													
8610	Legal	150	0	0	150	0	0	150	0	0	150	0	0	600
8611	Lien Expense			120			120			120			120	480
8612	Collection costs	175	175	175	175	175	175	175	175	175	175	175	175	2,100
8613	Audit & Tax preparation	0	0	325	0	0	600	0	0	0	0	0	0	925
8640	Insurance*	450	450	450	450	450	450	450	450	450	450	450	450	5,400
8660	Management*	1,900	1,900	1,900	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	1,900	23,500
8662	Printing/Copies*	300	300	300	300	300	300	300	300	300	300	300	300	3,600
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	44	44	44	44	44	44	44	44	44	44	44	44	528
8680	Income Taxes	0	0	100	0	0	0	0	0	0	0	0	0	100
8681	Property Taxes	0	0	0	0	0	0	0	0	0	0	500	0	500
	TOTAL	3,299	3,149	3,694	3,399	3,249	3,969	3,399	3,249	3,369	3,399	3,649	3,269	41,093
	TOTAL OPERATING	19,074	19,284	21,334	22,239	22,249	23,529	22,959	23,249	22,129	21,999	19,784	19,044	256,873
5900	Reserve*	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	TOTAL INCOME/DEFICIT	2,926	2,236	336	-189	-1,099	-2,379	-909	-2,099	-129	-899	1,316	2,476	1,587

***Assumptions**

Total Homeowners 174
Monthly Assessments \$130

NOTES:

- Increase in monthly HOA assessments is to rebuild reserve expenses and reflect present-day annual budget needs
- Delinquent income is based on 2-3% delinquency rate in monthly assessments
- Increase in monthly landscaping maintenance contract fee + avg monthly replacement plant costs
- Pest control services based on new vendor; now includes annual termite treatment for affected landscaping
- Property maintenance adjusted to \$15k annually; long term expenses will come from reserve funds
- Street sweeping services increased for June - Sept to account for additional sweeps due to monsoon debris
- Increase of 15% in Vortex pool contract fees
- Clubhouse staff reflects pool season staffers from April - Oct for avg 36 hours weekly @ \$13 per hr
- Increase in clubhouse supplies in April to reflect supply restocking for pool season (toilet paper, paper towels, light bulbs, etc)
- Internet & website expenses cover security alarm system and website hosting fees

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- Increase in Taylor Trash contract fees
- Increase of property insurance which is collected in July 2023
- Management expenses reflect addition of Community Administrator for avg 12 hours weekly @ \$25 per hr
- Increased printing cost to reflect additional signage for mailboxes and HOA activities
- Included reserve fund deposits based on HOA assessments increase of \$10 monthly to rebuild HOA reserve funds