

Cotton Crossing Owners Association

Balance Sheet

Period 10/31/2021

Assets

Cash

Cking - Western Alliance	31,718.07	
MMA - Western Alliance	34,989.15	
Total Cash	<u>66,707.22</u>	
Total Assets		<u><u>66,707.22</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	200.00
Total Prepaid Assessments	<u>200.00</u>

Fund Balance

Tran Fr Prior Mgr	115,625.72	
Fund Change	(49,118.50)	
Total Fund Balance	<u>66,507.22</u>	
Total Liabilities & Equity		<u><u>66,707.22</u></u>

Cotton Crossing Owners Association

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Other Income				
Interest Income	4.32	100.00%	5.70	6.16%
Late Fee	0.00	0.00%	86.90	93.84%
Total Other Income	4.32	100.00%	92.60	100.00%
Total Income	4.32	100.00%	92.60	100.00%
<u>Expense</u>				
Administrative Expenses				
Copies	0.00	0.00%	214.20	0.44%
Legal Expense	700.00	12.13%	914.54	1.86%
Management Fees	775.00	13.43%	2,325.00	4.72%
Postage/Delivery	0.00	0.00%	104.51	0.21%
Total Administrative Expenses	1,475.00	25.56%	3,558.25	7.23%
Property Expenses				
Driveway Repair/Maint	47.20	0.82%	47.20	0.10%
Landscape-Maint	4,177.39	72.39%	4,177.39	8.49%
Maint/Repair	0.00	0.00%	41,220.53	83.76%
Total Property Expenses	4,224.59	73.21%	45,445.12	92.35%
Utility Expenses				
Electric	57.69	1.00%	168.54	0.34%
Water	13.26	0.23%	39.19	0.08%
Total Utility Expenses	70.95	1.23%	207.73	0.42%
Total Expense	5,770.54	100.00%	49,211.10	100.00%
Fund Change	(5,766.22)		(49,118.50)	

Cotton Crossing Owners Association

Budget Comparison

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Other Income									
Interest Income	4.32	0.00	4.32	0.00%	5.70	0.00	5.70	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	86.90	0.00	86.90	0.00%	0.00
Total Other Income	4.32	0.00	4.32	0.00%	92.60	0.00	92.60	0.00%	0.00
Total Income	4.32	0.00	4.32	0.00%	92.60	0.00	92.60	0.00%	0.00
<u>Expense</u>									
Administrative Expenses									
Copies	0.00	0.00	0.00	0.00%	214.20	0.00	214.20	0.00%	0.00
Legal Expense	700.00	0.00	700.00	0.00%	914.54	0.00	914.54	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	2,325.00	0.00	2,325.00	0.00%	0.00
Postage/Delivery	0.00	0.00	0.00	0.00%	104.51	0.00	104.51	0.00%	0.00
Total Administrative Expenses	1,475.00	0.00	1,475.00	0.00%	3,558.25	0.00	3,558.25	0.00%	0.00
Property Expenses									
Driveway Repair/Maint	47.20	0.00	47.20	0.00%	47.20	0.00	47.20	0.00%	0.00
Landscape-Maint	4,177.39	0.00	4,177.39	0.00%	4,177.39	0.00	4,177.39	0.00%	0.00
Maint/Repair	0.00	0.00	0.00	0.00%	41,220.53	0.00	41,220.53	0.00%	0.00
Total Property Expenses	4,224.59	0.00	4,224.59	0.00%	45,445.12	0.00	45,445.12	0.00%	0.00
Utility Expenses									
Electric	57.69	0.00	57.69	0.00%	168.54	0.00	168.54	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	39.19	0.00	39.19	0.00%	0.00
Total Utility Expenses	70.95	0.00	70.95	0.00%	207.73	0.00	207.73	0.00%	0.00
Total Expense	5,770.54	0.00	5,770.54	0.00%	49,211.10	0.00	49,211.10	0.00%	0.00
Fund Change	(5,766.22)	0.00	(5,766.22)	0.00%	(49,118.50)	0.00	(49,118.50)	0.00%	0.00

Cotton Crossing Owners Association
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021			
<u>INCOME</u>															
<u>Other Income</u>															
Interest Income	0	0	0	0	0	0	0	1	1	4	0	0	6	0	6
Late Fee	0	0	0	0	0	0	0	0	87	0	0	0	87	0	87
TOTAL Other Income	0	0	0	0	0	0	0	1	88	4	0	0	93	0	93
TOTAL INCOME	0	0	0	0	0	0	0	1	88	4	0	0	93	0	93
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Copies	0	0	0	0	0	0	0	0	214	0	0	0	214	0	214
Legal Expense	0	0	0	0	0	0	0	0	215	700	0	0	915	0	915
Management Fees	0	0	0	0	0	0	0	775	775	775	0	0	2,325	0	2,325
Postage/Delivery	0	0	0	0	0	0	0	0	105	0	0	0	105	0	105
TOTAL Administrative Expense	0	0	0	0	0	0	0	775	1,308	1,475	0	0	3,558	0	3,558
<u>Property Expenses</u>															
Driveway Repair/Maint	0	0	0	0	0	0	0	0	0	47	0	0	47	0	47
Landscape-Maint	0	0	0	0	0	0	0	0	0	4,177	0	0	4,177	0	4,177
Maint/Repair	0	0	0	0	0	0	0	0	41,221	0	0	0	41,221	0	41,221
TOTAL Property Expenses	0	0	0	0	0	0	0	0	41,221	4,225	0	0	45,445	0	45,445
<u>Utility Expenses</u>															
Electric	0	0	0	0	0	0	0	55	55	58	0	0	169	0	169
Water	0	0	0	0	0	0	0	13	13	13	0	0	39	0	39
TOTAL Utility Expenses	0	0	0	0	0	0	0	68	69	71	0	0	208	0	208
TOTAL EXPENSES	0	0	0	0	0	0	0	843	42,598	5,771	0	0	49,211	0	49,211
Excess Revenue / Expense	0	0	0	0	0	0	0	(843)	(42,510)	(5,766)	0	0	(49,119)	0	(49,119)