

Cotton Crossing Owners Association

Balance Sheet

Period 04/30/2022

Assets

Cash

Cking - Western Alliance	92,991.94	
MMA - Western Alliance	35,015.19	
Total Cash	<u>128,007.13</u>	
Total Assets		<u>128,007.13</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	2,711.45
Total Prepaid Assessments	<u>2,711.45</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	66,459.63	
Total Fund Balance	<u>125,295.68</u>	
Total Liabilities & Equity		<u>128,007.13</u>

Cotton Crossing Owners Association

Income Statement

Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	82,296.55	99.85%
Total Assessments	0.00	0.00%	82,296.55	99.85%
Other Income				
Interest Income	4.32	100.00%	20.92	0.03%
Late Fee	0.00	0.00%	77.14	0.09%
NSF Fees	0.00	0.00%	25.00	0.03%
Total Other Income	4.32	100.00%	123.06	0.15%
Total Income	4.32	100.00%	82,419.61	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.06%
Copies	1.05	0.02%	704.25	4.41%
Admin-AR Fees	0.00	0.00%	122.00	0.76%
Legal Expense	0.00	0.00%	150.00	0.94%
Management Fees	775.00	12.74%	3,100.00	19.42%
Postage/Delivery	0.50	0.01%	306.69	1.92%
Total Administrative Expenses	776.55	12.77%	4,392.94	27.52%
Property Expenses				
Landscape-Maint	2,955.23	48.59%	8,824.74	55.29%
Total Property Expenses	2,955.23	48.59%	8,824.74	55.29%
Tax/Ins/Interest Exp				
Ins-D & O	2,058.00	33.84%	2,058.00	12.89%
Ins-F&EC or Package	225.00	3.70%	225.00	1.41%
Taxes-Property	0.00	0.00%	186.50	1.17%
Total Tax/Ins/Interest Exp	2,283.00	37.54%	2,469.50	15.47%
Utility Expenses				
Electric	53.69	0.88%	219.73	1.38%
Water	13.26	0.22%	53.07	0.33%
Total Utility Expenses	66.95	1.10%	272.80	1.71%
Total Expense	6,081.73	100.00%	15,959.98	100.00%
Fund Change	(6,077.41)		66,459.63	

Cotton Crossing Owners Association

Budget Comparison

Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Assessments									
Assessments	0.00	0.00	0.00	0.00%	82,296.55	0.00	82,296.55	0.00%	0.00
Total Assessments	0.00	0.00	0.00	0.00%	82,296.55	0.00	82,296.55	0.00%	0.00
Other Income									
Interest Income	4.32	0.00	4.32	0.00%	20.92	0.00	20.92	0.00%	0.00
Late Fee	0.00	0.00	0.00	0.00%	77.14	0.00	77.14	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	4.32	0.00	4.32	0.00%	123.06	0.00	123.06	0.00%	0.00
Total Income	4.32	0.00	4.32	0.00%	82,419.61	0.00	82,419.61	0.00%	0.00
<u>Expense</u>									
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%	704.25	0.00	704.25	0.00%	0.00
Admin-AR Fees	0.00	0.00	0.00	0.00%	122.00	0.00	122.00	0.00%	0.00
Legal Expense	0.00	0.00	0.00	0.00%	150.00	0.00	150.00	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	0.50	0.00	0.50	0.00%	306.69	0.00	306.69	0.00%	0.00
Total Administrative Expenses	776.55	0.00	776.55	0.00%	4,392.94	0.00	4,392.94	0.00%	0.00
Property Expenses									
Landscape-Maint	2,955.23	0.00	2,955.23	0.00%	8,824.74	0.00	8,824.74	0.00%	0.00
Total Property Expenses	2,955.23	0.00	2,955.23	0.00%	8,824.74	0.00	8,824.74	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-D & O	2,058.00	0.00	2,058.00	0.00%	2,058.00	0.00	2,058.00	0.00%	0.00
Ins-F&EC or Package	225.00	0.00	225.00	0.00%	225.00	0.00	225.00	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	2,283.00	0.00	2,283.00	0.00%	2,469.50	0.00	2,469.50	0.00%	0.00
Utility Expenses									
Electric	53.69	0.00	53.69	0.00%	219.73	0.00	219.73	0.00%	0.00
Water	13.26	0.00	13.26	0.00%	53.07	0.00	53.07	0.00%	0.00
Total Utility Expenses	66.95	0.00	66.95	0.00%	272.80	0.00	272.80	0.00%	0.00
Total Expense	6,081.73	0.00	6,081.73	0.00%	15,959.98	0.00	15,959.98	0.00%	0.00
Fund Change	(6,077.41)	0.00	(6,077.41)	0.00%	66,459.63	0.00	66,459.63	0.00%	0.00

Cotton Crossing Owners Association
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2022 To 4/30/2022 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	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
<u>Other Income</u>															
Interest Income	6	6	4	4	0	0	0	0	0	0	0	0	21	0	21
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	4	0	0	0	0	0	0	0	0	123	0	123
TOTAL INCOME	75,710	6,279	426	4	0	0	0	0	0	0	0	0	82,420	0	82,420
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Copies	696	7	1	1	0	0	0	0	0	0	0	0	704	0	704
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	775	0	0	0	0	0	0	0	0	3,100	0	3,100
Postage/Delivery	303	3	1	1	0	0	0	0	0	0	0	0	307	0	307
TOTAL Administrative Expense	1,775	799	1,043	777	0	0	0	0	0	0	0	0	4,393	0	4,393
<u>Property Expenses</u>															
Landscape-Maint	2,914	0	2,955	2,955	0	0	0	0	0	0	0	0	8,825	0	8,825
TOTAL Property Expenses	2,914	0	2,955	2,955	0	0	0	0	0	0	0	0	8,825	0	8,825
<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	0	0	0	0	0	0	0	0	225	0	225
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	0	0	0	0	0	0	0	0	2,470	0	2,470
<u>Utility Expenses</u>															
Electric	55	56	55	54	0	0	0	0	0	0	0	0	220	0	220
Water	13	13	13	13	0	0	0	0	0	0	0	0	53	0	53
TOTAL Utility Expenses	69	69	69	67	0	0	0	0	0	0	0	0	273	0	273
TOTAL EXPENSES	4,758	867	4,253	6,082	0	0	0	0	0	0	0	0	15,960	0	15,960
Excess Revenue / Expense	70,952	5,412	(3,826)	(6,077)	0	0	0	0	0	0	0	0	66,460	0	66,460