

Cottonwood Square and Commons HOA

Financial Statement Period Ending: October 31, 2024



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: Accrual

Shane Ray, Community Manager
Email: sray@hoamco.com
928-282-4479 ext 1202

Bryan Zdanowski, Executive Director of Mgmt Services
Email: bzdanowski@hoamco.com
928-282-4479 ext 1119

Carolyn Kurr, Controller
Email: ckurr@hoamco.com
928-778-2293 ext 1110

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC**Balance Sheet****10/31/2024**

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking -6585	\$121,929.30		\$121,929.30
1050 - Alliance Reserve MM -5682		\$27,068.15	\$27,068.15
1051 - Alliance Reserve ICS - 3861		\$50,339.67	\$50,339.67
1052 - Alliance Reserve CDARS - 0284(4/17/2025)4.25%		\$154,072.77	\$154,072.77
Total CASH	<u>\$121,929.30</u>	<u>\$231,480.59</u>	<u>\$353,409.89</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$7,805.63		\$7,805.63
Total ACCOUNTS RECEIVABLE	<u>\$7,805.63</u>		<u>\$7,805.63</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$2,858.17		\$2,858.17
Total OTHER ASSETS	<u>\$2,858.17</u>		<u>\$2,858.17</u>
Assets Total	<u>\$132,593.10</u>	<u>\$231,480.59</u>	<u>\$364,073.69</u>
Liabilities & Equity			
	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$11,616.36		\$11,616.36
2200 - Accounts Payable	\$4,003.01		\$4,003.01
2250 - Accrued Expenses	\$105.00		\$105.00
Total LIABILITIES	<u>\$15,724.37</u>	<u>\$0.00</u>	<u>\$15,724.37</u>
EQUITY			
3200 - Operating Equity	\$59,140.65		\$59,140.65
Total EQUITY	<u>\$59,140.65</u>	<u>\$255,445.23</u>	<u>\$314,585.88</u>
Net Income	<u>(\$3,900.00)</u>	<u>(\$21,018.77)</u>	<u>(\$24,918.77)</u>
Liabilities and Equity Total	<u>\$132,593.10</u>	<u>\$231,480.59</u>	<u>\$364,073.69</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
10/01/2024 - 10/31/2024

10/01/2024 - 10/31/2024	01/01/2024 - 10/31/2024
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$22,750.00	\$21,900.00	\$850.00	\$225,888.94	\$219,000.00	\$6,888.94	\$262,800.00	\$36,911.06
4140 - Prepaid Owner Assessments	\$0.00	\$0.00	\$0.00	(\$7,482.76)	\$0.00	(\$7,482.76)	\$0.00	\$7,482.76
4310 - Assessment Interest	\$35.60	\$0.00	\$35.60	\$308.70	\$0.00	\$308.70	\$0.00	(\$308.70)
4330 - Late Fees	\$60.00	\$0.00	\$60.00	\$1,081.22	\$0.00	\$1,081.22	\$0.00	(\$1,081.22)
4350 - Lien/Collection Fees	\$170.00	\$0.00	\$170.00	\$3,210.00	\$0.00	\$3,210.00	\$0.00	(\$3,210.00)
4500 - Capital Contribution	\$520.00	\$0.00	\$520.00	\$2,340.00	\$1,920.00	\$420.00	\$1,920.00	(\$420.00)
4520 - Transfer Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$2,520.00	(\$2,520.00)	\$2,940.00	\$2,940.00
4550 - Gate Remotes	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
4560 - Pool Key Income	\$0.00	\$0.00	\$0.00	\$200.00	\$400.00	(\$200.00)	\$400.00	\$200.00
4600 - Interest Income	\$2.70	\$0.00	\$2.70	\$26.73	\$0.00	\$26.73	\$0.00	(\$26.73)
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$675.00	\$0.00	\$675.00	\$0.00	(\$675.00)
Total INCOME	\$23,538.30	\$21,900.00	\$1,638.30	\$226,347.83	\$223,840.00	\$2,507.83	\$268,060.00	\$41,712.17
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$10,000.00)	(\$10,000.00)	\$0.00	(\$12,000.00)	(\$2,000.00)
Total TRANSFER BETWEEN FUNDS	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$10,000.00)	(\$10,000.00)	\$0.00	(\$12,000.00)	(\$2,000.00)
Total Income	\$22,538.30	\$20,900.00	\$1,638.30	\$216,347.83	\$213,840.00	\$2,507.83	\$256,060.00	\$39,712.17
Expense								
<u>ADMINISTRATIVE</u>								
5100 - Accounting/Tax Prep/Audit Fees	\$0.00	\$0.00	\$0.00	\$975.00	\$925.00	(\$50.00)	\$925.00	(\$50.00)
5250 - Bank Charges	\$0.00	\$0.00	\$0.00	\$40.00	\$0.00	(\$40.00)	\$0.00	(\$40.00)
5400 - Insurance	\$1,070.83	\$479.17	(\$591.66)	\$3,141.83	\$4,791.70	\$1,649.87	\$5,750.00	\$2,608.17
5500 - Legal Fees	\$0.00	\$83.33	\$83.33	\$1,872.00	\$833.30	(\$1,038.70)	\$1,000.00	(\$872.00)
5520 - Licenses/Permits	\$0.00	\$360.00	\$360.00	\$360.00	\$360.00	\$0.00	\$360.00	\$0.00
5530 - Lien Expense	\$545.00	\$20.83	(\$524.17)	\$3,150.00	\$208.30	(\$2,941.70)	\$250.00	(\$2,900.00)
5540 - Collection Costs	\$0.00	\$145.83	\$145.83	\$0.00	\$1,458.30	\$1,458.30	\$1,750.00	\$1,750.00
5600 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$20,000.00	\$20,000.00	\$0.00	\$24,000.00	\$4,000.00

