

Notification Details

Postal Delivery	<i>none</i>	Published to website	<i>09/24/2013</i>
Broadcast email	<i>10/14/2013</i>	Posting a sign	<i>10/01/2013</i>
Association Name	<i>Cottonwood</i>		
Meeting Type	<i>BOD Meeting</i>		
Date / Time	<i>10/15/2013; 6:30pm</i>		
Location	<i>Tanglewood Golf, 5916 Tanglewood Dr, 32570</i>		
Director(s) Present	<i>Henry Thompson(P), David Satore(VP), David Ellis</i>		
Director(s) Absent	<i>Jennifer Ruffini, Jeff Hemley</i>		
Member(s) Present	<i>See Sign In Sheet</i>		

MINUTES NOT VERBATIM

CALL TO ORDER Notice of meeting read aloud, quorum determined and meeting called to order at 6:30 pm. President shall preside. Motion to open meeting announcing notification process and with unanimous affirmation of Directors that requirements have been met.

MEMBER PRESENTATION**DIRECTOR / COMMITTEE REPORTS**

President	None
VPresident	None
Treasurer	Manager reviews attached financials. Motion unanimously approved to adopt the financials as attached.
Secretary	Motion unanimously approved to adopt the 08/08/2013 Board meeting minutes.
Committee	
Property Manager	Manager reports that Timberland has cut their vacant lots. Notices have again been sent to DR Horton and Gooden regarding their vacant lots. Inspection reveals that 80% currently violating covenants with trash cans exposed, illegal signs, basketball goals, etc. Manager reports he is focusing on vacant lot maintenance at this time. David and Henry want all members of the community violating to be noticed without exception. Manager took rules and CCR amendment notes from Henry and submitted formalized document back to Board for consideration (attached in agenda package) for decision.

OLD BUSINESS**NEW BUSINESS**

Motion unanimously approved to accept the proposed rules as attached and add to agenda for adoption at next meeting, to accept the CCR amendment as proposed and submit to Timberland and their attorney for consideration (if Timberland approves – then manager shall submit to membership for adoption). Motion unanimously approved to accept the attached 2014 proposed budget and assess each lot owner \$275 due 2/1/2014.

ADJOURN / FORUM

8:07pm

TABLED ITEMS

MGMT ASSIGNMENTS	Contact landscaper as mowing has narrowed at entrance	DR Horton letter with intent to service and bill for lot maintenance	Thompson will notify MHS when Pyland house is rented for demand
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Billed ✓

RESOLUTION SUMMARY

DATE	10/15/2013	AUTHOR		SECOND	
FAVOR	All Persons Present	OPPOSE	None	ABSTAIN	
MOTION	That the meeting held this has been properly noticed in accordance with the State laws and governing documents and that a Quorum exists to call this meeting to order.				
DATE	10/15/2013	AUTHOR	Thompson	SECOND	Ellis
FAVOR	Thompson, Satore, Ellis	OPPOSE	None	ABSTAIN	none
MOTION	To adopt the financials as attached.				
DATE	10/15/2013	AUTHOR	Satore	SECOND	Thompson
FAVOR	Thompson, Satore, Ellis	OPPOSE	None	ABSTAIN	none
MOTION	To adopt the 08/08/2013 Board meeting minutes.				
DATE	10/15/2013	AUTHOR	Thompson	SECOND	Satore
FAVOR	Thompson, Satore, Ellis	OPPOSE	None	ABSTAIN	none
MOTION	To accept the proposed rules as attached and add to agenda for adoption at next meeting, to accept the CCR amendment as proposed and submit to Timberland and their attorney for consideration (if Timberland approves – then manager shall submit to membership for adoption).				
DATE	10/15/2013	AUTHOR	Thompson	SECOND	Satore
FAVOR	Thompson, Satore	OPPOSE	Ellis	ABSTAIN	none
MOTION	To accept the attached 2014 proposed budget and assess each lot owner \$275 due 2/1/2014.				

Meeting Attendance / Speaker Request Sheet

Requested speakers must be recognized prior to speaking and may be limited to only 3 minutes for those items specifically listed on the meeting agenda. Persons wishing to speak on items not on the agenda may be passed unless such time allows.

