

Midtown at Cottonwood Creek Homeowners Association

Account	Description	2022 Budget	2022 Actual	2022 Remaining	2022 Projected	2023 Budget	
Operating Accounts							
Income Accounts 108 Homes - \$285 Quarterly							
INCOME							
40-4000-00	Assessment Income	\$123,120.00	\$92,340.00	\$30,780.00	\$123,120.00	\$123,120.00	No Increase
40-4020-00	Late Fees	\$100.00	\$3,204.28	\$25.03	\$3,229.31	\$100.00	No Increase
40-4025-00	Late Fee Interest	\$0.00	\$538.69	\$0.00	\$538.69	\$0.00	
40-4030-00	Fines Income	\$0.00	-\$87.84	\$0.00	-\$87.84	\$0.00	
Income Accounts Total		\$123,220.00	\$95,995.13	\$30,805.03	\$126,800.16	\$123,220.00	
Expense Accounts							
ADMINISTRATIVE EXPENSES							
50-5000-00	Management Contract	\$13,944.00	\$10,458.00	\$3,486.00	\$13,944.00	\$13,944.00	No Increase
50-5030-00	Audit/Accounting Fees	\$325.00	\$325.00	\$0.00	\$325.00	\$325.00	No Increase
50-5040-00	Legal - General	\$750.00	\$780.00	\$187.50	\$967.50	\$750.00	No Increase
50-5045-00	Legal - Collections	\$0.00	-\$1,875.00	\$0.00	-\$1,875.00	\$0.00	
50-5049-00	Legal - Reimbursable	\$0.00	\$1,620.00	\$0.00	\$1,620.00	\$0.00	
50-5095-00	Administration	\$2,000.00	\$389.26	\$499.97	\$889.23	\$2,500.00	Increase New Law 1137
INSURANCE							
51-5100-00	Insurance Property/Liability	\$2,000.00	\$583.00	\$499.97	\$1,082.97	\$2,000.00	No Increase
LANDSCAPING							
56-5600-00	Lawn Contract/Maintenance	\$24,000.00	\$21,294.00	\$6,000.00	\$27,294.00	\$26,400.00	Increase 10%
56-5610-00	Landscaping/Park	\$0.00	\$3,594.33	\$0.00	\$3,594.33	\$10,000.00	Tree and Sod Planned 2023
56-5620-00	Landscape Replacement	\$5,000.00	\$265.00	\$1,249.97	\$1,514.97	\$5,000.00	No Increase
56-5630-00	Tree Maintenance	\$2,000.00	\$0.00	\$499.97	\$499.97	\$2,000.00	No Increase
56-5650-00	Sprinkler Repair	\$1,000.00	\$3,192.00	\$250.03	\$3,442.03	\$1,000.00	No Increase
UTILITIES							
60-6030-00	Utilities	\$38,000.00	\$15,759.70	\$9,499.97	\$25,259.67	\$25,000.00	Decrease
60-6035-00	Storm Water	\$1,500.00	\$1,651.98	\$375.00	\$2,026.98	\$1,900.00	Increase Based on Actual
60-6037-00	Social Committee/Community Relations	\$0.00	\$475.00	\$0.00	\$475.00	\$500.00	Increase
60-6065-00	Trash	\$12,000.00	\$9,194.56	\$3,000.00	\$12,194.56	\$14,585.00	Increase Based on Actual + 3%
REPAIRS & MAINTENANCE							
65-6500-00	General Repairs & Maint	\$0.00	\$705.00	\$0.00	\$705.00	\$500.00	Increase
65-6590-00	Snow Removal	\$4,000.00	\$560.00	\$1,000.03	\$1,560.03	\$3,000.00	Decrease
65-6599-00	Contingency	\$1,000.00	\$0.00	\$250.03	\$250.03	\$1,000.00	No Increase
RESERVE CONTRIBUTIONS							
69-6900-00	Reserve Contribution	\$12,201.00	\$65,000.00	\$3,050.25	\$68,050.25	\$12,816.00	Increase
Expense Accounts Total		\$119,720.00	\$133,971.83	\$29,848.69	\$163,820.52	\$123,220.00	
Operating Accounts Net		\$3,500.00	-\$37,976.70	\$956.34	-\$37,020.36	\$0.00	