

Cottonwood Square and Commons HOA

Financial Statement Period Ending: December 31, 2023



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

35 Bell Rock Plaza, Suite A
Sedona, AZ 86351
928-282-4479
800-447-3838
www.hoamco.com

Fiscal Year End: December 31
Accounting Method: Cash

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COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Balance Sheet

12/31/2023

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking -6585	\$120,768.73		\$120,768.73
1050 - Alliance Reserve MM -5682		\$52,499.36	\$52,499.36
1051 - Alliance Reserve ICS - 3861		\$200,000.00	\$200,000.00
Total CASH	<u>\$120,768.73</u>	<u>\$252,499.36</u>	<u>\$373,268.09</u>
Assets Total	<u>\$120,768.73</u>	<u>\$252,499.36</u>	<u>\$373,268.09</u>
 Liabilities & Equity			
EQUITY			
3200 - Operating Equity	\$59,140.65		\$59,140.65
3500 - Reserve Equity		\$255,445.23	\$255,445.23
Total EQUITY	<u>\$59,140.65</u>	<u>\$255,445.23</u>	<u>\$314,585.88</u>
Net Income	<u>\$61,628.08</u>	<u>(\$2,945.87)</u>	<u>\$58,682.21</u>
Liabilities and Equity Total	<u>\$120,768.73</u>	<u>\$252,499.36</u>	<u>\$373,268.09</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$21,814.50	\$21,900.00	(\$85.50)	\$268,628.50	\$262,800.00	\$5,828.50	\$262,800.00	(\$5,828.50)
4140 - Prepaid Owner Assessments	\$1,285.50	\$0.00	\$1,285.50	(\$1,109.50)	\$0.00	(\$1,109.50)	\$0.00	\$1,109.50
4330 - Late Fees	\$0.00	\$200.00	(\$200.00)	\$95.00	\$2,400.00	(\$2,305.00)	\$2,400.00	\$2,305.00
4350 - Lien/Collection Fees	\$0.00	\$0.00	\$0.00	\$4,949.00	\$0.00	\$4,949.00	\$0.00	(\$4,949.00)
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$2,080.00	\$1,920.00	\$160.00	\$1,920.00	(\$160.00)
4520 - Transfer Fees	\$0.00	\$420.00	(\$420.00)	\$2,655.00	\$2,940.00	(\$285.00)	\$2,940.00	\$285.00
4560 - Pool Key Income	\$0.00	\$0.00	\$0.00	\$225.00	\$400.00	(\$175.00)	\$400.00	\$175.00
4600 - Interest Income	\$2.47	\$0.00	\$2.47	\$37.41	\$0.00	\$37.41	\$0.00	(\$37.41)
Total INCOME	\$23,362.47	\$22,520.00	\$842.47	\$277,560.41	\$270,460.00	\$7,100.41	\$270,460.00	(\$7,100.41)
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$12,000.00)	(\$12,000.00)	\$0.00	(\$12,000.00)	\$0.00
Total TRANSFER BETWEEN FUNDS	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$12,000.00)	(\$12,000.00)	\$0.00	(\$12,000.00)	\$0.00
Total Income	\$22,362.47	\$21,520.00	\$842.47	\$265,560.41	\$258,460.00	\$7,100.41	\$258,460.00	(\$7,100.41)
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep/Audit Fees	\$0.00	\$0.00	\$0.00	\$710.00	\$925.00	\$215.00	\$925.00	\$215.00
5250 - Bank Charges	\$10.00	\$0.00	(\$10.00)	\$55.00	\$0.00	(\$55.00)	\$0.00	(\$55.00)
5400 - Insurance	\$0.00	\$450.00	\$450.00	\$4,994.50	\$5,400.00	\$405.50	\$5,400.00	\$405.50
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$696.75	\$600.00	(\$96.75)	\$600.00	(\$96.75)
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00	\$0.00	\$360.00	\$0.00
5530 - Lien Expense	\$90.00	\$120.00	\$30.00	\$180.00	\$480.00	\$300.00	\$480.00	\$300.00
5540 - Collection Costs	\$0.00	\$175.00	\$175.00	\$1,312.00	\$2,100.00	\$788.00	\$2,100.00	\$788.00
5600 - Management Fees	\$2,000.00	\$1,900.00	(\$100.00)	\$22,400.00	\$23,500.00	\$1,100.00	\$23,500.00	\$1,100.00
5800 - Office Supplies	\$53.70	\$0.00	(\$53.70)	\$113.40	\$0.00	(\$113.40)	\$0.00	(\$113.40)
5810 - Postage	\$158.91	\$50.00	(\$108.91)	\$780.60	\$600.00	(\$180.60)	\$600.00	(\$180.60)
5820 - Printing	\$350.80	\$300.00	(\$50.80)	\$3,423.83	\$3,600.00	\$176.17	\$3,600.00	\$176.17