Association Name: Cottonwood HOA		Meeting Date: 10/15/2013
Name	Address	If you wish to speak – enter your agenda topic here
Brad Johnson	5664 Heatherton Rd.	
Henry Thompson	5496 Heatherton Rd	
Dave Sartore	5521 Heatherton Rd	
David Ellis	5743 Heatherton Rd	
Colleen Sartore	5521 Heatherton Rd	
Marcia Titus	5544 Heatherton Rd	
Jay Beason	5640 Heatherton Rd.	
Bernice Springfield	6050 Graymoss Blvd	
Amanda Dykes	5656 Heatherton Rd	
David Johnson		
<i>[Signature]</i>	5529 Heatherton	
Shannon Coleman	5584 Heatherton	

Audio/Video Recording Rule:

Only members and the management company shall be allowed to video and record audio of meetings. Any person recording a meeting must post (2) written notices of no less than 8.5" x 11" paper using no less than 50pt font, one conspicuously posted on the door of the meeting space indicating that such recording devices are being used and another shall be placed conspicuously inside the meeting space. Video recording devices must be placed within 5' of a wall as not to disrupt the meeting. Any person recording the meeting must sign-in to meeting and announce that the recording device is being used allowing those persons who do not consent to the recording to be excused. It is known that Florida does not allow the recordings without the express consent of the person and violation of this rule shall be deemed violation of the law.

AFFIDAVIT FOR NOTICE OF MEETING

Association Name: Cottonwood HOA

Meeting Type: Board of Directors

Date / Time: Tues, 10/15/13; 6:30 pm

Location: Tanglewood Golf & Country Club; 5916 Tanglewood Dr. Milton FL, 32570

Notification Methods:

Mailed USPS to each member on: _____

Hand Delivered to each member on: _____

Posted on a sign in a conspicuous place in the community on: 10.01.2013

Posted as a public view on the community website on: 9.24.13

Sent to member's email address of record on: 10.14.13

The undersigned representative(s) of Association hereby affirm the above described meeting was properly noticed in accordance with Florida Statute 720.303.

[Signature] 10.15.13
Signature Date

Glenn Dorsey
Printed Name

CA
Title

[Signature] 10/15/13
Signature Date

James H Thompson
Printed Name

President HOA
Title

**Cottonwood HOA
BOD (Budget) Meeting
Tues, 10/15/13 6:30 pm
Tanglewood Golf & Country Club
5916 Tanglewood Dr. Milton, 32570**

Posted: Grey Moss Blvd (Front entrance)



