

Cottonwood Square and Commons HOA

Financial Statement

Period Ending: November 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

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

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

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
11/30/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking -6585	\$122,581.66		\$122,581.66
1050 - Alliance Reserve MM -5682		\$13,700.66	\$13,700.66
1051 - Alliance Reserve ICS - 3861		\$50,350.01	\$50,350.01
1052 - Alliance Reserve CDARS - 0284(4/17/2025)4.25%		\$154,600.75	\$154,600.75
Total CASH	<u>\$122,581.66</u>	<u>\$218,651.42</u>	<u>\$341,233.08</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$8,384.85		\$8,384.85
Total ACCOUNTS RECEIVABLE	<u>\$8,384.85</u>		<u>\$8,384.85</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$2,598.34		\$2,598.34
Total OTHER ASSETS	<u>\$2,598.34</u>		<u>\$2,598.34</u>
Assets Total	<u>\$133,564.85</u>	<u>\$218,651.42</u>	<u>\$352,216.27</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
BALANCE SHEET
11/30/2024

	Operating	Reserve	Total
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$9,556.36		\$9,556.36
2200 - Accounts Payable	\$16,488.79		\$16,488.79
2250 - Accrued Expenses	\$2,653.71		\$2,653.71
Total LIABILITIES	<u>\$28,698.86</u>	<u>\$0.00</u>	<u>\$28,698.86</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>(\$15,902.74)</u>	<u>(\$33,847.94)</u>	<u>(\$49,750.68)</u>
Liabilities and Equity Total	<u>\$133,564.85</u>	<u>\$218,651.42</u>	<u>\$352,216.27</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

11/1/2024 - 11/30/2024

Accounts	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			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	\$248,638.94	\$240,900.00	\$7,738.94	\$262,800.00	\$14,161.06
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	\$39.22	\$0.00	\$39.22	\$347.92	\$0.00	\$347.92	\$0.00	(\$347.92)
4330 - Late Fees	\$75.00	\$0.00	\$75.00	\$1,156.22	\$0.00	\$1,156.22	\$0.00	(\$1,156.22)
4350 - Lien/Collection Fees	\$35.00	\$0.00	\$35.00	\$3,245.00	\$0.00	\$3,245.00	\$0.00	(\$3,245.00)
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$2,600.00	\$1,920.00	\$680.00	\$1,920.00	(\$680.00)
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	\$2.59	\$0.00	\$2.59	\$29.32	\$0.00	\$29.32	\$0.00	(\$29.32)
4800 - Violation Fines	\$25.00	\$0.00	\$25.00	\$700.00	\$0.00	\$700.00	\$0.00	(\$700.00)
Total INCOME	\$23,186.81	\$21,900.00	\$1,286.81	\$249,534.64	\$245,740.00	\$3,794.64	\$268,060.00	\$18,525.36
<u>TRANSFER BETWEEN FUNDS</u>								
8900 - Transfer To Reserves	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$11,000.00)	(\$11,000.00)	\$0.00	(\$12,000.00)	(\$1,000.00)
Total TRANSFER BETWEEN FUNDS	(\$1,000.00)	(\$1,000.00)	\$0.00	(\$11,000.00)	(\$11,000.00)	\$0.00	(\$12,000.00)	(\$1,000.00)
Total Income	\$22,186.81	\$20,900.00	\$1,286.81	\$238,534.64	\$234,740.00	\$3,794.64	\$256,060.00	\$17,525.36
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	\$259.83	\$479.17	\$219.34	\$3,401.66	\$5,270.87	\$1,869.21	\$5,750.00	\$2,348.34
5500 - Legal Fees	\$0.00	\$83.33	\$83.33	\$1,872.00	\$916.63	(\$955.37)	\$1,000.00	(\$872.00)
5520 - Licenses/Permits	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00	\$0.00	\$360.00	\$0.00
5530 - Lien Expense	\$485.00	\$20.83	(\$464.17)	\$3,635.00	\$229.13	(\$3,405.87)	\$250.00	(\$3,385.00)
5540 - Collection Costs	\$0.00	\$145.83	\$145.83	\$0.00	\$1,604.13	\$1,604.13	\$1,750.00	\$1,750.00