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5830 - Statements	\$0.00	\$230.00	\$230.00	\$1,244.28	\$2,760.00	\$1,515.72	\$2,760.00	\$1,515.72
5860 - Social Committee	\$0.00	\$0.00	\$0.00	\$205.22	\$0.00	(\$205.22)	\$0.00	(\$205.22)
5870 - File Storage	\$0.00	\$44.00	\$44.00	\$371.00	\$528.00	\$157.00	\$528.00	\$157.00
5950 - Miscellaneous Admin	\$0.00	\$0.00	\$0.00	\$848.41	\$0.00	(\$848.41)	\$0.00	(\$848.41)
<u>Total ADMINISTRATIVE</u>	\$2,663.41	\$3,269.00	\$605.59	\$37,694.99	\$40,853.00	\$3,158.01	\$40,853.00	\$3,158.01
<u>COMMON AREA</u>								
6010 - Clubhouse Staff	\$0.00	\$0.00	\$0.00	\$2,014.00	\$13,300.00	\$11,286.00	\$13,300.00	\$11,286.00
6020 - Clubhouse Supplies	\$0.00	\$0.00	\$0.00	\$170.87	\$400.00	\$229.13	\$400.00	\$229.13
6250 - Contract Services	\$935.72	\$460.00	(\$475.72)	\$7,863.61	\$5,520.00	(\$2,343.61)	\$5,520.00	(\$2,343.61)
6300 - Landscape Maintenance	\$0.00	\$7,600.00	\$7,600.00	\$76,130.42	\$91,200.00	\$15,069.58	\$91,200.00	\$15,069.58
6320 - Landscape Maintenance: Weed Control	\$0.00	\$200.00	\$200.00	\$2,290.00	\$2,400.00	\$110.00	\$2,400.00	\$110.00
6400 - Pest Control	\$0.00	\$0.00	\$0.00	\$390.00	\$2,020.00	\$1,630.00	\$2,020.00	\$1,630.00
6450 - Pool Maintenance	\$0.00	\$685.00	\$685.00	\$8,075.00	\$8,220.00	\$145.00	\$8,220.00	\$145.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$825.00	\$2,100.00	\$1,275.00	\$2,100.00	\$1,275.00
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$2,052.50	\$1,000.00	(\$1,052.50)	\$1,000.00	(\$1,052.50)
6500 - Repairs & Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$100.00	\$100.00	\$1,138.18	\$1,200.00	\$61.82	\$1,200.00	\$61.82
6650 - Street Cleaning	\$0.00	\$0.00	\$0.00	\$437.75	\$1,800.00	\$1,362.25	\$1,800.00	\$1,362.25
6680 - Supplies	\$0.00	\$50.00	\$50.00	\$96.74	\$600.00	\$503.26	\$600.00	\$503.26
<u>Total COMMON AREA</u>	\$935.72	\$10,345.00	\$9,409.28	\$101,484.07	\$144,760.00	\$43,275.93	\$144,760.00	\$43,275.93
<u>TAXES/OTHER EXPENSES</u>								
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$4.10	\$500.00	\$495.90	\$500.00	\$495.90
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$0.00	(\$50.00)
8860 - Taxes - Income	\$0.00	\$0.00	\$0.00	\$325.00	\$100.00	(\$225.00)	\$100.00	(\$225.00)
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$379.10	\$600.00	\$220.90	\$600.00	\$220.90

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>UTILITIES</u>								
7050 - Cable/Internet/Website	\$147.92	\$130.00	(\$17.92)	\$1,903.39	\$1,560.00	(\$343.39)	\$1,560.00	(\$343.39)
7100 - Electricity	\$579.36	\$400.00	(\$179.36)	\$7,886.69	\$6,400.00	(\$1,486.69)	\$6,400.00	(\$1,486.69)
7300 - Gas	\$973.95	\$170.00	(\$803.95)	\$3,470.24	\$2,040.00	(\$1,430.24)	\$2,040.00	(\$1,430.24)
7550 - Trash/Sanitation	\$0.00	\$2,330.00	\$2,330.00	\$23,782.86	\$27,960.00	\$4,177.14	\$27,960.00	\$4,177.14
7900 - Water/Sewer	\$2,719.35	\$2,400.00	(\$319.35)	\$27,330.99	\$32,700.00	\$5,369.01	\$32,700.00	\$5,369.01
Total UTILITIES	\$4,420.58	\$5,430.00	\$1,009.42	\$64,374.17	\$70,660.00	\$6,285.83	\$70,660.00	\$6,285.83
Total Expense	\$8,019.71	\$19,044.00	\$11,024.29	\$203,932.33	\$256,873.00	\$52,940.67	\$256,873.00	\$52,940.67
Operating Net Income	\$14,342.76	\$2,476.00	\$11,866.76	\$61,628.08	\$1,587.00	\$60,041.08	\$1,587.00	(\$60,041.08)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
12/1/2023 - 12/31/2023