Rounsavall, Stacey <stacey@myhomespot.com>

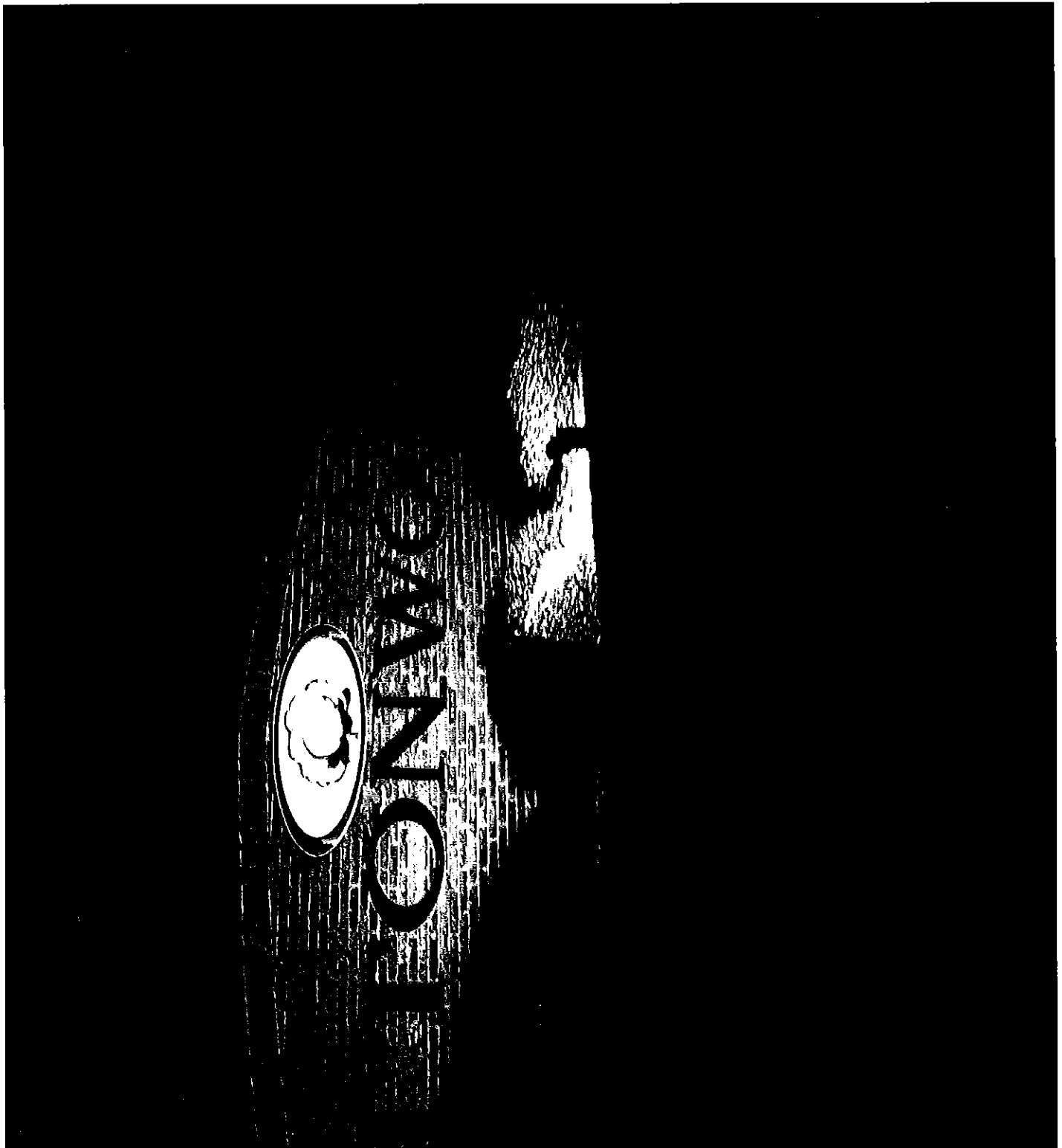
Cottonwood HOA

1 message

Kristen Hart <kristen@myhomespot.com>

Thu, Oct 3, 2013 at 4:38 PM

To: "stacey@myhomespot.com" <stacey@myhomespot.com>





Kristen Hart
Asst Manager

850-453-5555 ext 116
866-210-8638 Toll Free Fax

MyHomeSpot.com/Pensacola
429 S Navy Blvd
Pensacola, FL 32507

SECOND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF COTTONWOOD SUBDIVISION

THIS SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made by the undersigned Lot Owners of Cottonwood Subdivision, hereinafter referred to as "Owners,"

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Cottonwood Subdivision was recorded on February 22, 2005 and recorded in Official Records Book 2410 at Page 83 of the public records of Santa Rosa County, Florida (hereinafter the "Declaration"); and

WHEREAS, Article III, Section 3.9, shall be amended as follows:

Section 3.9 Permanent Outside Storage Building

No outside storage building of any nature what so ever will be permitted on any lot unless approved by the Architectural Review Committee. Any such building shall meet the following requirements:

- a) Construction shall be of brick of "hardiboard" siding and the roof constructed using fiberglass shingles. The building should be of a color and quality comparable to the main house.
- b) No metal buildings shall be permitted and no buildings shall be moved onto the lot from another location.
- c) The total area shall not exceed 200 square feet and shall be located no closer than 5 feet from the side and rear property lines.
- d) No building or design shall violate the ordinances of Santa Rosa County.

WHEREAS, Section 12.6 of the Declaration provides the right to modify and amend the Declaration with the consent of 50% of the owners of the lots within Cottonwood; and

WHEREAS, Section 12.6 of the Declaration requires the written consent of the Declarant or its assigns; and

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Declarant and Owners do hereby amend the Declaration as follows:

Section 3.9 Permanent Outside Storage Building

No outside storage building of any nature what so ever will be permitted on any lot unless approved by the Architectural Review Committee. Any such building shall meet the following requirements:

- a) Construction shall be of brick of "hardiboard" siding and the roof constructed using fiberglass shingles. The building should be of a color and quality comparable to the main house. **No plumbing shall be connected to this building.**
- b) No metal buildings shall be permitted ~~and no buildings shall be moved onto the lot from another location.~~
- c) The total area shall not exceed ~~200~~ 400 square feet and shall be located no closer than 5 feet from the side and rear property lines. **The Building shall not exceed 106" from ground to roof peak.**
- d) No building or design shall violate the ordinances of Santa Rosa County.

In all other respects, except as amended hereby, the Declaration is ratified and confirmed, and shall remain in full force and effect.

Owner Signature

Date

Owner Signature

Date

Printed Name

Printed Name

Community Rules

Satellite Antennae/Dish

One satellite dish per home if not located behind a fence. All dishes that are not located behind a fence must be hidden from the road by ARC approved landscaping.

Fireworks

Fireworks or other explosive or noise making devices may not be discharged anytime except June 30 through July 4th until 10:30pm and on December 31st until 12:15pm.

Firearms

Firearms must not be discharged at any time or for any reason other than an emergency such as self defense.

