

Cottonwood Square and Commons HOA

Financial Statement Period Ending: December 31, 2024



HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

35 Bell Rock Plaza, Suite A
Sedona, AZ 86351
928-282-4479
800-447-3838
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Fiscal Year End: December 31
Accounting Method: Accrual

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COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Balance Sheet

12/31/2024

	Operating	Reserve	Total
Assets			
CASH			
1010 - Alliance Operating Checking -6585	\$112,492.49		\$112,492.49
1050 - Alliance Reserve MM -5682		\$4,702.05	\$4,702.05
1051 - Alliance Reserve ICS - 3861		\$50,360.69	\$50,360.69
1052 - Alliance Reserve CDARS - 0284(4/17/2025)4.25%		\$155,148.23	\$155,148.23
Total CASH	<u>\$112,492.49</u>	<u>\$210,210.97</u>	<u>\$322,703.46</u>
ACCOUNTS RECEIVABLE			
1200 - A/R Assessments	\$9,546.87		\$9,546.87
Total ACCOUNTS RECEIVABLE	<u>\$9,546.87</u>		<u>\$9,546.87</u>
OTHER ASSETS			
1610 - Prepaid Insurance	\$2,338.51		\$2,338.51
Total OTHER ASSETS	<u>\$2,338.51</u>		<u>\$2,338.51</u>
Assets Total	<u>\$124,377.87</u>	<u>\$210,210.97</u>	<u>\$334,588.84</u>
Liabilities & Equity			
LIABILITIES			
2100 - Prepaid Owner Assessments	\$9,976.36		\$9,976.36
2200 - Accounts Payable	\$5,364.35		\$5,364.35
2250 - Accrued Expenses	\$11,318.68		\$11,318.68
Total LIABILITIES	<u>\$26,659.39</u>	<u>\$0.00</u>	<u>\$26,659.39</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Balance Sheet

12/31/2024

	Operating	Reserve	Total
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>(\$23,050.25)</u>	<u>(\$42,288.39)</u>	<u>(\$65,338.64)</u>
Liabilities and Equity Total	<u>\$124,377.87</u>	<u>\$210,210.97</u>	<u>\$334,588.84</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Operating
12/01/2024 - 12/31/2024

12/01/2024 - 12/31/2024

01/01/2024 - 12/31/2024

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	\$271,388.94	\$262,800.00	\$8,588.94	\$262,800.00	(\$8,588.94)
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	\$47.02	\$0.00	\$47.02	\$394.94	\$0.00	\$394.94	\$0.00	(\$394.94)
4330 - Late Fees	\$30.00	\$0.00	\$30.00	\$1,186.22	\$0.00	\$1,186.22	\$0.00	(\$1,186.22)
4350 - Lien/Collection Fees	\$400.00	\$0.00	\$400.00	\$3,645.00	\$0.00	\$3,645.00	\$0.00	(\$3,645.00)
4500 - Capital Contribution	\$260.00	\$0.00	\$260.00	\$2,860.00	\$1,920.00	\$940.00	\$1,920.00	(\$940.00)
4520 - Transfer Fees	\$0.00	\$420.00	(\$420.00)	\$0.00	\$2,940.00	(\$2,940.00)	\$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	\$2.53	\$0.00	\$2.53	\$31.85	\$0.00	\$31.85	\$0.00	(\$31.85)
4800 - Violation Fines	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00	\$0.00	(\$700.00)
Total INCOME	\$23,489.55	\$22,320.00	\$1,169.55	\$273,024.19	\$268,060.00	\$4,964.19	\$268,060.00	(\$4,964.19)
<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	\$22,489.55	\$21,320.00	\$1,169.55	\$261,024.19	\$256,060.00	\$4,964.19	\$256,060.00	(\$4,964.19)
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	\$20.00	\$0.00	(\$20.00)	\$60.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)
5400 - Insurance	\$259.83	\$479.13	\$219.30	\$3,661.49	\$5,750.00	\$2,088.51	\$5,750.00	\$2,088.51
5500 - Legal Fees	\$0.00	\$83.37	\$83.37	\$1,872.00	\$1,000.00	(\$872.00)	\$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	\$245.00	\$20.87	(\$224.13)	\$3,880.00	\$250.00	(\$3,630.00)	\$250.00	(\$3,630.00)
5540 - Collection Costs	\$0.00	\$145.87	\$145.87	\$0.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00
5600 - Management Fees	\$2,000.00	\$2,000.00	\$0.00	\$24,000.00	\$24,000.00	\$0.00	\$24,000.00	\$0.00

