

Cotton Crossing Owners Association

Balance Sheet

Period 12/31/2021

Assets

Cash

Cking - Western Alliance	51,541.12	
MMA - Western Alliance	34,997.93	
Total Cash	<u>86,539.05</u>	
Total Assets		<u><u>86,539.05</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	27,703.00
Total Prepaid Assessments	<u>27,703.00</u>

Fund Balance

Fund Change-Prior Mgr	(27,684.15)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	<u>(29,105.52)</u>	
Total Fund Balance	<u>58,836.05</u>	
Total Liabilities & Equity		<u><u>86,539.05</u></u>

Cotton Crossing Owners Association

Income Statement

Period 12/1/2021 To 12/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	57,995.52	81.22%
Total Assessments	0.00	0.00%	57,995.52	81.22%
Other Income				
Insurance Proceeds	0.00	0.00%	3,893.38	5.45%
Interest Income	5.14	100.00%	19.71	0.03%
Late Fee	0.00	0.00%	472.04	0.66%
Misc Income	0.00	0.00%	4,313.96	6.04%
Unapplied Cash Payment Income	0.00	0.00%	(363.15)	-0.51%
Transfer Fee	0.00	0.00%	3,750.00	5.25%
Utilities-Common Area	0.00	0.00%	1,327.00	1.86%
Total Other Income	5.14	100.00%	13,412.94	18.78%
Total Income	5.14	100.00%	71,408.46	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	804.83	0.80%
Bank Charges	0.00	0.00%	69.25	0.07%
Copies	5.25	0.14%	260.03	0.26%
Admin-AR Fees	2.00	0.05%	2.00	0.00%
Legal Expense	0.00	0.00%	914.54	0.91%
Management Fees	775.00	20.56%	3,875.00	3.86%
Misc General Expense	0.00	0.00%	212.90	0.21%
Office Supplies	0.00	0.00%	212.42	0.21%
Other Professional Svcs	0.00	0.00%	350.00	0.35%
Postage/Delivery	2.62	0.07%	153.14	0.15%
Total Administrative Expenses	784.87	20.82%	6,854.11	6.82%
Property Expenses				
Driveway Repair/Maint	0.00	0.00%	47.20	0.05%
Electrical Repair/Maint	0.00	0.00%	4,019.63	4.00%
Honorariums	0.00	0.00%	757.72	0.75%
Landscape-Maint	2,914.28	77.30%	30,405.91	30.25%
Landscape-Tree Maint	0.00	0.00%	9,195.84	9.15%
Maint/Repair	0.00	0.00%	46,840.87	46.60%
Unapplied Cash Bill Payment Expense	0.00	0.00%	(2,810.17)	-2.80%
Streetlights	0.00	0.00%	1,017.53	1.01%
Total Property Expenses	2,914.28	77.30%	89,474.53	89.02%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	2,824.00	2.81%
Taxes-Property	0.00	0.00%	540.95	0.54%
Total Tax/Ins/Interest Exp	0.00	0.00%	3,364.95	3.35%
Utility Expenses				
Utility Expense	0.00	0.00%	472.94	0.47%
Electric	57.44	1.52%	281.74	0.28%
Water	13.26	0.35%	65.71	0.07%
Total Utility Expenses	70.70	1.88%	820.39	0.82%
Total Expense	3,769.85	100.00%	100,513.98	100.00%
Fund Change	(3,764.71)		(29,105.52)	