Traffic Enforcement

The maximum speed is 25mph and all persons driving shall obey all traffic laws.

Treehouses / Playsets

Treehouses/Playsets are not allowed unless they cannot be seen from the road.

Quiet Hours

Homeowners and tenants are responsible for ensuring that no loud or disruptive activities occur after 8pm to 8am Monday through Thursday ,and after 10pm to 8am Friday through Sunday.

Gate Access

One gate code shall be issued to the Lot Owner and shall not be used or given to any other person not owning this property. Lot owners may request additional gate codes for vendors, tenants or other persons who may need recurring access. Any code accessing the property more than 50 times per week shall be deemed to have violated the security of the code – and the code shall be inactivated.

Trash Containers

Garbage containers must be stowed (in garage or behind a fence) as not to be visible from the front view of the Lot at anytime except the day before pickup and no later than 10pm the day of pickup.

Driveways, Sidewalks, Curbing

All curbs, driveways, and sidewalks must be edged and also pressure washed at least once a year between January 1 and March 30 of each year.

Landscape Maintenance

The landscape turf shall be maintained as not to exceed a height of 5". All shrubs/trees shall be trimmed as to not touch the building or hang over the property line into the roadway. Shrubs shall be shaped and manicured.

Parking

No parking on the street. No commercial vehicles (such as 18-wheeler or 2+ ton towing vehicle) or its trailers shall be parked on the street or any lot.

Outbuildings (sheds, barns, storage container)

Synthetic (plastic, vinyl) outbuildings of less than 25sqft and under 60" in height are allowed only behind a fence and installed in a manner as not to be visible from side or front lot lines. These sheds are considered personal property and temporary. No metal siding is allowed. No more than one outbuilding shall be allowed. No utilities shall be connected or provided to this structure.

Any structure with a wooden or concrete floor or requiring a strap to the ground shall be deemed a permanent outbuilding. Permanent outbuildings shall have a roof of the same material, color and style as the primary home and shall have a brick, stucco or wood siding finish. No metal siding is allowed. The maximum size of shed is to be 400 sqft and shall not exceed 106" in height as measured from the ground to the top of its roof. The placement of this outbuilding must be behind the rear corners of the home and behind an approved fence. No more than one outbuilding shall be allowed to remain on the premises and must be maintained in good working condition and appearance at all times. No sewer lines shall be connected to this structure.

MEETING AGENDA

COMMUNITY NAME: Cottonwood HOA
MEETING TYPE: Board of Directors
MEETING DATE/TIME: Tues, October 15, 2013, 6:30 pm
MEETING LOCATION: Tanglewood Golf & Country Club
5916 Tanglewood Drive Milton, FL 32570

HOMEOWNER'S INPUT:

Each member may speak for 3 minutes at the meeting opening upon request. You must be recognized and then remain in order until the business meeting adjourns.

PRESIDENT'S REPORT: *none*

VICE PRESIDENT'S REPORT: *none*

TREASURER'S REPORT: *Elliot/Elis - all y's*
Motion: To accept the financial reports as attached

SECRETARY'S REPORT:

Motion: To accept previous meeting minutes as true and correct *Sable/Elis - all y's*

COMMITTEE REPORT(S): *- none*
Architectural

MANAGER'S REPORT: *-*

UNFINISHED BUSINESS:

NEW BUSINESS:

- 2014 Budget/Assessment Adoption *\$2751 2014 / Elliot / Satorre - Direct Henry 9c's*
- Adopt Rules *Thompson Satorre - all y's*

ADJOURN:

Next meeting time can be found on website, agendas posted no less than 48 hours in advance

8:07 pm

Joe Pyland is a resident

Scott Lenihan & DR Horton

Ref 10.6 - loose self-help

*Club will now vacate lots
King is cutting to narrow at entrance*

Notification Details

Postal Delivery	none	Published to website	08/05/2013
Broadcast email	08/06/2013	Posting a sign	08/05/2013
Association Name	Cottonwood HOA		
Meeting Type	BOD Meeting		
Date / Time	08/08/2013; 6pm		
Location	Tanglewood Golf; 5916 Tanglewood Dr, Milton, FL 32570		
Director(s) Present	Henry Thompson(P), David Satore(VP), Jennifer Ruffini(T)		
Director(s) Absent	None DAVID ELLIS		
Member(s) Present	See Sign In Sheet		

MINUTES NOT VERBATIM

CALL TO ORDER Notice of meeting read aloud, quorum determined and meeting called to order at 6pm. President shall preside. Motion to open meeting announcing notification process and with unanimous affirmation of Directors that requirements have been met.