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

10/01/2024 - 10/31/2024

Accounts	10/01/2024 - 10/31/2024			01/01/2024 - 10/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5800 - Office Supplies	\$9.60	\$0.00	(\$9.60)	\$544.70	\$0.00	(\$544.70)	\$0.00	(\$544.70)
5810 - Postage	\$141.54	\$50.00	(\$91.54)	\$2,114.30	\$500.00	(\$1,614.30)	\$600.00	(\$1,514.30)
5820 - Printing	\$697.10	\$300.00	(\$397.10)	\$6,522.06	\$3,000.00	(\$3,522.06)	\$3,600.00	(\$2,922.06)
5830 - Statements	\$0.00	\$230.00	\$230.00	\$0.00	\$2,300.00	\$2,300.00	\$2,760.00	\$2,760.00
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00	\$500.00
5950 - Miscellaneous Admin	\$0.00	\$100.00	\$100.00	\$0.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00
<u>Total ADMINISTRATIVE</u>	\$4,464.07	\$3,810.83	(\$653.24)	\$38,719.89	\$35,793.30	(\$2,926.59)	\$42,695.00	\$3,975.11
<u>COMMON AREA</u>								
6010 - Clubhouse Staff	\$320.00	\$1,430.00	\$1,110.00	\$2,795.00	\$10,000.00	\$7,205.00	\$10,000.00	\$7,205.00
6020 - Clubhouse Supplies	\$40.34	\$0.00	(\$40.34)	\$143.87	\$400.00	\$256.13	\$400.00	\$256.13
6050 - Backflow Testing	\$586.00	\$0.00	(\$586.00)	\$811.00	\$0.00	(\$811.00)	\$0.00	(\$811.00)
6250 - Contract Services	\$802.97	\$500.00	(\$302.97)	\$7,102.66	\$5,000.00	(\$2,102.66)	\$6,000.00	(\$1,102.66)
6300 - Landscape Maintenance	\$6,900.00	\$7,100.00	\$200.00	\$84,190.00	\$71,000.00	(\$13,190.00)	\$85,200.00	\$1,010.00
6320 - Landscape Maintenance: Weed Control	\$0.00	\$200.00	\$200.00	\$0.00	\$2,000.00	\$2,000.00	\$2,400.00	\$2,400.00
6400 - Pest Control	\$65.00	\$65.00	\$0.00	\$325.00	\$2,020.00	\$1,695.00	\$2,020.00	\$1,695.00
6450 - Pool Maintenance	\$0.00	\$685.00	\$685.00	\$9,655.00	\$6,850.00	(\$2,805.00)	\$8,220.00	(\$1,435.00)
6455 - Pool Repairs	\$0.00	\$300.00	\$300.00	\$600.00	\$2,100.00	\$1,500.00	\$2,100.00	\$1,500.00
6460 - Pool Supplies	\$0.00	\$216.00	\$216.00	\$2,594.93	\$1,500.00	(\$1,094.93)	\$1,500.00	(\$1,094.93)
6500 - Repairs & Maintenance	\$49.97	\$1,250.00	\$1,200.03	\$49.97	\$12,500.00	\$12,450.03	\$15,000.00	\$14,950.03
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$100.00	\$100.00	\$0.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$410.03	\$0.00	(\$410.03)	\$0.00	(\$410.03)
6650 - Street Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.00	\$1,440.00	\$1,800.00	\$1,800.00
6680 - Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$500.00	\$500.00	\$600.00	\$600.00
<u>Total COMMON AREA</u>	\$8,764.28	\$11,896.00	\$3,131.72	\$108,677.46	\$116,310.00	\$7,632.54	\$136,440.00	\$27,762.54
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$32.50	\$32.50	\$0.00	\$325.00	\$325.00	\$390.00	\$390.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.83	\$0.83	\$50.00	\$8.30	(\$41.70)	\$10.00	(\$40.00)
8600 - Reserve Study	\$0.00	\$166.67	\$166.67	\$3,597.00	\$1,666.70	(\$1,930.30)	\$2,000.00	(\$1,597.00)
8700 - Signs/Flags/Banners	\$0.00	\$0.00	\$0.00	\$0.03	\$0.00	(\$0.03)	\$0.00	(\$0.03)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