Cotton Crossing Owners Association

Budget Comparison

Period 12/1/2021 To 12/31/2021 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%	57,995.52	0.00	57,995.52	0.00%	0.00
Total Assessments	0.00	0.00	0.00	0.00%	57,995.52	0.00	57,995.52	0.00%	0.00
Other Income									
Insurance Proceeds	0.00	0.00	0.00	0.00%	3,893.38	0.00	3,893.38	0.00%	0.00
Interest Income	5.14	0.00	5.14	0.00%	19.71	0.00	19.71	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	472.04	0.00	472.04	0.00%	0.00
Misc Income	0.00	0.00	0.00	0.00%	4,313.96	0.00	4,313.96	0.00%	0.00
Unapplied Cash Payment Income	0.00	0.00	0.00	0.00%	(363.15)	0.00	(363.15)	0.00%	0.00
Transfer Fee	0.00	0.00	0.00	0.00%	3,750.00	0.00	3,750.00	0.00%	0.00
Utilities-Common Area	0.00	0.00	0.00	0.00%	1,327.00	0.00	1,327.00	0.00%	0.00
Total Other Income	5.14	0.00	5.14	0.00%	13,412.94	0.00	13,412.94	0.00%	0.00
Total Income	5.14	0.00	5.14	0.00%	71,408.46	0.00	71,408.46	0.00%	0.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	804.83	0.00	804.83	0.00%	0.00
Bank Charges	0.00	0.00	0.00	0.00%	69.25	0.00	69.25	0.00%	0.00
Copies	5.25	0.00	5.25	0.00%	260.03	0.00	260.03	0.00%	0.00
Admin-AR Fees	2.00	0.00	2.00	0.00%	2.00	0.00	2.00	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%	3,875.00	0.00	3,875.00	0.00%	0.00
Misc General Expense	0.00	0.00	0.00	0.00%	212.90	0.00	212.90	0.00%	0.00
Office Supplies	0.00	0.00	0.00	0.00%	212.42	0.00	212.42	0.00%	0.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	350.00	0.00	350.00	0.00%	0.00
Postage/Delivery	2.62	0.00	2.62	0.00%	153.14	0.00	153.14	0.00%	0.00
Total Administrative Expenses	784.87	0.00	784.87	0.00%	6,854.11	0.00	6,854.11	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	0.00	0.00	0.00	0.00%	4,019.63	0.00	4,019.63	0.00%	0.00
Honorariums	0.00	0.00	0.00	0.00%	757.72	0.00	757.72	0.00%	0.00
Landscape-Maint	2,914.28	0.00	2,914.28	0.00%	30,405.91	0.00	30,405.91	0.00%	0.00
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	9,195.84	0.00	9,195.84	0.00%	0.00
Maint/Repair	0.00	0.00	0.00	0.00%	46,840.87	0.00	46,840.87	0.00%	0.00
Unapplied Cash Bill Payment Exp	0.00	0.00	0.00	0.00%	(2,810.17)	0.00	(2,810.17)	0.00%	0.00
Streetlights	0.00	0.00	0.00	0.00%	1,017.53	0.00	1,017.53	0.00%	0.00
Total Property Expenses	2,914.28	0.00	2,914.28	0.00%	89,474.53	0.00	89,474.53	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	2,824.00	0.00	2,824.00	0.00%	0.00
Taxes-Property	0.00	0.00	0.00	0.00%	540.95	0.00	540.95	0.00%	0.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	3,364.95	0.00	3,364.95	0.00%	0.00
Utility Expenses									
Utility Expense	0.00	0.00	0.00	0.00%	472.94	0.00	472.94	0.00%	0.00
Electric	57.44	0.00	57.44	0.00%	281.74	0.00	281.74	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	65.71	0.00	65.71	0.00%	0.00
Total Utility Expenses	70.70	0.00	70.70	0.00%	820.39	0.00	820.39	0.00%	0.00
Total Expense	3,769.85	0.00	3,769.85	0.00%	100,513.98	0.00	100,513.98	0.00%	0.00
Fund Change	(3,764.71)	0.00	(3,764.71)	0.00%	(29,105.52)	0.00	(29,105.52)	0.00%	0.00