MEMBER PRESENTATION Member speak in regards to receiving violations for satellite dishes that have been in place for several years.

DIRECTOR / COMMITTEE REPORTS

President None

VPresident None

Treasurer Manager reviews attached financials. Motion unanimously approved to adopt the financials as attached.

Secretary Motion unanimously approved to adopt the 03/28/13 Board meeting minutes as true and correct.

Committee

Property Manager Reports that 23 violations are still open as of this date.

OLD BUSINESS

NEW BUSINESS Darlene Thompson and Jeffrey Miller have resigned from the Board of Directors. Nominations to replace 2 Directors from floor with nominees of David Ellis and Jeff Hemley. Motion unanimously approved to appoint David Ellis for the unexpired term of Darlene Thompson and Jeff Hemley for unexpired term of Jeffrey Miller to the Board. Motion unanimously approved to appoint Jennifer Ruffini, Dave Satore and Henry Thompson to the Architectural Control Board. Motion unanimously approved to appoint Henry Thomson as President, David Satore as Vice President, Jennifer Ruffini as Treasurer and David Ellis as Secretary. Motion unanimously approved to levy a fine in the amount of \$25 per day each day of continued violation to a maximum \$1,000 per violation.

ADJOURN / FORUM 7:50pm

TABLED ITEMS

MGMT ASSIGNMENTS

RESOLUTION SUMMARY

DATE	08/08/2013	AUTHOR		SECOND	
FAVOR	All Persons Present	OPPOSE	None	ABSTAIN	
MOTION	That the meeting held this has been properly noticed in accordance with the State laws and governing documents and that a Quorum exists to call this meeting to order.				
DATE	08/08/2013	AUTHOR	Ruffini	SECOND	Thompson
FAVOR	Thompson, Satore, Ruffini	OPPOSE	None	ABSTAIN	none
MOTION	To adopt the financials as attached.				
DATE	08/08/2013	AUTHOR	Thompson	SECOND	Satore
FAVOR	Thompson, Satore, Ruffini	OPPOSE	None	ABSTAIN	none
MOTION	To adopt the 03/28/13 Board meeting minutes as true and correct.				
DATE	08/08/2013	AUTHOR	Ruffini	SECOND	Satore
FAVOR	Thompson, Satore, Ruffini	OPPOSE	None	ABSTAIN	none
MOTION	To appoint David Ellis for the unexpired term of Darlene Thompson and Jeff Hemley for unexpired term of Jeffrey Miller to the Board.				
DATE	08/08/2013	AUTHOR	Satore	SECOND	Hemley
FAVOR	Thompson, Satore, Ruffini, Ellis, Hemley	OPPOSE	None	ABSTAIN	none
MOTION	To appoint Jennifer Ruffini, Dave Satore and Henry Thompson to the Architectural Control Board.				
DATE	08/08/2013	AUTHOR	Thompson	SECOND	Satore
FAVOR	Thompson, Satore, Ruffini, Ellis, Hemley	OPPOSE	None	ABSTAIN	
MOTION	To levy a fine in the amount of \$25 per day each day of continued violation to a maximum \$1,000 per violation.				
DATE	08/08/2013	AUTHOR	Satore	SECOND	Ruffini
FAVOR	Thompson, Satore, Ruffini, Ellis, Hemley	OPPOSE	None	ABSTAIN	
MOTION	To appoint Henry Thomson as President, David Satore as Vice President, Jennifer Ruffini as Treasurer and David Ellis as Secretary.				

Aging Applied Extended

Period 09/30/2013

COTTONWOOD HOA

Account #	Status	Unit	Last Payment	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
19872	O	Collections 5405 HEATHERTON RD		CATHEY,OKSANA & TODD	60.84	232.36	19.65	2,207.15	2,520.00
19861	O	Collections 9112 IRON GATE BLVD		BARBER,CLINT & AMY	19.65	19.65	19.65	1,970.84	2,029.79
19843	O	Collections 9087 IRON GATE BLVD	3/2/2009	WELLS FARGO BANK,	34.65	13.65	34.65	1,491.93	1,574.88
19821	O	Collections 5520 HEATHERTON RD	2/25/2011	PYLAND,JOSEPH S	7.05	113.62	7.05	899.50	1,027.22
19905	O	Collections 5537 HEATHERTON RD	2/29/2012	BOONE,GREGORY & KRISTINA	208.32	3.75	110.32	265.00	587.39
19890	O	Collections 5503 HUNTINGDON ST	9/19/2013 ✓	PERRY,JASON	0.20	0.00	0.00	13.60	13.80
19849	O	Past Due 9137 IRON GATE BLVD	5/7/2013	LEWIS,MICHAEL & KATHERINE	0.11	0.11	0.11	7.72	8.05
19831	O	5600 HEATHERTON RD	5/2/2013	DOVE,RICHARD & SUSAN	0.06	0.06	0.06	3.87	4.05
19820	O	5512 HEATHERTON RD	5/13/2013	PHILLIPS,ERICA	0.01	0.01	0.01	0.52	0.55
Count: 9					330.89	383.21	191.50	6,860.13	7,765.73