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

12/01/2024 - 12/31/2024

12/01/2024 - 12/31/2024

01/01/2024 - 12/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
5800 - Office Supplies	\$111.90	\$0.00	(\$111.90)	\$713.60	\$0.00	(\$713.60)	\$0.00	(\$713.60)
5810 - Postage	\$381.19	\$50.00	(\$331.19)	\$2,793.89	\$600.00	(\$2,193.89)	\$600.00	(\$2,193.89)
5820 - Printing	\$958.40	\$300.00	(\$658.40)	\$8,255.21	\$3,600.00	(\$4,655.21)	\$3,600.00	(\$4,655.21)
5830 - Statements	\$0.00	\$230.00	\$230.00	\$0.00	\$2,760.00	\$2,760.00	\$2,760.00	\$2,760.00
5860 - Social Committee	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00	\$500.00
5950 - Miscellaneous Admin	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
<u>Total ADMINISTRATIVE</u>	\$3,976.32	\$3,450.87	(\$525.45)	\$46,571.19	\$42,695.00	(\$3,876.19)	\$42,695.00	(\$3,876.19)
<u>COMMON AREA</u>								
6010 - Clubhouse Staff	\$240.00	\$0.00	(\$240.00)	\$3,355.00	\$10,000.00	\$6,645.00	\$10,000.00	\$6,645.00
6020 - Clubhouse Supplies	\$0.00	\$0.00	\$0.00	\$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	\$527.74	\$500.00	(\$27.74)	\$8,163.37	\$6,000.00	(\$2,163.37)	\$6,000.00	(\$2,163.37)
6300 - Landscape Maintenance	\$6,900.00	\$7,100.00	\$200.00	\$97,990.00	\$85,200.00	(\$12,790.00)	\$85,200.00	(\$12,790.00)
6320 - Landscape Maintenance: Weed Control	\$0.00	\$200.00	\$200.00	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
6400 - Pest Control	\$65.00	\$0.00	(\$65.00)	\$390.00	\$2,020.00	\$1,630.00	\$2,020.00	\$1,630.00
6450 - Pool Maintenance	\$700.00	\$685.00	(\$15.00)	\$11,155.00	\$8,220.00	(\$2,935.00)	\$8,220.00	(\$2,935.00)
6455 - Pool Repairs	\$0.00	\$0.00	\$0.00	\$1,175.00	\$2,100.00	\$925.00	\$2,100.00	\$925.00
6460 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$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	\$15,000.00	\$14,950.03	\$15,000.00	\$14,950.03
6530 - Repairs & Maintenance: Irrigation	\$10,734.68	\$100.00	(\$10,634.68)	\$12,725.42	\$1,200.00	(\$11,525.42)	\$1,200.00	(\$11,525.42)
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	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
6680 - Supplies	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00	\$600.00
6800 - Tree Removal & Maintenance	\$0.00	\$0.00	\$0.00	\$12,491.39	\$0.00	(\$12,491.39)	\$0.00	(\$12,491.39)
<u>Total COMMON AREA</u>	\$19,167.42	\$9,885.00	(\$9,282.42)	\$151,919.55	\$136,440.00	(\$15,479.55)	\$136,440.00	(\$15,479.55)
<u>TAXES/OTHER EXPENSES</u>								
8250 - Contingency	\$0.00	\$32.50	\$32.50	\$0.00	\$390.00	\$390.00	\$390.00	\$390.00
8280 - Annual Corporate & BOI Reporting	\$0.00	\$0.87	\$0.87	\$50.00	\$10.00	(\$40.00)	\$10.00	(\$40.00)
8600 - Reserve Study	\$0.00	\$166.63	\$166.63	\$3,597.00	\$2,000.00	(\$1,597.00)	\$2,000.00	(\$1,597.00)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

