Cotton Crossing Owners Association

Balance Sheet

Period 11/30/2021

Assets		
Cash		
Cking - Western Alliance	27,807.29	
MMA - Western Alliance	34,993.47	
Total Cash	62,800.76	
Total Assets		62,800.76
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	200.00	
Total Prepaid Assessments	200.00	
Fund Balance		
Tran Fr Prior Mgr	115,625.72	
Fund Change	(53,024.96)	
Total Fund Balance	62,600.76	
Total Liabilities & Equity		62,800.76

Cotton Crossing Owners Association

Income Statement

Period 11/1/2021 To 11/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Other Income				
Insurance Proceeds	3,893.38	99.87%	3,893.38	97.56%
Interest Income	4.95	0.13%	10.65	0.27%
Late Fee	0.00	0.00%	86.90	2.18%
Total Other Income	3,898.33	100.00%	3,990.93	100.00%
Total Income	3,898.33	100.00%	3,990.93	100.00%
Expense				
Administrative Expenses				
Copies	17.85	0.23%	232.05	0.41%
Legal Expense	0.00	0.00%	914.54	1.60%
Management Fees	775.00	9.93%	3,100.00	5.44%
Postage/Delivery	9.01	0.12%	113.52	0.20%
Total Administrative Expenses	801.86	10.27%	4,360.11	7.65%
Property Expenses				
Driveway Repair/Maint	0.00	0.00%	47.20	0.08%
Electrical Repair/Maint	4,019.63	51.50%	4,019.63	7.05%
Landscape-Maint	2,914.28	37.34%	7,091.67	12.44%
Maint/Repair	0.00	0.00%	41,220.53	72.30%
Total Property Expenses	6,933.91	88.84%	52,379.03	91.87%
Utility Expenses				
Electric	55.76	0.71%	224.30	0.39%
Water	13.26	0.17%	52.45	0.09%
Total Utility Expenses	69.02	0.88%	276.75	0.49%
Total Expense	7,804.79	100.00%	57,015.89	100.00%
Fund Change	(3,906.46)		(53,024.96)	

Cotton Crossing Owners Association
Budget Comparison
Period 11/1/2021 To 11/30/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Other Income									
Insurance Proceeds	3,893.38	0.00	3,893.38	0.00%	3,893.38	0.00	3,893.38	0.00%	0.00
Interest Income	4.95	0.00	4.95	0.00%	10.65	0.00	10.65	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	3,898.33	0.00	3,898.33	0.00%	3,990.93	0.00	3,990.93	0.00%	0.00
Total Income	3,898.33	0.00	3,898.33	0.00%	3,990.93	0.00	3,990.93	0.00%	0.00
Expense									
Administrative Expenses									
Copies	17.85	0.00	17.85	0.00%	232.05	0.00	232.05	0.00%	0.00
Legal Expense	0.00	0.00	0.00	0.00%	914.54	0.00	914.54	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	3,100.00	0.00	3,100.00	0.00%	0.00
Postage/Delivery	9.01	0.00	9.01	0.00%	113.52	0.00	113.52	0.00%	0.00
Total Administrative Expenses	801.86	0.00	801.86	0.00%	4,360.11	0.00	4,360.11	0.00%	0.00
Property Expenses									
Driveway Repair/Maint	0.00	0.00	0.00	0.00%	47.20	0.00	47.20	0.00%	0.00
Electrical Repair/Maint	4,019.63	0.00	4,019.63	0.00%	4,019.63	0.00	4,019.63	0.00%	0.00
Landscape-Maint	2,914.28	0.00	2,914.28	0.00%	7,091.67	0.00	7,091.67	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	6,933.91	0.00	6,933.91	0.00%	52,379.03	0.00	52,379.03	0.00%	0.00
Utility Expenses									
Electric	55.76	0.00	55.76	0.00%	224.30	0.00	224.30	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	52.45	0.00	52.45	0.00%	0.00
Total Utility Expenses	69.02	0.00	69.02	0.00%	276.75	0.00	276.75	0.00%	0.00
Total Expense	7,804.79	0.00	7,804.79	0.00%	57,015.89	0.00	57,015.89	0.00%	0.00
Fund Change	(3,906.46)	0.00	(3,906.46)	0.00%	(53,024.96)	0.00	(53,024.96)	0.00%	0.00

Cotton Crossing Owners Association
12 Month Income Statement with Annual Variance Estimate
Period 11/1/2021 To 11/30/2021 11:59:00 PM
Operating

	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total	Budget	Variance
INCOME															
Other Income															
Insurance Proceeds	0	0	0	0	0	0	0	0	0	0	3,893	0	3,893	0	3,893
Interest Income	0	0	0	0	0	0	0	1	1	4	5	0	11	0	11
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	3,898	0	3,991	0	3,991
TOTAL INCOME	0	0	0	0	0	0	0	1	88	4	3,898	0	3,991	0	3,991
EXPENSES															
Administrative Expenses															
Copies	0	0	0	0	0	0	0	0	214	0	18	0	232	0	232
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	775	0	3,100	0	3,100
Postage/Delivery	0	0	0	0	0	0	0	0	105	0	9	0	114	0	114
TOTAL Administrative Expense	0	0	0	0	0	0	0	775	1,308	1,475	802	0	4,360	0	4,360
Property Expenses															
Driveway Repair/Maint	0	0	0	0	0	0	0	0	0	47	0	0	47	0	47
Electrical Repair/Maint	0	0	0	0	0	0	0	0	0	0	4,020	0	4,020	0	4,020
Landscape-Maint	0	0	0	0	0	0	0	0	0	4,177	2,914	0	7,092	0	7,092
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	6,934	0	52,379	0	52,379
Utility Expenses															
Electric	0	0	0	0	0	0	0	55	55	58	56	0	224	0	224
Water	0	0	0	0	0	0	0	13	13	13	13	0	52	0	52
TOTAL Utility Expenses	0	0	0	0	0	0	0	68	69	71	69	0	277	0	277
TOTAL EXPENSES	0	0	0	0	0	0	0	843	42,598	5,771	7,805	0	57,016	0	57,016
Excess Revenue / Expense	0	0	0	0	0	0	0	(843)	(42,510)	(5,766)	(3,906)	0	(53,025)	0	(53,025)