Cotton Crossing Owners Association

Balance Sheet

Period 03/31/2022

Assets		
Cash		
Cking - Western Alliance	99,034.67	
MMA - Western Alliance	35,010.87	
Total Cash	134,045.54	
Total Assets		134,045.54
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	2,672.45	
Total Prepaid Assessments	2,672.45	
Fund Balance		
Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	72,537.04	
Total Fund Balance	131,373.09	
Total Liabilities & Equity		134,045.54

Cotton Crossing Owners Association

Income Statement

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	380.62	89.25%	82,296.55	99.86%
Total Assessments	380.62	89.25%	82,296.55	99.86%
Other Income				
Interest Income	4.46	1.05%	16.60	0.02%
Late Fee	16.38	3.84%	77.14	0.09%
NSF Fees	25.00	5.86%	25.00	0.03%
Total Other Income	45.84	10.75%	118.74	0.14%
Total Income	426.46	100.00%	82,415.29	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.10%
Copies	1.05	0.02%	703.20	7.12%
Admin-AR Fees	116.00	2.73%	122.00	1.24%
Legal Expense	150.00	3.53%	150.00	1.52%
Management Fees	775.00	18.22%	2,325.00	23.54%
Postage/Delivery	0.50	0.01%	306.19	3.10%
Total Administrative Expenses	1,042.55	24.51%	3,616.39	36.61%
Property Expenses				
Landscape-Maint	2,955.23	69.49%	5,869.51	59.42%
Total Property Expenses	2,955.23	69.49%	5,869.51	59.42%
Tax/Ins/Interest Exp				
Taxes-Property	186.50	4.39%	186.50	1.89%
Total Tax/Ins/Interest Exp	186.50	4.39%	186.50	1.89%
Utility Expenses				
Electric	55.30	1.30%	166.04	1.68%
Water	13.26	0.31%	39.81	0.40%
Total Utility Expenses	68.56	1.61%	205.85	2.08%
Total Expense	4,252.84	100.00%	9,878.25	100.00%
Fund Change	(3,826.38)		72,537.04	

Cotton Crossing Owners Association
Budget Comparison
Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	380.62	0.00	380.62	0.00%	82,296.55	0.00	82,296.55	0.00%	0.00
Total Assessments	380.62	0.00	380.62	0.00%	82,296.55	0.00	82,296.55	0.00%	0.00
Other Income									
Interest Income	4.46	0.00	4.46	0.00%	16.60	0.00	16.60	0.00%	0.00
Late Fee	16.38	0.00	16.38	0.00%	77.14	0.00	77.14	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Total Other Income	45.84	0.00	45.84	0.00%	118.74	0.00	118.74	0.00%	0.00
Total Income	426.46	0.00	426.46	0.00%	82,415.29	0.00	82,415.29	0.00%	0.00
Expense									
Administrative Expenses									
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	1.05	0.00	1.05	0.00%	703.20	0.00	703.20	0.00%	0.00
Admin-AR Fees	116.00	0.00	116.00	0.00%	122.00	0.00	122.00	0.00%	0.00
Legal Expense	150.00	0.00	150.00	0.00%	150.00	0.00	150.00	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	0.50	0.00	0.50	0.00%	306.19	0.00	306.19	0.00%	0.00
Total Administrative Expenses	1,042.55	0.00	1,042.55	0.00%	3,616.39	0.00	3,616.39	0.00%	0.00
Property Expenses									
Landscape-Maint	2,955.23	0.00	2,955.23	0.00%	5,869.51	0.00	5,869.51	0.00%	0.00
Total Property Expenses	2,955.23	0.00	2,955.23	0.00%	5,869.51	0.00	5,869.51	0.00%	0.00
Tax/Ins/Interest Exp									
Taxes-Property	186.50	0.00	186.50	0.00%	186.50	0.00	186.50	0.00%	0.00
Total Tax/Ins/Interest Exp	186.50	0.00	186.50	0.00%	186.50	0.00	186.50	0.00%	0.00
Utility Expenses									
Electric	55.30	0.00	55.30	0.00%	166.04	0.00	166.04	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	39.81	0.00	39.81	0.00%	0.00
Total Utility Expenses	68.56	0.00	68.56	0.00%	205.85	0.00	205.85	0.00%	0.00
Total Expense	4,252.84	0.00	4,252.84	0.00%	9,878.25	0.00	9,878.25	0.00%	0.00
Fund Change	(3,826.38)	0.00	(3,826.38)	0.00%	72,537.04	0.00	72,537.04	0.00%	0.00

Cotton Crossing Owners Association

12 Month Income Statement with Annual Variance Estimate

Period 3/1/2022 To 3/31/2022 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	381	0	0	0	0	0	0	0	0	0	82,297	0	82,297
TOTAL Assessments	75,704	6,212	381	0	0	0	0	0	0	0	0	0	82,297	0	82,297
Other Income															
Interest Income	6	6	4	0	0	0	0	0	0	0	0	0	17	0	17
Late Fee	0	61	16	0	0	0	0	0	0	0	0	0	77	0	77
NSF Fees	0	0	25	0	0	0	0	0	0	0	0	0	25	0	25
TOTAL Other Income	6	67	46	0	0	0	0	0	0	0	0	0	119	0	119
TOTAL INCOME	75,710	6,279	426	0	0	0	0	0	0	0	0	0	82,415	0	82,415
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	1	0	0	0	0	0	0	0	0	0	703	0	703
Admin-AR Fees	2	4	116	0	0	0	0	0	0	0	0	0	122	0	122
Legal Expense	0	0	150	0	0	0	0	0	0	0	0	0	150	0	150
Management Fees	775	775	775	0	0	0	0	0	0	0	0	0	2,325	0	2,325
Postage/Delivery	303	3	1	0	0	0	0	0	0	0	0	0	306	0	306
TOTAL Administrative Expense	1,775	799	1,043	0	0	0	0	0	0	0	0	0	3,616	0	3,616
Property Expenses															
Landscape-Maint	2,914	0	2,955	0	0	0	0	0	0	0	0	0	5,870	0	5,870
TOTAL Property Expenses	2,914	0	2,955	0	0	0	0	0	0	0	0	0	5,870	0	5,870
Tax/Ins/Interest Exp															
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	0	0	0	0	0	0	0	0	0	187	0	187
Utility Expenses															
Electric	55	56	55	0	0	0	0	0	0	0	0	0	166	0	166
Water	13	13	13	0	0	0	0	0	0	0	0	0	40	0	40
TOTAL Utility Expenses	69	69	69	0	0	0	0	0	0	0	0	0	206	0	206
TOTAL EXPENSES	4,758	867	4,253	0	0	0	0	0	0	0	0	0	9,878	0	9,878
Excess Revenue / Expense	70,952	5,412	(3,826)	0	0	0	0	0	0	0	0	0	72,537	0	72,537