INCOME STATEMENT - Operating

12/01/2024 - 12/31/2024

Accounts	12/01/2024 - 12/31/2024			01/01/2024 - 12/31/2024			Annual Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
8700 - Signs/Flags/Banners	\$0.00	\$0.00	\$0.00	\$0.03	\$0.00	(\$0.03)	\$0.00	(\$0.03)
8840 - Taxes - Property	\$0.00	\$0.00	\$0.00	\$4.00	\$500.00	\$496.00	\$500.00	\$496.00
8850 - Taxes - State	\$0.00	\$4.13	\$4.13	\$50.00	\$50.00	\$0.00	\$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	\$204.13	\$204.13	\$3,701.03	\$3,275.00	(\$426.03)	\$3,275.00	(\$426.03)
UTILITIES								
7050 - Cable/Internet/Website	\$202.97	\$145.87	(\$57.10)	\$2,435.64	\$1,750.00	(\$685.64)	\$1,750.00	(\$685.64)
7100 - Electricity	\$629.74	\$566.63	(\$63.11)	\$9,082.46	\$6,800.00	(\$2,282.46)	\$6,800.00	(\$2,282.46)
7300 - Gas	\$225.26	\$200.00	(\$25.26)	\$4,504.01	\$2,400.00	(\$2,104.01)	\$2,400.00	(\$2,104.01)
7550 - Trash/Sanitation	\$2,507.00	\$2,500.00	(\$7.00)	\$30,121.61	\$30,000.00	(\$121.61)	\$30,000.00	(\$121.61)
7900 - Water/Sewer	\$2,928.35	\$2,400.00	(\$528.35)	\$35,738.95	\$32,700.00	(\$3,038.95)	\$32,700.00	(\$3,038.95)
<u>Total UTILITIES</u>	\$6,493.32	\$5,812.50	(\$680.82)	\$81,882.67	\$73,650.00	(\$8,232.67)	\$73,650.00	(\$8,232.67)
Total Expense	\$29,637.06	\$19,352.50	(\$10,284.56)	\$284,074.44	\$256,060.00	(\$28,014.44)	\$256,060.00	(\$28,014.44)
Operating Net Income	(\$7,147.51)	\$1,967.50	(\$9,115.01)	(\$23,050.25)	\$0.00	(\$23,050.25)	\$0.00	\$23,050.25

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
INCOME STATEMENT - Reserve
12/01/2024 - 12/31/2024

