

Villas at Cotton Ranch Assoc, Inc

Profit & Loss

01/04/24

January through December 2023

Accrual Basis

	<u>Jan - Dec 23</u>
Ordinary Income/Expense	
Income	
Fees	470.00
Finance Charges and Late Fees	50.00
HOA Dues	210,240.00
Total Income	<u>210,760.00</u>
Gross Profit	210,760.00
Expense	
Accounting	5,054.00
Association Meetings	360.20
Bank Charges	
Merchant deposit fees	1,570.28
Bank Charges - Other	18.00
Total Bank Charges	<u>1,588.28</u>
Dues & Subscriptions	53.00
General Maintenance	
Driveway Sealing	2,700.00
Painting	21,000.00
Wooden Steps	700.00
Total General Maintenance	<u>24,400.00</u>
Insurance	3,752.00
Landscaping	
Landscape - tree spray/fert	7,907.19
Landscape - bark mulch	898.21
Landscape - base	46,391.80
Landscape - irrigation repairs	3,981.59
Landscaping - Other	3,976.80
Total Landscaping	<u>63,155.59</u>
Other General and Admin Expense	94.00
Snow Removal	23,458.43
Supplies	8.97
Utilities-Electrical	683.62
Utilities - Water	8,316.00
Website	276.85
Total Expense	<u>131,200.94</u>
Net Ordinary Income	79,559.06
Other Income/Expense	
Other Income	
Interest Earned	4,822.52
Total Other Income	<u>4,822.52</u>
Net Other Income	4,822.52
Net Income	<u><u>84,381.58</u></u>