Accounts	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$11.02	\$0.00	\$11.02	\$873.04	\$0.00	\$873.04	\$0.00	(\$873.04)
Total INCOME	\$11.02	\$0.00	\$11.02	\$873.04	\$0.00	\$873.04	\$0.00	(\$873.04)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
Total TRANSFER BETWEEN FUNDS	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
Total Reserve Income	\$1,011.02	\$1,000.00	\$11.02	\$12,873.04	\$12,000.00	\$873.04	\$12,000.00	(\$873.04)
Reserve Expense								
<u>RESERVE EXPENSE</u>								
9100 - Reserve Expense- Property Maintenance	\$0.00	\$0.00	\$0.00	\$15,818.91	\$0.00	(\$15,818.91)	\$0.00	(\$15,818.91)
Total RESERVE EXPENSE	\$0.00	\$0.00	\$0.00	\$15,818.91	\$0.00	(\$15,818.91)	\$0.00	(\$15,818.91)
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$15,818.91	\$0.00	(\$15,818.91)	\$0.00	(\$15,818.91)
Reserve Net Income	\$1,011.02	\$1,000.00	\$11.02	(\$2,945.87)	\$12,000.00	(\$14,945.87)	\$12,000.00	\$14,945.87

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Income													
<u>INCOME</u>													
4100 - Homeowner Assessments	\$22,233.00	\$22,552.00	\$25,610.00	\$22,565.00	\$21,510.00	\$24,905.00	\$18,929.00	\$17,635.00	\$23,575.00	\$24,310.00	\$22,990.00	\$21,814.50	\$268,628.50
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.00	(\$469.00)	(\$1,275.00)	(\$636.00)	(\$1,185.00)	\$1,285.50	(\$1,109.50)
4330 - Late Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	\$35.00	\$0.00	\$0.00	\$0.00	\$95.00
4350 - Lien/Collection Fees	\$145.00	\$2,684.00	\$0.00	\$0.00	\$1,865.00	\$0.00	\$0.00	\$0.00	\$45.00	\$210.00	\$0.00	\$0.00	\$4,949.00
4500 - Capital Contribution	\$260.00	\$0.00	\$0.00	\$520.00	\$0.00	\$260.00	\$260.00	\$260.00	\$260.00	\$0.00	\$0.00	\$260.00	\$2,080.00
4520 - Transfer Fees	\$420.00	\$0.00	\$0.00	\$840.00	\$0.00	\$420.00	\$420.00	\$555.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,655.00
4560 - Pool Key Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00
4600 - Interest Income	\$3.00	\$3.24	\$3.59	\$3.78	\$4.10	\$4.23	\$0.00	\$6.13	\$2.11	\$2.38	\$2.38	\$2.47	\$37.41
<u>Total INCOME</u>	<u>\$23,061.00</u>	<u>\$25,239.24</u>	<u>\$25,613.59</u>	<u>\$23,978.78</u>	<u>\$23,379.10</u>	<u>\$25,639.23</u>	<u>\$20,779.00</u>	<u>\$18,172.13</u>	<u>\$22,642.11</u>	<u>\$23,886.38</u>	<u>\$21,807.38</u>	<u>\$23,362.47</u>	<u>\$277,560.41</u>
<u>TRANSFER BETWEEN FUNDS</u>													
8900 - Transfer To Reserves	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$12,000.00)
<u>Total TRANSFER BETWEEN FUNDS</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$1,000.00)</u>	<u>(\$12,000.00)</u>
<i>Total Income</i>	\$22,061.00	\$24,239.24	\$24,613.59	\$22,978.78	\$22,379.10	\$24,639.23	\$19,779.00	\$17,172.13	\$21,642.11	\$22,886.38	\$20,807.38	\$22,362.47	\$265,560.41
Expense													
<u>ADMINISTRATIVE</u>													
5100 - Accounting/Tax Prep/Audit Fees	\$0.00	\$0.00	\$60.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$710.00
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$10.00	\$55.00
5400 - Insurance	\$0.00	\$0.00	\$0.00	\$696.75	\$0.00	\$0.00	\$696.75	\$0.00	\$2,908.00	\$693.00	\$0.00	\$0.00	\$4,994.50
5500 - Legal Fees	\$696.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$696.75
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$0.00	\$0.00	\$0.00	\$360.00
5530 - Lien Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.00	\$50.00	\$30.00	\$0.00	\$90.00	\$180.00
5540 - Collection Costs	\$155.00	\$385.00	\$193.00	\$168.50	\$200.50	\$120.00	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,312.00
5600 - Management Fees	\$1,900.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$22,400.00
5800 - Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.40	\$1.80	\$3.60	\$3.90	\$53.70	\$113.40
5810 - Postage	\$0.00	\$3.75	\$3.78	\$4.41	\$0.00	\$9.45	\$9.00	\$223.02	\$5.73	\$236.52	\$126.03	\$158.91	\$780.60
5820 - Printing	\$10.22	\$32.65	\$14.05	\$17.73	\$36.78	\$20.70	\$542.47	\$771.43	\$113.00	\$1,068.30	\$445.70	\$350.80	\$3,423.83
5830 - Statements	\$211.70	\$207.38	\$207.38	\$206.30	\$206.30	\$205.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,244.28
5860 - Social Committee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.22