10/01/2024 - 10/31/2024

Accounts	10/01/2024 - 10/31/2024			01/01/2024 - 10/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$50.00	\$41.70	(\$8.30)	\$50.00	\$0.00
8860 - Taxes - Income	\$0.00	\$0.00	\$0.00	\$0.00	\$325.00	\$325.00	\$325.00	\$325.00
<u>Total TAXES/OTHER EXPENSES</u>	\$0.00	\$204.17	\$204.17	\$3,697.03	\$2,366.70	(\$1,330.33)	\$3,275.00	(\$422.03)
UTILITIES								
7050 - Cable/Internet/Website	\$202.97	\$145.83	(\$57.14)	\$2,029.70	\$1,458.30	(\$571.40)	\$1,750.00	(\$279.70)
7100 - Electricity	\$742.55	\$566.67	(\$175.88)	\$8,072.45	\$5,666.70	(\$2,405.75)	\$6,800.00	(\$1,272.45)
7300 - Gas	\$406.10	\$200.00	(\$206.10)	\$4,230.71	\$2,000.00	(\$2,230.71)	\$2,400.00	(\$1,830.71)
7550 - Trash/Sanitation	\$2,507.00	\$2,500.00	(\$7.00)	\$25,107.61	\$25,000.00	(\$107.61)	\$30,000.00	\$4,892.39
7900 - Water/Sewer	\$2,798.12	\$2,400.00	(\$398.12)	\$29,712.98	\$27,900.00	(\$1,812.98)	\$32,700.00	\$2,987.02
<u>Total UTILITIES</u>	\$6,656.74	\$5,812.50	(\$844.24)	\$69,153.45	\$62,025.00	(\$7,128.45)	\$73,650.00	\$4,496.55
Total Expense	\$19,885.09	\$21,723.50	\$1,838.41	\$220,247.83	\$216,495.00	(\$3,752.83)	\$256,060.00	\$35,812.17
Operating Net Income	\$2,653.21	(\$823.50)	\$3,476.71	(\$3,900.00)	(\$2,655.00)	(\$1,245.00)	\$0.00	\$3,900.00

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
10/01/2024 - 10/31/2024

10/01/2024 - 10/31/2024

01/01/2024 - 10/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$620.33	\$0.00	\$620.33	\$4,525.73	\$0.00	\$4,525.73	\$0.00	(\$4,525.73)
<u>Total INCOME</u>	\$620.33	\$0.00	\$620.33	\$4,525.73	\$0.00	\$4,525.73	\$0.00	(\$4,525.73)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00	\$2,000.00
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00	\$2,000.00
Total Reserve Income	\$1,620.33	\$1,000.00	\$620.33	\$14,525.73	\$10,000.00	\$4,525.73	\$12,000.00	(\$2,525.73)
Reserve Expense								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$31,370.50	\$0.00	(\$31,370.50)	\$35,544.50	\$0.00	(\$35,544.50)	\$0.00	(\$35,544.50)
<u>Total COMMON AREA</u>	\$31,370.50	\$0.00	(\$31,370.50)	\$35,544.50	\$0.00	(\$35,544.50)	\$0.00	(\$35,544.50)
Total Reserve Expense	\$31,370.50	\$0.00	(\$31,370.50)	\$35,544.50	\$0.00	(\$35,544.50)	\$0.00	(\$35,544.50)
Reserve Net Income	(\$29,750.17)	\$1,000.00	(\$30,750.17)	(\$21,018.77)	\$10,000.00	(\$31,018.77)	\$12,000.00	\$33,018.77