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
127	13	127	125	2	98.43%

Aging Applied Extended

Period 09/30/2013

Friday, October 11, 2013

9:59

COTTONWOOD HOA

Account #	Status	Unit	Last Payment	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
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Charge Code Summary

Description	G/L Acct #	Amount
Assessment - Operating	2050	4,275.35
Attorney Fees/Cost	2050	1,866.36
Finance Charge	2050	1,290.02
Late Fee	2050	334.00
		<u>7,765.73</u>

COTTONWOOD HOA

Balance Sheet- Fund

Posted 09/30/2013

	Operating	Reserves	Spec Assessment	Total
Assets				
<u>Bank</u>				
CAB Operating Account	27,079.90			27,079.90
Coastal Reserve Account		6,005.39		6,005.39
<u>Total Bank</u>	<u>27,079.90</u>	<u>6,005.39</u>		<u>33,085.29</u>
<u>Accounts Receivable</u>				
Accounts Receivable	7,765.73			7,765.73
<u>Total Accounts Receivable</u>	<u>7,765.73</u>			<u>7,765.73</u>
<u>Total Assets</u>	<u>34,845.63</u>	<u>6,005.39</u>		<u>40,851.02</u>
Liabilities & Equity				
<u>Accounts Payable</u>				
Accounts Payable	418.16			418.16
<u>Total Accounts Payable</u>	<u>418.16</u>			<u>418.16</u>
<u>Current Liability</u>				
Prepaid Assessments	408.58			408.58
<u>Total Current Liability</u>	<u>408.58</u>			<u>408.58</u>
<u>Equity</u>				
Operating Retained Earnings	23,183.84			23,183.84
Reserve Retained Earnings		6,005.39		6,005.39
Net Income/(Loss)	10,835.05			10,835.05
<u>Total Equity</u>	<u>34,018.89</u>	<u>6,005.39</u>		<u>40,024.28</u>
<u>Total Liabilities & Equity</u>	<u>34,845.63</u>	<u>6,005.39</u>		<u>40,851.02</u>

Income Statement- 12mo Column
 COTTONWOOD HOA
 AS OF 1/1/2013 to 12/31/2013

126 x 250 = \$31,500

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
INCOME														
Assessment Revenue														
General Assessment	0.00	31,780.00	(280.00)	0.00	148.63	0.00	0.00	104.11	0.00	0.00	0.00	0.00	31,752.74	31,500.00
TOTAL Assessment Reve	0.00	31,780.00	(280.00)	0.00	148.63	0.00	0.00	104.11	0.00	0.00	0.00	0.00	31,752.74	31,500.00
Other Income														
Late Fees	0.00	125.00	0.00	0.00	0.00	0.00	0.00	25.00	22.00	0.00	0.00	0.00	172.00	0.00
Investment Int	0.01	0.65	2.32	2.26	2.88	2.67	2.61	2.47	2.28	0.00	0.00	0.00	18.15	0.00
Overdue Assess Int	0.00	51.27	269.22	(61.23)	81.45	77.70	77.70	81.90	165.80	0.00	0.00	0.00	743.81	0.00
Fees Owed to Mgmt	0.00	0.00	(1.00)	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Other Income	0.01	176.92	270.54	(58.97)	85.33	80.37	80.31	109.37	190.08	0.00	0.00	0.00	933.96	0.00
TOTAL INCOME	0.01	31,956.92	(9.46)	(58.97)	233.96	80.37	80.31	213.48	190.08	0.00	0.00	0.00	32,686.70	31,500.00
EXPENSES														
Administrative														
Office Supply	0.00	0.00	0.00	0.00	0.00	0.00	51.49	0.00	0.00	0.00	0.00	0.00	51.49	0.00
Postage/Mailing	0.00	365.10	167.68	66.88	91.43	30.24	59.80	35.72	50.12	16.96	0.00	0.00	883.93	348.00
TOTAL Administrative	0.00	365.10	167.68	66.88	91.43	30.24	111.29	35.72	50.12	16.96	0.00	0.00	935.42	348.00
Contracts														
Landscape	335.00	0.00	335.00	805.00	367.50	335.00	335.00	335.00	335.00	0.00	0.00	0.00	3,182.50	4,354.00
TOTAL Contracts	335.00	0.00	335.00	805.00	367.50	335.00	335.00	335.00	335.00	0.00	0.00	0.00	3,182.50	4,354.00
Discretionary														
Discretionary Expense	0.00	75.00	275.77	234.65	46.42	0.00	0.00	0.00	0.00	85.00	0.00	0.00	716.84	618.00
TOTAL Discretionary	0.00	75.00	275.77	234.65	46.42	0.00	0.00	0.00	0.00	85.00	0.00	0.00	716.84	618.00
Insurance Expense														
G/L Gambrell Insurance 2	0.00	0.00	1,608.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,608.00	1,536.20
D/O Gambrell Insurance ;	0.00	0.00	799.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	799.00	653.57
TOTAL Insurance Expens	0.00	0.00	2,407.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,407.00	2,189.77
Management Services														
HOA Mgmt Contract	0.00	1,196.16	585.58	560.58	537.37	560.58	560.58	560.58	560.58	560.58	0.00	0.00	5,682.59	6,732.00
Compliance Inspections	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
Additional Mgmt Services	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	300.00	600.00
HOA Meeting Fees	0.00	61.30	0.00	11.30	0.00	0.00	0.00	50.00	0.00	11.30	0.00	0.00	133.90	100.00

