Villas at Cotton Ranch Assoc, Inc Profit & Loss

January through December 2021

Ordinary Income/Expense Income 500.00 Fees 500.00 Finance Charges and Late Fees 295.00 HOA Dues 210,461.77 Total Income 211,256.77 Expense		Jan - Dec 21
Fees Finance Charges and Late Fees HOAD Dues 500.00 Finance Charges and Late Fees 225.00 Action Finance Charges and Late Fees 211,256.77 Total Income 211,256.77 Expense 3,650.00 Association Meetings 456.35 Bank Charges 456.35 Bank Charges - Other 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 29.00 Driveway Sealing 3,150.00 Action Point Poi	Ordinary Income/Expense	
Finance Charges and Late Fees 295.00 HOA Dues 210,461.77 Total Income 211,256.77 Expense 3,650.00 Association Meetings 456.35 Bank Charges 456.35 Bank Charges 2,184.28 Bank Charges - Other 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 29.00 Driveway Sealing 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 4,375.00 Landscape - tree spray/fert 3,392.00 Landscape - base 49,030.00 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,		
HOA Dues 210,461.77 Total Income 211,256.77 Expense Accounting 3,650.00 Association Meetings 456.35 Bank Charges 456.35 Bank Charges 456.20 Total Bank Charges 2,184.28 Bank Charges 2,184.28 Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance Driveway Sealing 3,150.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - bark mulch 1,923.44 Landscape - irrigation repairs 4,544.38 Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mittgation 3,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		
Total Income 211,256.77 Expense 3,650.00 Association Meetings 456.35 Bank Charges 2,184.28 Bank Charges - Other 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Priveway Sealing 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 28,796.80 Landscaping 4,375.00 Landscape in tree spray/fert 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - irrigation repairs 4,544.38 Landscape irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utiliti	<u> </u>	
Expense	HOA Dues	210,461.77
Accounting 3,650.00 Association Meetings 456.35 Bank Charges 2,184.28 Merchant deposit fees 2,266.28 Bank Charges - Other 82.00 Total Bank Charges 29.00 General Maintenance 3,150.00 Pointing 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94,70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Water 7,920.00 Website 261.04 Total Expense <t< td=""><td>Total Income</td><td>211,256.77</td></t<>	Total Income	211,256.77
Association Meetings 456.35 Bank Charges 2,184.28 Bank Charges Other 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - base 49,030.00 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		
Bank Charges 2,184.28 Bank Charges - Other 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - bark mulch 1,923.44 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		· · · · · · · · · · · · · · · · · · ·
Merchant deposit fees Bank Charges - Other 2,184.28 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94,70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		456.35
Bank Charges 82.00 Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Priveway Sealing 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - bark mulch 49,030.00 Landscape - irrigation repairs 4,544.38 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 94.70 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		0.404.00
Total Bank Charges 2,266.28 Dues & Subscriptions 29.00 General Maintenance 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 3,392.00 Landscape - base 49,030.00 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		•
Dues & Subscriptions 29.00 General Maintenance 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Bank Charges - Other	82.00
General Maintenance 3,150.00 Driveway Sealing 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - tree spray/fert 1,923.44 Landscape - base 49,030.00 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense	Total Bank Charges	2,266.28
Driveway Sealing 3,150.00 Painting 23,900.00 Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Dues & Subscriptions	29.00
Painting Pond 23,900.00 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		
Pond 1,746.80 Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	, ,	· · · · · · · · · · · · · · · · · · ·
Total General Maintenance 28,796.80 Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	•	The state of the s
Insurance 4,375.00 Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities - Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Pond	1,746.80
Landscaping 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Total General Maintenance	28,796.80
Landscape - tree spray/fert 3,392.00 Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		4,375.00
Landscape - bark mulch 1,923.44 Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		
Landscape - base 49,030.00 Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		•
Landscape - irrigation repairs 4,544.38 Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	•	•
Landscaping - Other 5,400.44 Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		·
Total Landscaping 64,290.26 Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36		•
Office Expenses 125.85 Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Landscaping - Other	5,400.44
Other General and Admin Expense 94.70 Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Total Landscaping	64,290.26
Pigeon Mitigation 30,736.44 Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Office Expenses	125.85
Snow Removal 2,740.00 Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Other General and Admin Expense	94.70
Utilities-Electrical 343.64 Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Pigeon Mitigation	30,736.44
Utilities - Water 7,920.00 Website 261.04 Total Expense 146,085.36	Snow Removal	2,740.00
Website 261.04 Total Expense 146,085.36	Utilities-Electrical	343.64
Total Expense 146,085.36	Utilities - Water	7,920.00
· ———	Website	261.04
Net Ordinary Income 65,171.41	Total Expense	146,085.36
	Net Ordinary Income	65,171.41
Other Income/Expense	Other Income/Expense	
Other Income	Other Income	
Interest Earned 9.40	Interest Earned	9.40

Villas at Cotton Ranch Assoc, Inc Profit & Loss

January through December 2021

	Jan - Dec 21
Other Ordinary Income	31,704.94
Total Other Income	31,714.34
Other Expense Miscellaneous Reconciliation Discrepancies	1,150.50 680.82
Total Other Expense	1,831.32
Net Other Income	29,883.02
Net Income	95,054.43

Villas at Cotton Ranch Assoc, Inc Balance Sheet

As of December 31, 2021

	Dec 31, 21
ASSETS	.
Current Assets	
Checking/Savings Villas Checking 5464	54,566.08
Villas savings account #7546	147,103.68
Total Checking/Savings	201,669.76
Accounts Receivable	
Accounts Receivable	-6,126.50
Total Accounts Receivable	-6,126.50
Other Current Assets	
12000 · Undeposited Funds	240.00
Total Other Current Assets	240.00
Total Current Assets	195,783.26
TOTAL ASSETS	195,783.26
LIABILITIES & EQUITY Equity	
32000 · Retained Earnings	100,728.83
Net Income	95,054.43
Total Equity	195,783.26
TOTAL LIABILITIES & EQUITY	195,783.26