5870 - File Storage	\$38.00	\$38.00	\$38.00	\$38.00	\$45.50	\$38.00	\$135.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371.00
5950 - Miscellaneous Admin	\$476.70	\$0.00	\$0.00	\$371.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$848.41
<u>Total ADMINISTRATIVE</u>	<u>\$3,488.37</u>	<u>\$2,416.78</u>	<u>\$2,266.21</u>	<u>\$3,278.40</u>	<u>\$2,889.08</u>	<u>\$2,143.37</u>	<u>\$3,428.94</u>	<u>\$3,054.85</u>	<u>\$5,438.53</u>	<u>\$4,031.42</u>	<u>\$2,595.63</u>	<u>\$2,663.41</u>	<u>\$37,694.99</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
<u>COMMON AREA</u>													
6010 - Clubhouse Staff	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$760.75	\$420.75	\$318.75	\$157.50	\$356.25	\$0.00	\$0.00	\$2,014.00
6020 - Clubhouse Supplies	\$0.00	\$0.00	\$0.00	\$124.73	\$0.00	\$46.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.87
6250 - Contract Services	\$417.95	\$296.24	\$425.99	\$376.71	\$240.00	\$325.00	\$265.00	\$2,291.10	\$1,043.96	\$807.97	\$437.97	\$935.72	\$7,863.61
6300 - Landscape Maintenance	\$7,583.00	\$7,583.00	\$7,583.00	\$7,583.00	\$7,583.00	\$7,583.00	\$7,583.00	\$8,388.00	(\$588.58)	\$0.00	\$15,250.00	\$0.00	\$76,130.42
6320 - Landscape Maintenance: Weed Control	\$200.00	\$225.00	\$275.00	\$500.00	\$390.00	\$300.00	\$275.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,290.00
6400 - Pest Control	\$0.00	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$0.00	\$130.00	\$65.00	\$0.00	\$65.00	\$0.00	\$390.00
6450 - Pool Maintenance	\$650.00	\$650.00	\$650.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$975.00	\$650.00	\$0.00	\$8,075.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$78.00	\$648.00	\$99.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$825.00
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$80.00	\$559.00	\$110.00	\$289.00	\$235.50	\$609.00	\$80.00	\$90.00	\$0.00	\$2,052.50
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$783.18	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$345.00	\$0.00	\$1,138.18
6650 - Street Cleaning	\$0.00	\$0.00	\$0.00	\$437.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$437.75
6680 - Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.74	\$0.00	\$0.00	\$0.00	\$96.74
<u>Total COMMON AREA</u>	<u>\$8,850.95</u>	<u>\$8,819.24</u>	<u>\$8,933.99</u>	<u>\$10,713.37</u>	<u>\$10,235.00</u>	<u>\$9,983.89</u>	<u>\$9,582.75</u>	<u>\$12,238.35</u>	<u>\$2,133.62</u>	<u>\$2,219.22</u>	<u>\$16,837.97</u>	<u>\$935.72</u>	<u>\$101,484.07</u>
<u>TAXES/OTHER EXPENSES</u>													
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.10	\$0.00	\$4.10
8850 - Taxes - State	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
8860 - Taxes - Income	\$0.00	\$50.00	\$275.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325.00
<u>Total TAXES/OTHER EXPENSES</u>	<u>\$0.00</u>	<u>\$50.00</u>	<u>\$325.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4.10</u>	<u>\$0.00</u>	<u>\$379.10</u>
<u>UTILITIES</u>													
7050 - Cable/Internet/Website	\$293.51	\$287.22	\$0.00	\$143.61	\$143.61	\$143.61	\$4.31	\$295.84	\$147.92	\$147.92	\$147.92	\$147.92	\$1,903.39
7100 - Electricity	\$539.47	\$646.04	\$581.81	\$606.48	\$645.77	\$656.38	\$1,384.28	\$677.24	\$813.32	\$620.71	\$135.83	\$579.36	\$7,886.69
7300 - Gas	\$53.64	\$51.25	\$48.37	\$49.51	\$378.76	\$426.58	\$539.13	\$109.28	\$0.00	\$254.52	\$585.25	\$973.95	\$3,470.24
7550 - Trash/Sanitation	\$2,330.00	\$2,329.00	\$964.87	\$916.22	\$1,276.89	\$2,215.83	\$4,434.05	\$2,329.00	\$2,329.00	\$0.00	\$4,658.00	\$0.00	\$23,782.86
7900 - Water/Sewer	\$1,155.31	\$1,047.09	\$2,329.00	\$2,329.00	\$2,329.00	\$2,329.00	\$2,329.00	\$4,768.79	\$0.00	\$5,995.45	\$0.00	\$2,719.35	\$27,330.99
<u>Total UTILITIES</u>	<u>\$4,371.93</u>	<u>\$4,360.60</u>	<u>\$3,924.05</u>	<u>\$4,044.82</u>	<u>\$4,774.03</u>	<u>\$5,771.40</u>	<u>\$8,690.77</u>	<u>\$8,180.15</u>	<u>\$3,290.24</u>	<u>\$7,018.60</u>	<u>\$5,527.00</u>	<u>\$4,420.58</u>	<u>\$64,374.17</u>
<i>Total Expense</i>	\$16,711.25	\$15,646.62	\$15,449.25	\$18,036.59	\$17,898.11	\$17,898.66	\$21,702.46	\$23,473.35	\$10,862.39	\$13,269.24	\$24,964.70	\$8,019.71	\$203,932.33
Operating Net Income	\$5,349.75	\$8,592.62	\$9,164.34	\$4,942.19	\$4,480.99	\$6,740.57	(\$1,923.46)	(\$6,301.22)	\$10,779.72	\$9,617.14	(\$4,157.32)	\$14,342.76	\$61,628.08

