

Cottonwood Square and Commons HOA

Financial Statement Period Ending: September 30, 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

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COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
9/30/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking -6585	\$119,670.60		\$119,670.60
1050 - Alliance Reserve MM -5682		\$57,431.65	\$57,431.65
1051 - Alliance Reserve ICS - 3861		\$50,328.99	\$50,328.99
1052 - Alliance Reserve CDARS - 9943(10/17/2024)5.16%		\$153,470.12	\$153,470.12
Total CASH	<u>\$119,670.60</u>	<u>\$261,230.76</u>	<u>\$380,901.36</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$8,756.09		\$8,756.09
Total ACCOUNTS RECEIVABLE	<u>\$8,756.09</u>		<u>\$8,756.09</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$3,929.00		\$3,929.00
Total OTHER ASSETS	<u>\$3,929.00</u>		<u>\$3,929.00</u>
Assets Total	<u>\$132,355.69</u>	<u>\$261,230.76</u>	<u>\$393,586.45</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
9/30/2024

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	\$11,336.36		\$11,336.36
2200 - Accounts Payable	\$6,600.84		\$6,600.84
2250 - Accrued Expenses	\$202.97		\$202.97
Total LIABILITIES	<u>\$18,140.17</u>		<u>\$18,140.17</u>
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>(\$6,553.21)</u>	<u>\$8,731.40</u>	<u>\$2,178.19</u>
Liabilities and Equity Total	<u>\$132,355.69</u>	<u>\$261,230.76</u>	<u>\$393,586.45</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
<u>INCOME</u>								
4100 - Homeowner Assessments	\$22,750.00	\$21,900.00	\$850.00	\$203,138.94	\$197,100.00	\$6,038.94	\$262,800.00	\$59,661.06
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	\$41.87	\$0.00	\$41.87	\$273.10	\$0.00	\$273.10	\$0.00	(\$273.10)
4330 - Late Fees	\$90.00	\$0.00	\$90.00	\$1,021.22	\$0.00	\$1,021.22	\$0.00	(\$1,021.22)
4350 - Lien/Collection Fees	\$350.00	\$0.00	\$350.00	\$3,040.00	\$0.00	\$3,040.00	\$0.00	(\$3,040.00)
4500 - Capital Contribution	\$0.00	\$480.00	(\$480.00)	\$1,820.00	\$1,920.00	(\$100.00)	\$1,920.00	\$100.00
4520 - Transfer Fees	\$0.00	\$420.00	(\$420.00)	\$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	\$2.51	\$0.00	\$2.51	\$24.03	\$0.00	\$24.03	\$0.00	(\$24.03)
4800 - Violation Fines	\$25.00	\$0.00	\$25.00	\$675.00	\$0.00	\$675.00	\$0.00	(\$675.00)
Total INCOME	\$23,259.38	\$22,800.00	\$459.38	\$202,809.53	\$201,940.00	\$869.53	\$268,060.00	\$65,250.47
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$9,000.00)	(\$9,000.00)	\$0.00	(\$12,000.00)	(\$3,000.00)
Total TRANSFER BETWEEN FUNDS	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$9,000.00)	(\$9,000.00)	\$0.00	(\$12,000.00)	(\$3,000.00)
Total Income	\$22,259.38	\$21,800.00	\$459.38	\$193,809.53	\$192,940.00	\$869.53	\$256,060.00	\$62,250.47
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	\$1,536.00	\$479.17	(\$1,056.83)	\$2,071.00	\$4,312.53	\$2,241.53	\$5,750.00	\$3,679.00
5500 - Legal Fees	\$0.00	\$83.33	\$83.33	\$1,872.00	\$749.97	(\$1,122.03)	\$1,000.00	(\$872.00)
5520 - Licenses/Permits	\$360.00	\$0.00	(\$360.00)	\$360.00	\$0.00	(\$360.00)	\$360.00	\$0.00
5530 - Lien Expense	\$225.00	\$20.83	(\$204.17)	\$2,605.00	\$187.47	(\$2,417.53)	\$250.00	(\$2,355.00)
5540 - Collection Costs	\$0.00	\$145.83	\$145.83	\$0.00	\$1,312.47	\$1,312.47	\$1,750.00	\$1,750.00

