Cotton Crossing Owners Association

Balance Sheet

Period 02/28/2022

Assets		
Cash		
Cking - Western Alliance	103,604.59	
MMA - Western Alliance	35,006.41	
Total Cash	138,611.00	
Total Assets		138,611.00
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	3,411.53	
Total Prepaid Assessments	3,411.53	
Fund Balance		
Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	76,363.42	
Total Fund Balance	135,199.47	
Total Liabilities & Equity		138,611.00

Cotton Crossing Owners Association
Income Statement
Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	6,212.38	98.94%	81,915.93	99.91%
Total Assessments	6,212.38	98.94%	81,915.93	99.91%
Other Income				
Interest Income	5.99	0.10%	12.14	0.01%
Late Fee	60.76	0.97%	60.76	0.07%
Total Other Income	66.75	1.06%	72.90	0.09%
Total Income	6,279.13	100.00%	81,988.83	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	10.00	1.15%	10.00	0.18%
Copies	6.60	0.76%	702.15	12.48%
Admin-AR Fees	4.00	0.46%	6.00	0.11%
Management Fees	775.00	89.34%	1,550.00	27.55%
Postage/Delivery	3.09	0.36%	305.69	5.43%
Total Administrative Expenses	798.69	92.07%	2,573.84	45.75%
Property Expenses				
Landscape-Maint	0.00	0.00%	2,914.28	51.81%
Total Property Expenses	0.00	0.00%	2,914.28	51.81%
Utility Expenses				
Electric	55.52	6.40%	110.74	1.97%
Water	13.26	1.53%	26.55	0.47%
Total Utility Expenses	68.78	7.93%	137.29	2.44%
Total Expense	867.47	100.00%	5,625.41	100.00%
Fund Change	5,411.66		76,363.42	

Cotton Crossing Owners Association
Budget Comparison
Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	6,212.38	0.00	6,212.38	0.00%	81,915.93	0.00	81,915.93	0.00%	0.00
Total Assessments	6,212.38	0.00	6,212.38	0.00%	81,915.93	0.00	81,915.93	0.00%	0.00
Other Income									
Interest Income	5.99	0.00	5.99	0.00%	12.14	0.00	12.14	0.00%	0.00
Late Fee	60.76	0.00	60.76	0.00%	60.76	0.00	60.76	0.00%	0.00
Total Other Income	66.75	0.00	66.75	0.00%	72.90	0.00	72.90	0.00%	0.00
Total Income	6,279.13	0.00	6,279.13	0.00%	81,988.83	0.00	81,988.83	0.00%	0.00
Expense									
Administrative Expenses									
Bank Charges - Return Pymt	10.00	0.00	10.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	6.60	0.00	6.60	0.00%	702.15	0.00	702.15	0.00%	0.00
Admin-AR Fees	4.00	0.00	4.00	0.00%	6.00	0.00	6.00	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	1,550.00	0.00	1,550.00	0.00%	0.00
Postage/Delivery	3.09	0.00	3.09	0.00%	305.69	0.00	305.69	0.00%	0.00
Total Administrative Expenses	798.69	0.00	798.69	0.00%	2,573.84	0.00	2,573.84	0.00%	0.00
Property Expenses									
Landscape-Maint	0.00	0.00	0.00	0.00%	2,914.28	0.00	2,914.28	0.00%	0.00
Total Property Expenses	0.00	0.00	0.00	0.00%	2,914.28	0.00	2,914.28	0.00%	0.00
Utility Expenses									
Electric	55.52	0.00	55.52	0.00%	110.74	0.00	110.74	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	26.55	0.00	26.55	0.00%	0.00
Total Utility Expenses	68.78	0.00	68.78	0.00%	137.29	0.00	137.29	0.00%	0.00
Total Expense	867.47	0.00	867.47	0.00%	5,625.41	0.00	5,625.41	0.00%	0.00
Fund Change	5,411.66	0.00	5,411.66	0.00%	76,363.42	0.00	76,363.42	0.00%	0.00

Cotton Crossing Owners Association

12 Month Income Statement with Annual Variance Estimate

Period 2/1/2022 To 2/28/2022 11:59:00 PM

Operating

	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022	Total	Budget	Variance
INCOME															
Assessments															
Assessments	75,704	6,212	0	0	0	0	0	0	0	0	0	0	81,916	0	81,916
TOTAL Assessments	75,704	6,212	0	0	0	0	0	0	0	0	0	0	81,916	0	81,916
Other Income															
Interest Income	6	6	0	0	0	0	0	0	0	0	0	0	12	0	12
Late Fee	0	61	0	0	0	0	0	0	0	0	0	0	61	0	61
TOTAL Other Income	6	67	0	0	0	0	0	0	0	0	0	0	73	0	73
TOTAL INCOME	75,710	6,279	0	0	0	0	0	0	0	0	0	0	81,989	0	81,989
EXPENSES															
Administrative Expenses															
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Copies	696	7	0	0	0	0	0	0	0	0	0	0	702	0	702
Admin-AR Fees	2	4	0	0	0	0	0	0	0	0	0	0	6	0	6
Management Fees	775	775	0	0	0	0	0	0	0	0	0	0	1,550	0	1,550
Postage/Delivery	303	3	0	0	0	0	0	0	0	0	0	0	306	0	306
TOTAL Administrative Expense	1,775	799	0	0	0	0	0	0	0	0	0	0	2,574	0	2,574
Property Expenses															
Landscape-Maint	2,914	0	0	0	0	0	0	0	0	0	0	0	2,914	0	2,914
TOTAL Property Expenses	2,914	0	0	0	0	0	0	0	0	0	0	0	2,914	0	2,914
Utility Expenses															
Electric	55	56	0	0	0	0	0	0	0	0	0	0	111	0	111
Water	13	13	0	0	0	0	0	0	0	0	0	0	27	0	27
TOTAL Utility Expenses	69	69	0	0	0	0	0	0	0	0	0	0	137	0	137
TOTAL EXPENSES	4,758	867	0	0	0	0	0	0	0	0	0	0	5,625	0	5,625
Excess Revenue / Expense	70,952	5,412	0	0	0	0	0	0	0	0	0	0	76,363	0	76,363