Cotton Crossing Owners Association
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2021 To 12/31/2021 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>Assessments</u>															
Assessments	0	0	0	0	0	0	57,996	0	0	0	0	0	57,996	0	57,996
TOTAL Assessments	0	0	0	0	0	0	57,996	0	0	0	0	0	57,996	0	57,996
<u>Other Income</u>															
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	4	1	1	4	5	5	20	0	20
Late Fee	0	0	0	0	0	0	385	0	87	0	0	0	472	0	472
Misc Income	0	0	0	0	0	0	4,314	0	0	0	0	0	4,314	0	4,314
Unapplied Cash Payment Incr	0	0	0	0	0	0	(363)	0	0	0	0	0	(363)	0	(363)
Transfer Fee	0	0	0	0	0	0	3,750	0	0	0	0	0	3,750	0	3,750
Utilities-Common Area	0	0	0	0	0	0	1,327	0	0	0	0	0	1,327	0	1,327
TOTAL Other Income	0	0	0	0	0	0	9,417	1	88	4	3,898	5	13,413	0	13,413
TOTAL INCOME	0	0	0	0	0	0	67,412	1	88	4	3,898	5	71,408	0	71,408
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	0	0	805	0	0	0	0	0	805	0	805
Bank Charges	0	0	0	0	0	0	69	0	0	0	0	0	69	0	69
Copies	0	0	0	0	0	0	23	0	214	0	18	5	260	0	260
Admin-AR Fees	0	0	0	0	0	0	0	0	0	0	0	2	2	0	2
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	775	3,875	0	3,875
Misc General Expense	0	0	0	0	0	0	213	0	0	0	0	0	213	0	213
Office Supplies	0	0	0	0	0	0	212	0	0	0	0	0	212	0	212
Other Professional Svcs	0	0	0	0	0	0	350	0	0	0	0	0	350	0	350
Postage/Delivery	0	0	0	0	0	0	37	0	105	0	9	3	153	0	153
TOTAL Administrative Expenses	0	0	0	0	0	0	1,709	775	1,308	1,475	802	785	6,854	0	6,854
<u>Property Expenses</u>															
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
Honorariums	0	0	0	0	0	0	758	0	0	0	0	0	758	0	758
Landscape-Maint	0	0	0	0	0	0	20,400	0	0	4,177	2,914	2,914	30,406	0	30,406
Landscape-Tree Maint	0	0	0	0	0	0	9,196	0	0	0	0	0	9,196	0	9,196
Maint/Repair	0	0	0	0	0	0	5,620	0	41,221	0	0	0	46,841	0	46,841
Unapplied Cash Bill Payment	0	0	0	0	0	0	(2,810)	0	0	0	0	0	(2,810)	0	(2,810)
Streetlights	0	0	0	0	0	0	1,018	0	0	0	0	0	1,018	0	1,018
TOTAL Property Expenses	0	0	0	0	0	0	34,181	0	41,221	4,225	6,934	2,914	89,475	0	89,475
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	0	0	0	0	0	0	2,824	0	0	0	0	0	2,824	0	2,824
Taxes-Property	0	0	0	0	0	0	541	0	0	0	0	0	541	0	541
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	3,365	0	0	0	0	0	3,365	0	3,365
<u>Utility Expenses</u>															

Cotton Crossing Owners Association
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2021 To 12/31/2021 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			
Utility Expense	0	0	0	0	0	0	473	0	0	0	0	0	473	0	473
Electric	0	0	0	0	0	0	0	55	55	58	56	57	282	0	282
Water	0	0	0	0	0	0	0	13	13	13	13	13	66	0	66
TOTAL Utility Expenses	0	0	0	0	0	0	473	68	69	71	69	71	820	0	820
TOTAL EXPENSES	0	0	0	0	0	0	39,728	843	42,598	5,771	7,805	3,770	100,514	0	100,514
Excess Revenue / Expense	0	0	0	0	0	0	27,684	(843)	(42,510)	(5,766)	(3,906)	(3,765)	(29,106)	0	(29,106)