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5600 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$18,000.00	\$18,000.00	\$0.00	\$24,000.00	\$6,000.00
5800 - Office Supplies	\$5.10	\$0.00	(\$5.10)	\$535.10	\$0.00	(\$535.10)	\$0.00	(\$535.10)
5810 - Postage	\$135.14	\$50.00	(\$85.14)	\$1,972.76	\$450.00	(\$1,522.76)	\$600.00	(\$1,372.76)
5820 - Printing	\$493.90	\$300.00	(\$193.90)	\$5,824.96	\$2,700.00	(\$3,124.96)	\$3,600.00	(\$2,224.96)
5830 - Statements	\$0.00	\$230.00	\$230.00	\$0.00	\$2,070.00	\$2,070.00	\$2,760.00	\$2,760.00
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00	\$500.00
5950 - Miscellaneous Admin	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00	\$1,200.00
<u>Total ADMINISTRATIVE</u>	\$4,755.14	\$3,450.83	(\$1,304.31)	\$34,255.82	\$31,982.47	(\$2,273.35)	\$42,695.00	\$8,439.18
COMMON AREA								
6010 - Clubhouse Staff	\$656.00	\$1,430.00	\$774.00	\$2,475.00	\$8,570.00	\$6,095.00	\$10,000.00	\$7,525.00
6020 - Clubhouse Supplies	\$0.00	\$0.00	\$0.00	\$103.53	\$400.00	\$296.47	\$400.00	\$296.47
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00	(\$225.00)	\$0.00	(\$225.00)
6250 - Contract Services	\$632.94	\$500.00	(\$132.94)	\$6,299.69	\$4,500.00	(\$1,799.69)	\$6,000.00	(\$299.69)
6300 - Landscape Maintenance	\$6,900.00	\$7,100.00	\$200.00	\$77,290.00	\$63,900.00	(\$13,390.00)	\$85,200.00	\$7,910.00
6320 - Landscape Maintenance: Weed Control	\$0.00	\$200.00	\$200.00	\$0.00	\$1,800.00	\$1,800.00	\$2,400.00	\$2,400.00
6400 - Pest Control	\$0.00	\$65.00	\$65.00	\$260.00	\$1,955.00	\$1,695.00	\$2,020.00	\$1,760.00
6450 - Pool Maintenance	\$1,250.00	\$685.00	(\$565.00)	\$9,655.00	\$6,165.00	(\$3,490.00)	\$8,220.00	(\$1,435.00)
6455 - Pool Repairs	\$0.00	\$300.00	\$300.00	\$600.00	\$1,800.00	\$1,200.00	\$2,100.00	\$1,500.00
6460 - Pool Supplies	\$363.29	\$214.00	(\$149.29)	\$2,594.93	\$1,284.00	(\$1,310.93)	\$1,500.00	(\$1,094.93)
6500 - Repairs & Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$11,250.00	\$11,250.00	\$15,000.00	\$15,000.00
6512 - Repairs & Maintenance: Decks	(\$4,174.00)	\$0.00	\$4,174.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00	\$1,200.00
6575 - Repairs & Maintenance: Signage	\$205.00	\$0.00	(\$205.00)	\$410.03	\$0.00	(\$410.03)	\$0.00	(\$410.03)
6650 - Street Cleaning	\$0.00	\$120.00	\$120.00	\$0.00	\$1,440.00	\$1,440.00	\$1,800.00	\$1,800.00
6680 - Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00	\$600.00
<u>Total COMMON AREA</u>	\$5,833.23	\$12,014.00	\$6,180.77	\$99,913.18	\$104,414.00	\$4,500.82	\$136,440.00	\$36,526.82