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

11/1/2024 - 11/30/2024

Accounts	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
5600 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$22,000.00	\$22,000.00	\$0.00	\$24,000.00	\$2,000.00
5800 - Office Supplies	\$57.00	\$0.00	(\$57.00)	\$601.70	\$0.00	(\$601.70)	\$0.00	(\$601.70)
5810 - Postage	\$298.40	\$50.00	(\$248.40)	\$2,412.70	\$550.00	(\$1,862.70)	\$600.00	(\$1,812.70)
5820 - Printing	\$774.75	\$300.00	(\$474.75)	\$7,296.81	\$3,300.00	(\$3,996.81)	\$3,600.00	(\$3,696.81)
5830 - Statements	\$0.00	\$230.00	\$230.00	\$0.00	\$2,530.00	\$2,530.00	\$2,760.00	\$2,760.00
5860 - Social Committee	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00	\$500.00
5950 - Miscellaneous Admin	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00	\$1,200.00
<u>Total ADMINISTRATIVE</u>	\$3,874.98	\$3,450.83	(\$424.15)	\$42,594.87	\$39,244.13	(\$3,350.74)	\$42,695.00	\$100.13
COMMON AREA								
6010 - Clubhouse Staff	\$320.00	\$0.00	(\$320.00)	\$3,115.00	\$10,000.00	\$6,885.00	\$10,000.00	\$6,885.00
6020 - Clubhouse Supplies	\$38.10	\$0.00	(\$38.10)	\$181.97	\$400.00	\$218.03	\$400.00	\$218.03
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$811.00	\$0.00	(\$811.00)	\$0.00	(\$811.00)
6250 - Contract Services	\$532.97	\$500.00	(\$32.97)	\$7,635.63	\$5,500.00	(\$2,135.63)	\$6,000.00	(\$1,635.63)
6300 - Landscape Maintenance	\$6,900.00	\$7,100.00	\$200.00	\$91,090.00	\$78,100.00	(\$12,990.00)	\$85,200.00	(\$5,890.00)
6320 - Landscape Maintenance: Weed Control	\$0.00	\$200.00	\$200.00	\$0.00	\$2,200.00	\$2,200.00	\$2,400.00	\$2,400.00
6400 - Pest Control	\$0.00	\$0.00	\$0.00	\$325.00	\$2,020.00	\$1,695.00	\$2,020.00	\$1,695.00
6450 - Pool Maintenance	\$800.00	\$685.00	(\$115.00)	\$10,455.00	\$7,535.00	(\$2,920.00)	\$8,220.00	(\$2,235.00)
6455 - Pool Repairs	\$575.00	\$0.00	(\$575.00)	\$1,175.00	\$2,100.00	\$925.00	\$2,100.00	\$925.00
6460 - Pool Supplies	\$426.47	\$0.00	(\$426.47)	\$3,021.40	\$1,500.00	(\$1,521.40)	\$1,500.00	(\$1,521.40)
6500 - Repairs & Maintenance	\$0.00	\$1,250.00	\$1,250.00	\$49.97	\$13,750.00	\$13,700.03	\$15,000.00	\$14,950.03
6530 - Repairs & Maintenance: Irrigation	\$1,990.74	\$100.00	(\$1,890.74)	\$1,990.74	\$1,100.00	(\$890.74)	\$1,200.00	(\$790.74)
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	\$360.00	\$360.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
6680 - Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$600.00	\$600.00
6800 - Tree Removal & Maintenance	\$12,491.39	\$0.00	(\$12,491.39)	\$12,491.39	\$0.00	(\$12,491.39)	\$0.00	(\$12,491.39)
<u>Total COMMON AREA</u>	\$24,074.67	\$10,245.00	(\$13,829.67)	\$132,752.13	\$126,555.00	(\$6,197.13)	\$136,440.00	\$3,687.87

