

Villas at Cotton Ranch HOA

	Actual 2019	Actual 2020	Actual 2021	Projected 2022	Projected 2023
Operating Revenues			3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)
Assessments and fees	144,499.81	189,232.72	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)
TOTAL INCOME	144,499.81	189,232.72	210,240.00	210,596.00	210,240
Operating Expenses					
Accounting	7,499.20	\$737.50	3,650	1,839	6,921
Association meetings	396.90	\$569.22	456	0	800
Bank fees & Merchant deposit	504.69	\$1,717.89	2,266	1,915	1,716
Dues & Subscriptions		\$38.00	29	53	30
Contingency (Misc)	358.00	\$12,378.27	0	14,300	15,000
General maintenance	11,451.70	\$27,167.04	28,797	42,254	28,187
Insurance	-189.52	\$4,667.00	4,375	3,835	3,663
Landscape maintenance	39,300.98	\$52,472.00	64,290	72,618	80,330
Management/Legal fee		\$0.00	0	0	5,000
Office Expense	357.10	\$139.56	126	300	210
Oth Gen Admin Exp - PO Box & Zoom		\$64.00	95	242	300
Snow removal	14,000.00	\$19,360.00	13,700	28,325	24,595
Utilities - Electricity	0.00	\$0.00	344	663	780
Utilities - Water	9,565.50	\$6,098.21	7,920	8,118	8,526
Website	141.90	\$180.85	261	25	252
Reserves - Painting/Maint		\$39,770.00	83,931	36,368	-
TOTAL EXPENSES	83,244.55	\$165,359.54	210,240	210,855	176,310
		\$23,803.18			
NET INCOME (LOSS)	61,255.26	\$63,573.18	0	0	33,930
	\$ 32,478.00	\$83,448.00	\$179,982.18	\$216,350.18	\$250,280.18

Landscape Maintenance		
2022 Actual		2023 Budget
\$53,218	Base Price	\$55,880
\$1,332	Bark Mulch	\$5,250
\$2,888	Irrigat. Repairs	\$5,000
\$3,900	Tree Spray (2x)	\$4,200
\$4,427	Misc.	\$10,000
\$65,765		\$80,330

NOTES:

* By 2029 a full painting cycle will have been done

* In order for the Villas HOA to keep painting the units, an increase in dues may be necessary in 2030

* The increase in landscaping maintenance by 5% every year is really substantial from 2027 and on causing it to be our main expense over

Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030
3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)
2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)
210,240.00	210,240.00	210,240.00	210,240.00	210,240.00	210,240.00	210,240.00
7,267	7,630	8,012	8,413	8,833	9,275	9,739
840	882	926	972	1,021	1,072	1,126
1,802	1,892	1,986	2,086	2,190	2,300	2,415
32	33	35	36	38	40	42
16,500	18,150	19,965	21,962	24,158	26,573	29,231
37,689	54,065	59,613	\$46,563	\$39,684	\$54,944	\$27,802
4,029	4,432	4,875	5,363	5,899	6,489	7,138
84,347	88,564	92,992	97,642	102,524	107,650	113,032
0	0	0	0	0	0	0
221	232	243	255	268	281	295
315	331	347	365	383	402	422
25,825	27,116	28,472	29,895	31,390	32,960	34,608
819	860	903	948	995	1,045	1,098
8,952	9,400	9,870	10,363	10,882	11,426	11,997
265	278	292	306	322	338	355
0	0	0	0	0	0	0
188,901	213,864	228,531	225,169	228,587	254,795	239,299
21,339	(3,624)	(18,291)	(14,929)	(18,347)	(44,555)	(29,059)
\$271,619.21	\$267,994.98	\$249,703.72	\$234,774.41	\$216,427.10	\$171,871.71	\$142,812.71

Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035	
3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	3br - \$275 (48)	
2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	2br - \$240 (18)	
210,240.00	210,240.00	210,240.00	210,240.00	210,240.00	
10,225	10,737	11,274	11,837	12,429	5% increase each year for each
1,182	1,241	1,303	1,368	1,437	line item unless noted otherwise
2,535	2,662	2,795	2,935	3,082	
44	47	49	51	54	
32,154	35,369	38,906	42,797	47,076	contingency increases 10% each year
\$65,523	\$54,255	\$92,948	\$72,901	\$65,981	painting increase based on paint cycle
7,852	8,637	9,501	10,451	11,496	insurance- 10% increase each year
118,684	124,618	130,849	137,392	144,261	
0	0	0	0	0	
310	326	342	359	377	
443	465	489	513	539	
36,338	38,155	40,063	42,066	44,169	
1,152	1,210	1,271	1,334	1,401	
12,597	13,227	13,888	14,582	15,311	
372	391	410	431	453	
0	0	0	0	0	
289,413	291,340	344,088	339,018	348,066	
(79,173)	(81,100)	(133,848)	(128,778)	(137,826)	
\$63,639.41	(\$17,460.75)	(\$151,308.37)	(\$280,086.18)	(\$417,912.07)	