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$32.50	\$32.50	\$0.00	\$292.50	\$292.50	\$390.00	\$390.00
8280 - Corporation Commission	\$0.00	\$0.83	\$0.83	\$50.00	\$7.47	(\$42.53)	\$10.00	(\$40.00)
8600 - Reserve Study	\$0.00	\$166.67	\$166.67	\$3,597.00	\$1,500.03	(\$2,096.97)	\$2,000.00	(\$1,597.00)
8700 - Signs/Flags/Banners	(\$205.00)	\$0.00	\$205.00	\$0.03	\$0.00	(\$0.03)	\$0.00	(\$0.03)
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	\$37.53	(\$12.47)	\$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>	(\$205.00)	\$204.17	\$409.17	\$3,697.03	\$2,162.53	(\$1,534.50)	\$3,275.00	(\$422.03)
<u>UTILITIES</u>								
7050 - Cable/Internet/Website	\$202.97	\$145.83	(\$57.14)	\$1,826.73	\$1,312.47	(\$514.26)	\$1,750.00	(\$76.73)
7100 - Electricity	\$830.73	\$566.67	(\$264.06)	\$7,329.90	\$5,100.03	(\$2,229.87)	\$6,800.00	(\$529.90)
7300 - Gas	\$286.44	\$200.00	(\$86.44)	\$3,824.61	\$1,800.00	(\$2,024.61)	\$2,400.00	(\$1,424.61)
7550 - Trash/Sanitation	\$2,507.00	\$2,500.00	(\$7.00)	\$22,600.61	\$22,500.00	(\$100.61)	\$30,000.00	\$7,399.39
7900 - Water/Sewer	\$3,022.02	\$2,800.00	(\$222.02)	\$26,914.86	\$25,500.00	(\$1,414.86)	\$32,700.00	\$5,785.14
<u>Total UTILITIES</u>	\$6,849.16	\$6,212.50	(\$636.66)	\$62,496.71	\$56,212.50	(\$6,284.21)	\$73,650.00	\$11,153.29
Total Expense	\$17,232.53	\$21,881.50	\$4,648.97	\$200,362.74	\$194,771.50	(\$5,591.24)	\$256,060.00	\$55,697.26
Operating Net Income	\$5,026.85	(\$81.50)	\$5,108.35	(\$6,553.21)	(\$1,831.50)	(\$4,721.71)	\$0.00	\$6,553.21

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
9/1/2024 - 9/30/2024

Accounts	9/1/2024 - 9/30/2024			1/1/2024 - 9/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$655.30	\$0.00	\$655.30	\$3,905.40	\$0.00	\$3,905.40	\$0.00	(\$3,905.40)
Total INCOME	\$655.30	\$0.00	\$655.30	\$3,905.40	\$0.00	\$3,905.40	\$0.00	(\$3,905.40)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00	\$3,000.00
Total TRANSFER BETWEEN FUNDS	\$1,000.00	\$1,000.00	\$0.00	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00	\$3,000.00
Total Reserve Income	\$1,655.30	\$1,000.00	\$655.30	\$12,905.40	\$9,000.00	\$3,905.40	\$12,000.00	(\$905.40)
Reserve Expense								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$4,174.00	\$0.00	(\$4,174.00)	\$4,174.00	\$0.00	(\$4,174.00)	\$0.00	(\$4,174.00)
Total COMMON AREA	\$4,174.00	\$0.00	(\$4,174.00)	\$4,174.00	\$0.00	(\$4,174.00)	\$0.00	(\$4,174.00)
Total Reserve Expense	\$4,174.00	\$0.00	(\$4,174.00)	\$4,174.00	\$0.00	(\$4,174.00)	\$0.00	(\$4,174.00)
Reserve Net Income	(\$2,518.70)	\$1,000.00	(\$3,518.70)	\$8,731.40	\$9,000.00	(\$268.60)	\$12,000.00	\$3,268.60