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
11/1/2024 - 11/30/2024

Accounts	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			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	\$357.50	\$357.50	\$390.00	\$390.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.83	\$0.83	\$50.00	\$9.13	(\$40.87)	\$10.00	(\$40.00)
8600 - Reserve Study	\$0.00	\$166.67	\$166.67	\$3,597.00	\$1,833.37	(\$1,763.63)	\$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)
8840 - Taxes - Property	\$4.00	\$500.00	\$496.00	\$4.00	\$500.00	\$496.00	\$500.00	\$496.00
8850 - Taxes - State	\$0.00	\$4.17	\$4.17	\$50.00	\$45.87	(\$4.13)	\$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>	\$4.00	\$704.17	\$700.17	\$3,701.03	\$3,070.87	(\$630.16)	\$3,275.00	(\$426.03)
<u>UTILITIES</u>								
7050 - Cable/Internet/Website	\$202.97	\$145.83	(\$57.14)	\$2,232.67	\$1,604.13	(\$628.54)	\$1,750.00	(\$482.67)
7100 - Electricity	\$380.27	\$566.67	\$186.40	\$8,452.72	\$6,233.37	(\$2,219.35)	\$6,800.00	(\$1,652.72)
7300 - Gas	\$48.04	\$200.00	\$151.96	\$4,278.75	\$2,200.00	(\$2,078.75)	\$2,400.00	(\$1,878.75)
7550 - Trash/Sanitation	\$2,507.00	\$2,500.00	(\$7.00)	\$27,614.61	\$27,500.00	(\$114.61)	\$30,000.00	\$2,385.39
7900 - Water/Sewer	\$3,097.62	\$2,400.00	(\$697.62)	\$32,810.60	\$30,300.00	(\$2,510.60)	\$32,700.00	(\$110.60)
<u>Total UTILITIES</u>	\$6,235.90	\$5,812.50	(\$423.40)	\$75,389.35	\$67,837.50	(\$7,551.85)	\$73,650.00	(\$1,739.35)
Total Expense	\$34,189.55	\$20,212.50	(\$13,977.05)	\$254,437.38	\$236,707.50	(\$17,729.88)	\$256,060.00	\$1,622.62
Operating Net Income	(\$12,002.74)	\$687.50	(\$12,690.24)	(\$15,902.74)	(\$1,967.50)	(\$13,935.24)	\$0.00	\$15,902.74

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
11/1/2024 - 11/30/2024

Accounts	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$541.33	\$0.00	\$541.33	\$5,067.06	\$0.00	\$5,067.06	\$0.00	(\$5,067.06)
Total INCOME	\$541.33	\$0.00	\$541.33	\$5,067.06	\$0.00	\$5,067.06	\$0.00	(\$5,067.06)
<u>TRANSFER BETWEEN FUNDS</u>								
9000 - Transfer From Operating	\$1,000.00	\$1,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00	\$1,000.00
Total TRANSFER BETWEEN FUNDS	\$1,000.00	\$1,000.00	\$0.00	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00	\$1,000.00
Total Reserve Income	\$1,541.33	\$1,000.00	\$541.33	\$16,067.06	\$11,000.00	\$5,067.06	\$12,000.00	(\$4,067.06)
Reserve Expense								
<u>COMMON AREA</u>								
9450 - Pool Repair - Reserves	\$14,370.50	\$0.00	(\$14,370.50)	\$49,915.00	\$0.00	(\$49,915.00)	\$0.00	(\$49,915.00)
Total COMMON AREA	\$14,370.50	\$0.00	(\$14,370.50)	\$49,915.00	\$0.00	(\$49,915.00)	\$0.00	(\$49,915.00)
Total Reserve Expense	\$14,370.50	\$0.00	(\$14,370.50)	\$49,915.00	\$0.00	(\$49,915.00)	\$0.00	(\$49,915.00)
Reserve Net Income	(\$12,829.17)	\$1,000.00	(\$13,829.17)	(\$33,847.94)	\$11,000.00	(\$44,847.94)	\$12,000.00	\$45,847.94

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 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	\$22,750.00	\$248,638.94
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	\$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	\$39.22	\$347.92
4330 - Late Fees	\$376.22	\$120.00	\$150.00	\$60.00	\$60.00	\$15.00	\$45.00	\$105.00	\$90.00	\$60.00	\$75.00	\$1,156.22
4350 - Lien/Collection Fees	\$70.00	\$315.00	\$545.00	\$885.00	\$100.00	\$80.00	\$105.00	\$590.00	\$350.00	\$170.00	\$35.00	\$3,245.00
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$0.00	\$260.00	\$260.00	\$260.00	\$520.00	\$0.00	\$520.00	\$260.00	\$2,600.00
4550 - Gate Remotes	\$0.00	\$0.00	\$50.00	\$50.00	\$0.00	\$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	\$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	\$2.59	\$29.32
4800 - Violation Fines	\$0.00	\$200.00	\$150.00	\$50.00	\$100.00	\$50.00	\$50.00	\$50.00	\$25.00	\$0.00	\$25.00	\$700.00
Total INCOME	\$15,049.05	\$22,761.82	\$23,938.94	\$23,818.40	\$23,498.58	\$23,182.38	\$23,243.74	\$24,057.24	\$23,259.38	\$23,538.30	\$23,186.81	\$249,534.64
<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)	(\$11,000.00)
Total TRANSFER BETWEEN FUNDS	(\$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)	(\$11,000.00)
Total Income	\$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	\$22,186.81	\$238,534.64
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	\$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	\$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	\$259.83	\$3,401.66
5500 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$396.00	\$0.00	\$1,476.00	\$0.00	\$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	\$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	\$485.00	\$3,635.00
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	\$2,000.00	\$22,000.00
5800 - Office Supplies	\$233.00	\$3.00	\$204.90	\$8.40	\$4.50	\$6.00	\$7.80	\$62.40	\$5.10	\$9.60	\$57.00	\$601.70
5810 - Postage	\$462.42	\$219.44	\$337.63	\$123.03	\$142.69	\$116.66	\$126.29	\$309.46	\$135.14	\$141.54	\$298.40	\$2,412.70
5820 - Printing	\$996.20	\$882.70	\$552.50	\$489.20	\$559.86	\$482.40	\$487.00	\$881.20	\$493.90	\$697.10	\$774.75	\$7,296.81
Total ADMINISTRATIVE	\$3,924.62	\$3,321.14	\$3,596.03	\$4,235.63	\$3,222.05	\$3,611.06	\$2,691.09	\$4,899.06	\$4,755.14	\$4,464.07	\$3,874.98	\$42,594.87