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

01/01/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
Income											
<u>INCOME</u>											
4100 - Homeowner Assessments	\$21,788.94	\$22,100.00	\$22,750.00	\$22,750.00	\$22,750.00	\$22,750.00	\$22,750.00	\$22,750.00	\$22,750.00	\$22,750.00	\$225,888.94
4140 - Prepaid Owner Assessments	(\$7,482.76)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$7,482.76)
4310 - Assessment Interest	\$33.94	\$24.30	\$31.22	\$20.67	\$25.74	\$24.74	\$31.01	\$39.61	\$41.87	\$35.60	\$308.70
4330 - Late Fees	\$376.22	\$120.00	\$150.00	\$60.00	\$60.00	\$15.00	\$45.00	\$105.00	\$90.00	\$60.00	\$1,081.22
4350 - Lien/Collection Fees	\$70.00	\$315.00	\$545.00	\$885.00	\$100.00	\$80.00	\$105.00	\$590.00	\$350.00	\$170.00	\$3,210.00
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$0.00	\$260.00	\$260.00	\$260.00	\$520.00	\$0.00	\$520.00	\$2,340.00
4550 - Gate Remotes	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
4560 - Pool Key Income	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
4600 - Interest Income	\$2.71	\$2.52	\$2.72	\$2.73	\$2.84	\$2.64	\$2.73	\$2.63	\$2.51	\$2.70	\$26.73
4800 - Violation Fines	\$0.00	\$200.00	\$150.00	\$50.00	\$100.00	\$50.00	\$50.00	\$50.00	\$25.00	\$0.00	\$675.00
<u>Total INCOME</u>	<u>\$15,049.05</u>	<u>\$22,761.82</u>	<u>\$23,938.94</u>	<u>\$23,818.40</u>	<u>\$23,498.58</u>	<u>\$23,182.38</u>	<u>\$23,243.74</u>	<u>\$24,057.24</u>	<u>\$23,259.38</u>	<u>\$23,538.30</u>	<u>\$226,347.83</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)	(\$10,000.00)
<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>(\$10,000.00)</u>
<i>Total Income</i>	\$14,049.05	\$21,761.82	\$22,938.94	\$22,818.40	\$22,498.58	\$22,182.38	\$22,243.74	\$23,057.24	\$22,259.38	\$22,538.30	\$216,347.83
Expense											
<u>ADMINISTRATIVE</u>											
5100 - Accounting/Tax Prep/Audit Fees	\$0.00	\$0.00	\$0.00	\$975.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$975.00
5250 - Bank Charges	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$40.00
5400 - Insurance	\$233.00	\$151.00	\$151.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,536.00	\$1,070.83	\$3,141.83
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$396.00	\$0.00	\$1,476.00	\$0.00	\$0.00	\$1,872.00
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$0.00	\$360.00
5530 - Lien Expense	\$0.00	\$45.00	\$350.00	\$640.00	\$515.00	\$610.00	\$70.00	\$150.00	\$225.00	\$545.00	\$3,150.00
5600 - Management Fees	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$20,000.00
5800 - Office Supplies	\$233.00	\$3.00	\$204.90	\$8.40	\$4.50	\$6.00	\$7.80	\$62.40	\$5.10	\$9.60	\$544.70
5810 - Postage	\$462.42	\$219.44	\$337.63	\$123.03	\$142.69	\$116.66	\$126.29	\$309.46	\$135.14	\$141.54	\$2,114.30
5820 - Printing	\$996.20	\$882.70	\$552.50	\$489.20	\$559.86	\$482.40	\$487.00	\$881.20	\$493.90	\$697.10	\$6,522.06
<u>Total ADMINISTRATIVE</u>	<u>\$3,924.62</u>	<u>\$3,321.14</u>	<u>\$3,596.03</u>	<u>\$4,235.63</u>	<u>\$3,222.05</u>	<u>\$3,611.06</u>	<u>\$2,691.09</u>	<u>\$4,899.06</u>	<u>\$4,755.14</u>	<u>\$4,464.07</u>	<u>\$38,719.89</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