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 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	\$203,138.94
4140 - Prepaid Owner Assessments	(\$7,482.76)	\$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	\$273.10
4330 - Late Fees	\$376.22	\$120.00	\$150.00	\$60.00	\$60.00	\$15.00	\$45.00	\$105.00	\$90.00	\$1,021.22
4350 - Lien/Collection Fees	\$70.00	\$315.00	\$545.00	\$885.00	\$100.00	\$80.00	\$105.00	\$590.00	\$350.00	\$3,040.00
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$0.00	\$260.00	\$260.00	\$260.00	\$520.00	\$0.00	\$1,820.00
4550 - Gate Remotes	\$0.00	\$0.00	\$50.00	\$50.00	\$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	\$200.00
4600 - Interest Income	\$2.71	\$2.52	\$2.72	\$2.73	\$2.84	\$2.64	\$2.73	\$2.63	\$2.51	\$24.03
4800 - Violation Fines	\$0.00	\$200.00	\$150.00	\$50.00	\$100.00	\$50.00	\$50.00	\$50.00	\$25.00	\$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>\$202,809.53</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)	(\$9,000.00)
<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>(\$9,000.00)</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	\$193,809.53
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	\$975.00
5250 - Bank Charges	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$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	\$2,071.00
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$396.00	\$0.00	\$1,476.00	\$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	\$360.00
5530 - Lien Expense	\$0.00	\$45.00	\$350.00	\$640.00	\$515.00	\$610.00	\$70.00	\$150.00	\$225.00	\$2,605.00
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	\$18,000.00
5800 - Office Supplies	\$233.00	\$3.00	\$204.90	\$8.40	\$4.50	\$6.00	\$7.80	\$62.40	\$5.10	\$535.10
5810 - Postage	\$462.42	\$219.44	\$337.63	\$123.03	\$142.69	\$116.66	\$126.29	\$309.46	\$135.14	\$1,972.76
5820 - Printing	\$996.20	\$882.70	\$552.50	\$489.20	\$559.86	\$482.40	\$487.00	\$881.20	\$493.90	\$5,824.96
<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>\$34,255.82</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	YTD
<u>COMMON AREA</u>										
6010 - Clubhouse Staff	\$0.00	(\$225.00)	\$0.00	\$0.00	\$344.00	\$976.00	\$404.00	\$320.00	\$656.00	\$2,475.00
6020 - Clubhouse Supplies	\$103.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$103.53
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.00	\$135.00	\$0.00	\$225.00
6250 - Contract Services	\$682.74	\$940.72	\$627.94	\$502.97	\$1,035.72	\$437.97	\$437.97	\$1,000.72	\$632.94	\$6,299.69
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	\$77,290.00
6400 - Pest Control	\$0.00	\$0.00	\$0.00	\$65.00	\$0.00	\$130.00	\$65.00	\$0.00	\$0.00	\$260.00
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	\$9,655.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$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	\$2,594.93
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
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.03	\$205.00	\$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	\$99,913.18
<u>TAXES/OTHER EXPENSES</u>										
8280 - Corporation Commission	\$0.00	\$0.00	\$0.00	\$40.00	\$10.00	\$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	\$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)	\$0.03
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$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)	\$3,697.03
<u>UTILITIES</u>										
7050 - Cable/Internet/Website	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$202.97	\$1,826.73
7100 - Electricity	\$1,299.18	\$611.16	\$673.64	\$690.95	\$711.50	\$825.78	\$897.18	\$789.78	\$830.73	\$7,329.90
7300 - Gas	\$1,516.59	\$463.33	\$289.22	\$146.50	\$539.94	\$369.09	\$116.07	\$97.43	\$286.44	\$3,824.61
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	\$22,600.61
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	\$26,914.86
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	\$62,496.71
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	\$200,362.74
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	(\$6,553.21)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2024 - 9/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 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	\$3,905.40
<u>Total INCOME</u>	\$133.63	\$66.31	\$71.13	\$319.08	\$665.98	\$647.33	\$671.84	\$674.80	\$655.30	\$3,905.40
<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	\$9,000.00
<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	\$9,000.00
<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	\$12,905.40
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	\$4,174.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$4,174.00
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$4,174.00
 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)	 \$8,731.40