12/01/2024 - 12/31/2024

01/01/2024 - 12/31/2024

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget	Remaining Budget
Reserve Income								
<u>INCOME</u>								
4610 - Interest Income - Reserve	\$559.55	\$0.00	\$559.55	\$5,626.61	\$0.00	\$5,626.61	\$0.00	(\$5,626.61)
<u>Total INCOME</u>	\$559.55	\$0.00	\$559.55	\$5,626.61	\$0.00	\$5,626.61	\$0.00	(\$5,626.61)
<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
<u>Total TRANSFER BETWEEN FUNDS</u>	\$1,000.00	\$1,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00	\$0.00
Total Reserve Income	\$1,559.55	\$1,000.00	\$559.55	\$17,626.61	\$12,000.00	\$5,626.61	\$12,000.00	(\$5,626.61)
Reserve Expense								
<u>COMMON AREA</u>								
9150 - Irrigation - Reserves	\$10,000.00	\$0.00	(\$10,000.00)	\$10,000.00	\$0.00	(\$10,000.00)	\$0.00	(\$10,000.00)
9450 - Pool Repair - Reserves	\$0.00	\$0.00	\$0.00	\$49,915.00	\$0.00	(\$49,915.00)	\$0.00	(\$49,915.00)
<u>Total COMMON AREA</u>	\$10,000.00	\$0.00	(\$10,000.00)	\$59,915.00	\$0.00	(\$59,915.00)	\$0.00	(\$59,915.00)
Total Reserve Expense	\$10,000.00	\$0.00	(\$10,000.00)	\$59,915.00	\$0.00	(\$59,915.00)	\$0.00	(\$59,915.00)
Reserve Net Income	(\$8,440.45)	\$1,000.00	(\$9,440.45)	(\$42,288.39)	\$12,000.00	(\$54,288.39)	\$12,000.00	\$54,288.39

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC
Income Statement - Operating
01/01/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 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	\$22,750.00	\$271,388.94
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	\$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	\$47.02	\$394.94
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	\$30.00	\$1,186.22
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	\$400.00	\$3,645.00
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	\$260.00	\$2,860.00
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	\$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	\$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	\$2.53	\$31.85
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	\$0.00	\$700.00
<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>\$23,186.81</u>	<u>\$23,489.55</u>	<u>\$273,024.19</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>	\$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	\$22,489.55	\$261,024.19
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	\$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	\$20.00	\$60.00
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	\$259.83	\$3,661.49
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	\$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	\$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	\$245.00	\$3,880.00
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	\$2,000.00	\$24,000.00
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	\$111.90	\$713.60
5810 - Postage	\$462.42	\$219.44	\$337.63	\$123.03	\$142.69	\$116.66	\$126.29	\$309.46	\$135.14	\$141.54	\$298.40	\$381.19	\$2,793.89
5820 - Printing	\$996.20	\$882.70	\$552.50	\$489.20	\$559.86	\$482.40	\$487.00	\$881.20	\$493.90	\$697.10	\$774.75	\$958.40	\$8,255.21
<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>\$3,874.98</u>	<u>\$3,976.32</u>	<u>\$46,571.19</u>

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

01/01/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 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	\$320.00	\$240.00	\$3,355.00
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	\$0.00	\$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	\$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	\$527.74	\$8,163.37
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	\$6,900.00	\$97,990.00
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	\$65.00	\$390.00
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	\$700.00	\$11,155.00
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	\$0.00	\$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	\$0.00	\$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	\$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	\$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	\$10,734.68	\$12,725.42
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	\$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	\$0.00	\$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	\$19,167.42	\$151,919.55
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	\$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	\$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	\$0.00	\$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	\$0.00	\$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	\$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	\$0.00	\$3,701.03

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Operating

01/01/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 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	\$202.97	\$2,435.64
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	\$629.74	\$9,082.46
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	\$225.26	\$4,504.01
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	\$2,507.00	\$30,121.61
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	\$2,928.35	\$35,738.95
<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>\$6,493.32</u>	<u>\$81,882.67</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	\$29,637.06	\$284,074.44
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	(\$12,002.74)	(\$7,147.51)	(\$23,050.25)

COTTONWOOD SQUARE AND COMMONS HOMEOWNERS ASSOCIATION, INC

Income Statement - Reserve

01/01/2024 - 12/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 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	\$559.55	\$5,626.61
<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	\$559.55	\$5,626.61
<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>	\$1,133.63	\$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	\$1,559.55	\$17,626.61
Reserve Expense													
<u>COMMON AREA</u>													
9150 - Irrigation - Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
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	\$0.00	\$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	\$10,000.00	\$59,915.00
<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	\$10,000.00	\$59,915.00
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)	(\$8,440.45)	(\$42,288.39)