

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 06/30/2022

Assets

Cash

Cking - Western Alliance	80,822.60	
MMA - Western Alliance	35,023.97	
Total Cash	<u>115,846.57</u>	
Total Assets		<u>115,846.57</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	1,843.45	
Total Prepaid Assessments	<u>1,843.45</u>	

Fund Balance

Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	55,167.07	
Total Fund Balance	<u>114,003.12</u>	
Total Liabilities & Equity		<u>115,846.57</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	82,847.55	99.69%
Total Assessments	0.00	0.00%	82,847.55	99.69%
Other Income				
Interest Income	6.11	100.00%	37.61	0.05%
Late Fee	0.00	0.00%	149.31	0.18%
AR Fee Income	0.00	0.00%	45.00	0.05%
NSF Fees	0.00	0.00%	25.00	0.03%
Total Other Income	6.11	100.00%	256.92	0.31%
Total Income	6.11	100.00%	83,104.47	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	1.70%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.04%
Copies	6.30	0.09%	896.85	3.21%
Admin-AR Fees	61.00	0.84%	183.00	0.66%
Legal Expense	347.82	4.78%	532.36	1.91%
Management Fees	775.00	10.65%	4,650.00	16.64%
Postage/Delivery	3.18	0.04%	418.52	1.50%
Total Administrative Expenses	1,193.30	16.40%	7,165.73	25.65%
Property Expenses				
Landscape-Maint	5,910.46	81.24%	17,690.43	63.32%
Total Property Expenses	5,910.46	81.24%	17,690.43	63.32%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	7.37%
Ins-F&EC or Package	105.00	1.44%	430.00	1.54%
Taxes-Property	0.00	0.00%	186.50	0.67%
Total Tax/Ins/Interest Exp	105.00	1.44%	2,674.50	9.57%
Utility Expenses				
Electric	53.62	0.74%	327.15	1.17%
Water	13.26	0.18%	79.59	0.28%
Total Utility Expenses	66.88	0.92%	406.74	1.46%
Total Expense	7,275.64	100.00%	27,937.40	100.00%
Fund Change	(7,269.53)		55,167.07	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	0.00	0.00	0.00	0.00%	82,847.55	0.00	82,847.55	0.00%	0.00
Total Assessments	0.00	0.00	0.00	0.00%	82,847.55	0.00	82,847.55	0.00%	0.00
Other Income									
Interest Income	6.11	0.00	6.11	0.00%	37.61	0.00	37.61	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	149.31	0.00	149.31	0.00%	0.00
AR Fee Income	0.00	0.00	0.00	0.00%	45.00	0.00	45.00	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	6.11	0.00	6.11	0.00%	256.92	0.00	256.92	0.00%	0.00
Total Income	6.11	0.00	6.11	0.00%	83,104.47	0.00	83,104.47	0.00%	0.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	475.00	0.00	475.00	0.00%	0.00
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	6.30	0.00	6.30	0.00%	896.85	0.00	896.85	0.00%	0.00
Admin-AR Fees	61.00	0.00	61.00	0.00%	183.00	0.00	183.00	0.00%	0.00
Legal Expense	347.82	0.00	347.82	0.00%	532.36	0.00	532.36	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	4,650.00	0.00	4,650.00	0.00%	0.00
Postage/Delivery	3.18	0.00	3.18	0.00%	418.52	0.00	418.52	0.00%	0.00
Total Administrative Expenses	1,193.30	0.00	1,193.30	0.00%	7,165.73	0.00	7,165.73	0.00%	0.00
Property Expenses									
Landscape-Maint	5,910.46	0.00	5,910.46	0.00%	17,690.43	0.00	17,690.43	0.00%	0.00
Total Property Expenses	5,910.46	0.00	5,910.46	0.00%	17,690.43	0.00	17,690.43	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	2,058.00	0.00	2,058.00	0.00%	0.00
Ins-F&EC or Package	105.00	0.00	105.00	0.00%	430.00	0.00	430.00	0.00%	0.00
Taxes-Property	0.00	0.00	0.00	0.00%	186.50	0.00	186.50	0.00%	0.00
Total Tax/Ins/Interest Exp	105.00	0.00	105.00	0.00%	2,674.50	0.00	2,674.50	0.00%	0.00
Utility Expenses									
Electric	53.62	0.00	53.62	0.00%	327.15	0.00	327.15	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	79.59	0.00	79.59	0.00%	0.00
Total Utility Expenses	66.88	0.00	66.88	0.00%	406.74	0.00	406.74	0.00%	0.00
Total Expense	7,275.64	0.00	7,275.64	0.00%	27,937.40	0.00	27,937.40	0.00%	0.00
Fund Change	(7,269.53)	0.00	(7,269.53)	0.00%	55,167.07	0.00	55,167.07	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	75,704	6,212	381	0	551	0	0	0	0	0	0	0	82,848	0	82,848
TOTAL Assessments	75,704	6,212	381	0	551	0	0	0	0	0	0	0	82,848	0	82,848
<u>Other Income</u>															
Interest Income	6	6	7	6	6	6	0	0	0	0	0	0	38	0	38
Late Fee	0	61	16	0	72	0	0	0	0	0	0	0	149	0	149
AR Fee Income	0	0	0	0	45	0	0	0	0	0	0	0	45	0	45
NSF Fees	0	0	25	0	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	6	67	48	6	124	6	0	0	0	0	0	0	257	0	257
TOTAL INCOME	75,710	6,279	429	6	675	6	0	0	0	0	0	0	83,104	0	83,104
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	475	0	0	0	0	0	0	0	475	0	475
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Copies	696	7	1	1	186	6	0	0	0	0	0	0	897	0	897
Admin-AR Fees	2	4	116	0	0	61	0	0	0	0	0	0	183	0	183
Legal Expense	0	0	185	0	0	348	0	0	0	0	0	0	532	0	532
Management Fees	775	775	775	775	775	775	0	0	0	0	0	0	4,650	0	4,650
Postage/Delivery	303	3	1	1	109	3	0	0	0	0	0	0	419	0	419
TOTAL Administrative Expenses	1,775	799	1,077	777	1,545	1,193	0	0	0	0	0	0	7,166	0	7,166
<u>Property Expenses</u>															
Landscape-Maint	2,914	0	2,955	2,955	2,955	5,910	0	0	0	0	0	0	17,690	0	17,690
TOTAL Property Expenses	2,914	0	2,955	2,955	2,955	5,910	0	0	0	0	0	0	17,690	0	17,690
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	2,058	0	0	0	0	0	0	0	0	2,058	0	2,058
Ins-F&EC or Package	0	0	0	225	100	105	0	0	0	0	0	0	430	0	430
Taxes-Property	0	0	187	0	0	0	0	0	0	0	0	0	187	0	187
TOTAL Tax/Ins/Interest Exp	0	0	187	2,283	100	105	0	0	0	0	0	0	2,675	0	2,675
<u>Utility Expenses</u>															
Electric	55	56	55	54	54	54	0	0	0	0	0	0	327	0	327
Water	13	13	13	13	13	13	0	0	0	0	0	0	80	0	80
TOTAL Utility Expenses	69	69	69	67	67	67	0	0	0	0	0	0	407	0	407
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	0	0	0	0	0	0	27,937	0	27,937
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	0	0	0	0	0	0	55,167	0	55,167