

Cottonwood Creek HOA 2021 Budget		2020	Year to Date Jan - July.	Projected 2020	Cost per Unit 2020	2021	Cost per Unit 2021	Variance
INCOME								
631000	ASSESSMENT INCOME - OWNER	128,340	82,649	125,000	115	128,340	1,116.00	0.00
631500	UNCOLLECTIBLE ACCOUNTS	-2,567		0				
691600	FINE INCOME	0	32	50				
691100	OWNER INTEREST INCOME	0	1,895	2,300				
	TOTAL INCOME	125,773	84,576	127,350	1,116.00	128,340	1,116.00	0.00
EXPENSES								
GENERAL & ADMINISTRATIVE								
701000	MANAGEMENT FEES	8,036	4,690	8,036	5.82	8,277	6.00	0.17 3% INCREASE
704500	TAX PREPARATION FEE	300	300	300	0.22	300	0.22	0.00
715000	LEGAL FEES	250	0	0	0.00	250	0.18	0.18
715001	LEGAL RETAINER	500	0	500	0.36	500	0.36	0.00
715005	LEGAL COLLECTION FEE	3,000	3,347	4,000	2.90	4,000	2.90	0.00
715006	LEGAL FEES RECOVERED.	0	-3,729	-4,200	-3.04	0	0.00	3.04
715007	COLLECTION AGENCY FEES EXPENSE	0	389	500	0.36	0	0.00	-0.36
715008	COLLECTION AGENCY FEES RECOVERED	0	-485	-700	-0.51	0	0.00	0.51
725000	BANK CHARGES	240	164	240	0.17	240	0.17	0.00
726000	POSTAGE & MAIL	500	333	550	0.40	550	0.40	0.00
727000	PRINTING & REPRODUCTION	250	139	250	0.18	250	0.18	0.00
732000	OFFICE SUPPLIES	600	458	600	0.43	600	0.43	0.00
736000	WEBSITE HOSTING	420	245	420	0.30	420	0.30	0.00
738000	MISCELLANEOUS G&A	200	183	220	0.16	230	0.17	0.01
	GENERAL & ADMINISTRATIVE TOTAL	14,296	6,034	10,716	7.77	15,387	10.85	3.54
TAXES & INSURANCE								
791000	INSURANCE	44,745	24,181	44,745	32.42	45,100	32.68	0.26 Possible increase.
795001	TAXES - PROPERTY	70	0	70	0.05	70	0.05	0.00
795004	TAXES - OTHER	75	75	75	0.05	75	0.05	0.00 Corporate registration every year,
	TAXES & INSURANCE TOTAL	44,890	24,256	44,890	32.53	45,245	32.79	0.26
LANDSCAPING								
861001	LANDSCAPING CONTRACT	47,400	24,650	47,400	34.35	48,200	34.93	0.58 Possible Increase for 2021
861002	LANDSCAPING IMPROVEMENT	500	0	500	0.36	500	1.67	1.30
861004	LANDSCAPING - SEAS COLOR	600	300	600	0.43	700	2.33	1.90 Possible Increase for 2021
861006	LANDSCAPING - IRRIGATION	400	0	400	0.29	500	1.67	1.38
861016	LANDSCAPING - TREE MAINT	1,000	1,750	2,200	1.59	2,200	7.33	5.74
861018	LANDSCAPING RETENTION/DETENTION	1,000	0	1,000	0.72	1,200	4.00	3.28 2 times a year ?
		50,900	26,700	52,100	38	53,300	52	14
UTILITIES								
871000	ELECTRICITY	2,200	930	2,200	1.59	2,200	1.59	0.00
873000	WATER	200	0	0	0.00	0	0.00	0.00
	UTILITIES TOTAL	2,400	930	2,200	1.59	2,200	1.59	0.00
MAINTENANCE & SERVICES								
931000	R&M - GENERAL	2,000	0	2,000	1.45	2,000	1.45	0.00
931013	R&M - ROOF	1,500	0	0	0.00	1,500	1.09	1.09
933500	GUTTER - CLEANING & REPAIR	2,500	2,530	2,530	8.43	3,000	2.17	-6.26
944000	PET RELATED	500	138	500	1.67	500	0.36	-1.30
	MAINTENANCE & SERVICES TOTAL	6,500	2,668	5,030	11.55	7,000	5.07	-6.48
CAPITAL EXPENDITURES								
971160	RETENTION/DETENTION	2,000	0	2,000	1.45	2,000	1.45	0.00
	CAPITAL TOTAL	2000.00	0.00	2000.00	1.45	2000.00	1.45	0.00
	TOTAL OPERATING EXPENSES	120,986	60,589	116,936	93	125,132	104	11
	NET OPERATING INCOME (LOSS)	4,787	23,988	10,414	1,023.36	3,208	1,012.32	-11.50
CAPITAL RESERVES								
979100	TRANSFER TO RESERVE	4,787	2,792	4,787		3,208		
979301	INTEREST INCOME - RESERVE	0	-33	33		0		
979302	TRANSFER TO RESERVE - INTEREST	0	33	-33		0		
979200	TRANSFER FROM RESERVE	0	0	0		0		
	CAPITAL RESERVES TOTAL	4,787	2,792	4,787		3,208		
	NET INCOME (LOSS)	0	21,195	5,627		0		