Income Statement- 12mo Column
COTTONWOOD HOA
AS OF 1/1/2013 to 12/31/2013

Operating

	January	February	March	April	May	June	July	August	September	October	November	December	Total	Budget
TOTAL Management Serv	0.00	1,407.46	585.58	571.88	537.37	560.58	560.58	610.58	560.58	721.88	0.00	0.00	6,116.49	8,032.00
<u>Professional Fees</u>														
Accountant / Tax Prep Fee	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	375.00
Legal Professional Fee	0.00	0.00	31.50	0.00	0.00	75.00	0.00	0.00	(89.50)	0.00	0.00	0.00	17.00	2,061.36
TOTAL Professional Fees	0.00	0.00	31.50	125.00	0.00	75.00	0.00	0.00	(89.50)	0.00	0.00	0.00	142.00	2,436.36
<u>Repairs and Replacements</u>														
Irrigation Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	414.00
Fences / Walls / Gates	475.00	0.00	241.90	0.00	698.85	0.00	0.00	154.88	0.00	0.00	0.00	0.00	1,570.63	3,816.00
TOTAL Repairs and Replc	475.00	0.00	241.90	0.00	698.85	0.00	0.00	154.88	0.00	0.00	0.00	0.00	1,570.63	4,230.00
<u>Utilities</u>														
GP 07831-25100	0.00	672.30	672.30	672.30	672.30	672.30	672.30	662.31	654.68	0.00	0.00	0.00	5,350.79	6,480.36
GP 01480-87012	0.00	71.16	78.17	76.33	65.50	49.87	65.01	59.61	47.43	0.00	0.00	0.00	513.08	631.40
GP 01480-87003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	767.52
TOTAL Utilities	0.00	743.46	750.47	748.63	737.80	722.17	737.31	721.92	702.11	0.00	0.00	0.00	5,863.87	7,879.28
<u>Utility Expense</u>														
Utilities	878.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	878.14	0.00
Telephone / Internet	101.49	94.90	95.04	95.04	94.92	94.99	94.99	95.85	95.38	0.00	0.00	0.00	862.60	1,032.00
TOTAL Utility Expense	979.63	94.90	95.04	95.04	94.92	94.99	94.99	95.85	95.38	0.00	0.00	0.00	1,740.74	1,032.00
<u>Write Off</u>														
Write offs / Foreclosures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.59
TOTAL Write Off	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	380.59
TOTAL EXPENSES	1,789.63	2,685.92	4,889.94	2,647.08	2,574.29	1,817.98	1,839.17	1,953.95	1,653.69	823.84	0.00	0.00	22,675.49	31,500.00
Net Revenue / Expense	(1,789.62)	29,271.00	(4,899.40)	(2,706.05)	(2,340.33)	(1,737.61)	(1,758.86)	(1,740.47)	(1,463.61)	(823.84)	0.00	0.00	10,011.21	0.00