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 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	\$320.00	\$320.00	\$3,115.00
6020 - Clubhouse Supplies	\$103.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.34	\$38.10	\$181.97
6050 - Backflow Testing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.00	\$135.00	\$0.00	\$586.00	\$0.00	\$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	\$532.97	\$7,635.63
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	\$6,900.00	\$91,090.00
6400 - Pest Control	\$0.00	\$0.00	\$0.00	\$65.00	\$0.00	\$130.00	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$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	\$800.00	\$10,455.00
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$0.00	\$0.00	\$575.00	\$1,175.00
6460 - Pool Supplies	\$150.00	\$0.00	\$0.00	\$40.00	\$259.00	\$596.59	\$613.22	\$572.83	\$363.29	\$0.00	\$426.47	\$3,021.40
6500 - Repairs & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.97	\$0.00	\$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	\$0.00
6530 - Repairs & Maintenance: Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,990.74	\$1,990.74
6575 - Repairs & Maintenance: Signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$205.03	\$205.00	\$0.00	\$0.00	\$410.03
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,491.39	\$12,491.39
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	\$24,074.67	\$132,752.13
<u>TAXES/OTHER EXPENSES</u>												
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	\$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	\$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	\$0.00	\$0.03
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4.00	\$4.00
8850 - Taxes - State	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$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	\$4.00	\$3,701.03

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	YTD
<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	\$202.97	\$202.97	\$2,232.67
7100 - Electricity	\$1,299.18	\$611.16	\$673.64	\$690.95	\$711.50	\$825.78	\$897.18	\$789.78	\$830.73	\$742.55	\$380.27	\$8,452.72
7300 - Gas	\$1,516.59	\$463.33	\$289.22	\$146.50	\$539.94	\$369.09	\$116.07	\$97.43	\$286.44	\$406.10	\$48.04	\$4,278.75
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	\$2,507.00	\$27,614.61
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	\$3,097.62	\$32,810.60
<u>Total UTILITIES</u>	<u>\$10,797.00</u>	<u>\$6,129.07</u>	<u>\$8,469.47</u>	<u>\$5,795.48</u>	<u>\$6,861.76</u>	<u>\$6,292.12</u>	<u>\$4,614.52</u>	<u>\$6,688.13</u>	<u>\$6,849.16</u>	<u>\$6,656.74</u>	<u>\$6,235.90</u>	<u>\$75,389.35</u>
<i>Total Expense</i>	\$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	\$34,189.55	\$254,437.38
Operating Net Income	<u>(\$17,158.84)</u>	<u>\$3,795.89</u>	<u>\$2,445.50</u>	<u>\$692.32</u>	<u>(\$4,453.95)</u>	<u>\$2,438.64</u>	<u>\$378.94</u>	<u>\$281.44</u>	<u>\$5,026.85</u>	<u>\$2,653.21</u>	<u>(\$12,002.74)</u>	<u>(\$15,902.74)</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 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	\$541.33	\$5,067.06
<u>Total INCOME</u>	\$133.63	\$66.31	\$71.13	\$319.08	\$665.98	\$647.33	\$671.84	\$674.80	\$655.30	\$620.33	\$541.33	\$5,067.06
<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	\$11,000.00
<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	\$11,000.00
<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	\$1,541.33	\$16,067.06
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	\$14,370.50	\$49,915.00
<u>Total COMMON AREA</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$31,370.50	\$14,370.50	\$49,915.00
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,174.00	\$31,370.50	\$14,370.50	\$49,915.00
 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)	 (\$29,750.17)	 (\$12,829.17)	 (\$33,847.94)