

Cottonwood Court 2026

INCOME		2022	2023	2024	2025	2026
Assessment Income	\$	71,109	\$ 75,830	\$ 75,830	\$ 97,265	\$ 97,265
Interest Income	\$	30	\$ 50	\$ 50	\$ 60	\$ 60
Late Charges	\$	120	\$ 120	\$ 120	\$ 600	\$ 600
Other Charges	\$	200	\$ 200	\$ 200	\$ 200	\$ 200
TOTAL INCOME		\$ 71,459	\$ 76,200	\$ 76,200	\$ 98,125	\$ 98,125
EXPENSES						
Audit/Taxes	\$	750	\$ 750	\$ 750	\$ 750	\$ 750
Bank Service Charges	\$	50	\$ 100	\$ 100	\$ 75	\$ 75
Bldg. Repairs/Maintenance	\$	6,000	\$ 5,500	\$ 5,000	\$ 5,000	\$ 5,000
Parking Lot Maintenance					\$ -	\$ -
Computer/Internet	\$	200	\$ 300	\$ 600	\$ 2,300	\$ 2,300
Grounds Maintenance				\$ 3,300	\$ 4,000	\$ 4,000
Landscape Maintenance	\$	1,500	\$ 2,000	\$ 1,000	\$ 750	\$ 750
Landscape T & M	\$	500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Legal fees HOA	\$	1,000	\$ 700	\$ 700	\$ 4,000	\$ 4,000
Legal fees collections	\$	200	\$ 200	\$ 100	\$ 100	\$ 100
Insurance	\$	15,350	\$ 14,000	\$ 14,000	\$ 25,000	\$ 25,000
Management Fees	\$	9,000	\$ 9,000	\$ 10,200	\$ 10,200	\$ 10,200
Printing/Postage	\$	150	\$ 150	\$ 150	\$ 150	\$ 150
Community Events	\$	300	\$ 400	\$ 200	\$ 200	\$ 200
Water	\$	5,500	\$ 5,500	\$ 5,500	\$ 6,000	\$ 6,000
Sewer-City of Littleton *	\$	8,000	\$ 9,000	\$ 9,000	\$ 10,000	\$ 10,000
Electric	\$	600	\$ 1,200	\$ 1,200	\$ 2,600	\$ 2,600
Snow Removal	\$	5,000	\$ 10,000	\$ 10,000	\$ 11,000	\$ 11,000
Trash Removal	\$	3,700	\$ 3,900	\$ 3,900	\$ 5,500	\$ 5,500
Total Expenses		\$ 57,800	\$ 64,200	\$ 67,200	\$ 89,125	\$ 89,125
Transfer to Reserves		\$ 13,659	\$ 12,000	\$ 9,000	\$ 9,000	\$ 9,000
Total		\$ 71,459	\$ 76,200	\$ 76,200	\$ 98,125	\$ 98,125
MONTHLY HOA FEES		2022	2023	2024	2025	2026
1bed 1 bath	x 6	\$ 140.89	\$ 150.24	\$ 150.24	\$ 193.47	\$ 193.47
1st fl 2 bed 1bath	x10	\$ 176.15	\$ 187.83	\$ 187.83	\$ 241.88	\$ 241.88
2nd fl 2bed 1bath	x 4	\$ 193.71	\$ 206.57	\$ 206.57	\$ 266.00	\$ 266.00
3rd fl 2bed 2bath	x13	\$ 197.94	\$ 211.07	\$ 211.07	\$ 271.81	\$ 271.81
Total units	33					
Annual Income		\$ 71,459.00	\$ 76,200.00	\$ 76,200.00	\$ 98,125.00	\$ 98,125.00
Monthly Income		\$ 5,954.92	\$ 6,350.00		\$ 8,177.08	\$ 8,177.08
Increase from LY		\$ -	\$ 4,741.00	\$ -	\$ 21,925.00	\$ -