Check Register

Friday, October 11, 2013 11:40:54 AM

Check Date 8/8/2013 to 10/15/2013

COTTONWOOD HOA

CAB Operating Account

Check #	Check Date	Invoices	Payee	Check Amount	Invoice Amount	Ctrl#	Payment Status
100051	8/13/2013	2	SouthData, Inc.	106.21	106.21	10780	PAID
100052	8/14/2013	1	King Lawn, Inc.	335.00	335.00	10781	PAID
100053	8/15/2013	2	Gulf Power	721.92	721.92	10837	PAID
100054	8/19/2013	1	AT&T	95.85	95.85	10845	PAID
100055	8/22/2013	1	Tanglewood Golf Club	50.00	50.00	10861	PAID
100056	8/22/2013	1	Carlton Morris Gates & Ornamintals	154.88	154.88	10860	PAID
100057	9/4/2013	3	Coastal Association Law Group, P.L.	425.85	425.85	10969	PAID
100058	9/10/2013	5	myHomeSpot.com/PACE	610.70	610.70	11044	PAID
100059	9/12/2013	1	Gulf Power	47.43	47.43	11086	PAID
100060	9/12/2013	1	King Lawn, Inc.	335.00	335.00	11085	PAID
100061	9/18/2013	1	AT&T	95.38	95.38	11129	PAID
100062	9/18/2013	1	Gulf Power	654.68	654.68	11128	PAID
100063	9/30/2013	3	Coastal Association Law Group, P.L.	266.76	266.76	11264	PAID
100064	10/4/2013	1	Panhandle Problem Solvers, LLC	85.00	85.00	11315	PAID
100065	10/10/2013	1	King Lawn, Inc.	335.00	335.00	11316	PAID
100066	10/10/2013	7	myHomeSpot.com/PACE	738.84	738.84	11332	PAID
Total Invoices:		32		Total \$	5,058.50		
Total Checks:		16		Voided \$	0.00		
				CAB Operating Account TOTAL \$	5,058.50		

Budget
COTTONWOOD HOA

Monday, October 14, 2013 14:26

GL Ledger Budget Key 2014 MHS PROPOSED

126 x \$275 = 34,650

Date: 1/1/2014 - 12/31/2014

Operating

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
INCOME													
5010 General Assessment	34,650	0	0	0	0	0	0	0	0	0	0	0	34,650
	34,650	0	0	0	0	0	0	0	0	0	0	0	34,650
EXPENSE													
6020 Accountant / Tax Prep F	0	0	0	350	0	0	0	0	0	0	0	0	350
6043 Additional Mgmt Service	0	0	0	0	0	0	0	0	0	0	0	500	500
6270 Common Area Maintena	100	0	0	100	0	0	100	0	0	100	0	0	400
6042 Compliance Inspections	50	50	50	50	50	50	50	50	50	50	50	50	600
6240 Crime Bond	0	0	0	0	0	0	0	0	0	0	0	400	400
6230 D/O Gambrell Insurance	0	0	900	0	0	0	0	0	0	0	0	0	900
6800 Discretionary Expense	250	0	0	0	0	250	0	0	0	130	0	0	630
6350 Fences / Walls / Gates	318	318	318	318	318	318	318	318	318	318	318	318	3,816
6220 G/L Gambrell Insurance	0	0	1,800	0	0	0	0	0	0	0	0	0	1,800
6183 GP 01480-87003	68	68	68	68	68	68	68	68	68	68	68	68	816
6182 GP 01480-87012	56	58	56	56	56	56	56	56	56	56	56	56	674
6181 GP 07831-25100	578	578	578	578	578	578	578	578	578	578	578	578	6,936
6044 HOA Meeting Fees	0	0	150	0	0	150	0	0	0	150	0	0	450
6040 HOA Mgmt Contract	578	578	578	578	578	578	578	578	578	578	578	578	6,936
6090 Landscape	352	352	352	482	352	352	352	352	352	352	352	352	4,354
6030 Legal Professional Fee	100	0	0	0	0	1,000	0	0	0	0	0	0	1,100
6080 Licenses / Registration	0	0	0	65	0	0	0	0	75	0	0	0	140
6041 Mileage Reimburse	12	12	12	24	24	24	36	24	24	24	12	12	240
6050 Office Supply	15	75	150	30	15	30	30	30	30	30	150	0	585
6060 Postage/Mailing	30	75	150	30	30	45	45	45	45	30	150	30	705
6200 Telephone / Internet	89	89	89	89	89	89	89	89	89	89	89	89	1,068
6010 Write offs / Foreclosure:	1,250	0	0	0	0	0	0	0	0	0	0	0	1,250
	3,846	2,253	5,251	2,818	2,158	3,588	2,300	2,188	2,263	2,553	2,401	3,031	34,650

Income: 34,650.00

Expense 34,650.00

Total: 0.00