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2023 - 12/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	YTD
Reserve Income													
<u>INCOME</u>													
4610 - Interest Income - Reserve	\$96.41	\$87.52	\$97.21	\$94.38	\$97.78	\$94.56	\$84.82	\$1.15	\$47.44	\$78.99	\$81.76	\$11.02	\$873.04
<u>Total INCOME</u>	\$96.41	\$87.52	\$97.21	\$94.38	\$97.78	\$94.56	\$84.82	\$1.15	\$47.44	\$78.99	\$81.76	\$11.02	\$873.04
<u>TRANSFER BETWEEN FUNDS</u>													
9000 - Transfer From Operating	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
<i>Total Reserve Income</i>	\$1,096.41	\$1,087.52	\$1,097.21	\$1,094.38	\$1,097.78	\$1,094.56	\$1,084.82	\$1,001.15	\$1,047.44	\$1,078.99	\$1,081.76	\$1,011.02	\$12,873.04
Reserve Expense													
<u>RESERVE EXPENSE</u>													
9100 - Reserve Expense- Property Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,190.95	\$0.00	\$3,627.96	\$0.00	\$0.00	\$0.00	\$15,818.91
<u>Total RESERVE EXPENSE</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,190.95	\$0.00	\$3,627.96	\$0.00	\$0.00	\$0.00	\$15,818.91
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,190.95	\$0.00	\$3,627.96	\$0.00	\$0.00	\$0.00	\$15,818.91
 Reserve Net Income	 \$1,096.41	 \$1,087.52	 \$1,097.21	 \$1,094.38	 \$1,097.78	 \$1,094.56	 (\$11,106.13)	 \$1,001.15	 (\$2,580.52)	 \$1,078.99	 \$1,081.76	 \$1,011.02	 (\$2,945.87)