01/01/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
COMMON AREA											
6010 - Clubhouse Staff	\$0.00	(\$225.00)	\$0.00	\$0.00	\$344.00	\$976.00	\$404.00	\$320.00	\$656.00	\$320.00	\$2,795.00
6020 - Clubhouse Supplies	\$103.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.34	\$143.87
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.00	\$135.00	\$0.00	\$586.00	\$811.00
6250 - Contract Services	\$682.74	\$940.72	\$627.94	\$502.97	\$1,035.72	\$437.97	\$437.97	\$1,000.72	\$632.94	\$802.97	\$7,102.66
6300 - Landscape Maintenance	\$14,200.00	\$7,100.00	\$7,100.00	\$7,100.00	\$14,190.00	\$6,900.00	\$6,900.00	\$6,900.00	\$6,900.00	\$6,900.00	\$84,190.00
6400 - Pest Control	\$0.00	\$0.00	\$0.00	\$65.00	\$0.00	\$130.00	\$65.00	\$0.00	\$0.00	\$65.00	\$325.00
6450 - Pool Maintenance	\$1,350.00	\$700.00	\$700.00	\$700.00	\$1,030.00	\$800.00	\$1,875.00	\$1,250.00	\$1,250.00	\$0.00	\$9,655.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$600.00
6460 - Pool Supplies	\$150.00	\$0.00	\$0.00	\$40.00	\$259.00	\$596.59	\$613.22	\$572.83	\$363.29	\$0.00	\$2,594.93
6500 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.97	\$49.97
6512 - Repairs & Maintenance: Decks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$0.00	(\$4,174.00)	\$0.00	\$0.00
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.03	\$205.00	\$0.00	\$410.03
Total COMMON AREA	\$16,486.27	\$8,515.72	\$8,427.94	\$8,407.97	\$16,858.72	\$9,840.56	\$14,559.19	\$10,983.58	\$5,833.23	\$8,764.28	\$108,677.46
TAXES/OTHER EXPENSES											
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
8600 - Reserve Study	\$0.00	\$0.00	\$0.00	\$3,597.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,597.00
8700 - Signs/Flags/Banners	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.03	(\$205.00)	\$0.00	\$0.03
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
Total TAXES/OTHER EXPENSES	\$0.00	\$0.00	\$0.00	\$3,687.00	\$10.00	\$0.00	\$0.00	\$205.03	(\$205.00)	\$0.00	\$3,697.03
UTILITIES											
7050 - Cable/Internet/Website	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$2,029.70
7100 - Electricity	\$1,299.18	\$611.16	\$673.64	\$690.95	\$711.50	\$825.78	\$897.18	\$789.78	\$830.73	\$742.55	\$8,072.45
7300 - Gas	\$1,516.59	\$463.33	\$289.22	\$146.50	\$539.94	\$369.09	\$116.07	\$97.43	\$286.44	\$406.10	\$4,230.71
7550 - Trash/Sanitation	\$2,600.00	\$2,451.61	\$2,507.00	\$2,507.00	\$2,544.61	\$2,507.00	\$2,469.39	\$2,507.00	\$2,507.00	\$2,507.00	\$25,107.61
7900 - Water/Sewer	\$5,178.26	\$2,400.00	\$4,796.64	\$2,248.06	\$2,862.74	\$2,387.28	\$928.91	\$3,090.95	\$3,022.02	\$2,798.12	\$29,712.98
Total UTILITIES	\$10,797.00	\$6,129.07	\$8,469.47	\$5,795.48	\$6,861.76	\$6,292.12	\$4,614.52	\$6,688.13	\$6,849.16	\$6,656.74	\$69,153.45
Total Expense	\$31,207.89	\$17,965.93	\$20,493.44	\$22,126.08	\$26,952.53	\$19,743.74	\$21,864.80	\$22,775.80	\$17,232.53	\$19,885.09	\$220,247.83
Operating Net Income	(\$17,158.84)	\$3,795.89	\$2,445.50	\$692.32	(\$4,453.95)	\$2,438.64	\$378.94	\$281.44	\$5,026.85	\$2,653.21	(\$3,900.00)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

01/01/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
Reserve Income											
<u>INCOME</u>											
4610 - Interest Income - Reserve	\$133.63	\$66.31	\$71.13	\$319.08	\$665.98	\$647.33	\$671.84	\$674.80	\$655.30	\$620.33	\$4,525.73
<u>Total INCOME</u>	\$133.63	\$66.31	\$71.13	\$319.08	\$665.98	\$647.33	\$671.84	\$674.80	\$655.30	\$620.33	\$4,525.73
<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	\$10,000.00
<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	\$10,000.00
<i>Total Reserve Income</i>	\$1,133.63	\$1,066.31	\$1,071.13	\$1,319.08	\$1,665.98	\$1,647.33	\$1,671.84	\$1,674.80	\$1,655.30	\$1,620.33	\$14,525.73
Reserve Expense											
<u>COMMON AREA</u>											
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$31,370.50	\$35,544.50
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$31,370.50	\$35,544.50
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$31,370.50	\$35,544.50
 Reserve Net Income	 \$1,133.63	 \$1,066.31	 \$1,071.13	 \$1,319.08	 \$1,665.98	 \$1,647.33	 \$1,671.84	 \$1,674.80	 (\$2,518.70)	 (\$29,750.17)	 (\$21,018.77)