

Villas at Cotton Ranch Assoc, Inc
Profit & Loss
 January through December 2021

02/07/22

Accrual Basis

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Fees	500.00
Finance Charges and Late Fees	295.00
HOA Dues	210,461.77
Total Income	211,256.77
Expense	
Accounting	3,650.00
Association Meetings	456.35
Bank Charges	
Merchant deposit fees	2,184.28
Bank Charges - Other	82.00
Total Bank Charges	2,266.28
Dues & Subscriptions	29.00
General Maintenance	
Driveway Sealing	3,150.00
Painting	23,900.00
Pond	1,746.80
Total General Maintenance	28,796.80
Insurance	4,375.00
Landscaping	
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
Net Ordinary Income	65,171.41
Other Income/Expense	
Other Income	
Interest Earned	9.40

2:57 PM

02/07/22

Accrual Basis

Villas at Cotton Ranch Assoc, Inc

Profit & Loss

January through December 2021

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

2:20 PM

02/09/22

Accrual Basis

Villas at Cotton Ranch Assoc, Inc
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Villas Checking_5464	54,566.08
Villas savings account #7546	147,103.68
Total Checking/Savings	<u>201,669.76</u>
Accounts Receivable	
Accounts Receivable	-6,126.50
Total Accounts Receivable	<u>-6,126.50</u>
Other Current Assets	
12000 · Undeposited Funds	240.00
Total Other Current Assets	<u>240.00</u>
Total Current Assets	<u>195,783.26</u>
TOTAL ASSETS	<u>195,783.26</u>
LIABILITIES & EQUITY	
Equity	
32000 · Retained Earnings	100,728.83
Net Income	95,054.43
Total Equity	<u>195,783.26</u>
TOTAL LIABILITIES & EQUITY	<u>195,783.26</u>