Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 07/31/2022

Assets		
Cash		
Cking - Western Alliance	77,611.63	
MMA - Western Alliance	35,028.43	
Total Cash	112,640.06	
Total Assets		112,640.06
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	1,843.45	
Total Prepaid Assessments	1,843.45	
Fund Balance		
Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	51,960.56	
Total Fund Balance	110,796.61	
Total Liabilities & Equity		112,640.06

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	1,199.00	47.07%	84,046.55	98.13%
Total Assessments	1,199.00	47.07%	84,046.55	98.13%
Other Income				
Interest Income	6.17	0.24%	43.78	0.05%
Late Fee	1,046.91	41.10%	1,196.22	1.40%
AR Fee Income	320.00	12.56%	365.00	0.43%
NSF Fees	(25.00)	-0.98%	0.00	0.00%
Total Other Income	1,348.08	52.93%	1,605.00	1.87%
Total Income	2,547.08	100.00%	85,651.55	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	1.41%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.03%
Copies	192.85	3.35%	1,089.70	3.23%
Admin-AR Fees	49.00	0.85%	232.00	0.69%
Legal Expense	0.00	0.00%	532.36	1.58%
Management Fees	775.00	13.47%	5,425.00	16.10%
Postage/Delivery	(22.44)	-0.39%	396.08	1.18%
Total Administrative Expenses	994.41	17.28%	8,160.14	24.22%
Property Expenses				
Electrical Repair/Maint	1,628.76	28.31%	1,628.76	4.83%
Landscape-Maint	2,955.23	51.36%	20,645.66	61.28%
Total Property Expenses	4,583.99	79.67%	22,274.42	66.11%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	6.11%
Ins-F&EC or Package	105.00	1.82%	535.00	1.59%
Taxes-Property	0.00	0.00%	186.50	0.55%
Total Tax/Ins/Interest Exp	105.00	1.82%	2,779.50	8.25%
Utility Expenses				
Electric	56.90	0.99%	384.05	1.14%
Water	13.29	0.23%	92.88	0.28%
Total Utility Expenses	70.19	1.22%	476.93	1.42%
Total Expense	5,753.59	100.00%	33,690.99	100.00%
Fund Change	(3,206.51)		51,960.56	

Cotton Crossing Owners Association (New Braunfels)
Budget Comparison
Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	1,199.00	0.00	1,199.00	0.00%	84,046.55	0.00	84,046.55	0.00%	0.00
Total Assessments	1,199.00	0.00	1,199.00	0.00%	84,046.55	0.00	84,046.55	0.00%	0.00
Other Income									
Interest Income	6.17	0.00	6.17	0.00%	43.78	0.00	43.78	0.00%	0.00
Late Fee	1,046.91	0.00	1,046.91	0.00%	1,196.22	0.00	1,196.22	0.00%	0.00
AR Fee Income	320.00	0.00	320.00	0.00%	365.00	0.00	365.00	0.00%	0.00
NSF Fees	(25.00)	0.00	(25.00)	0.00%	0.00	0.00	0.00	0.00%	0.00
Total Other Income	1,348.08	0.00	1,348.08	0.00%	1,605.00	0.00	1,605.00	0.00%	0.00
Total Income	2,547.08	0.00	2,547.08	0.00%	85,651.55	0.00	85,651.55	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	192.85	0.00	192.85	0.00%	1,089.70	0.00	1,089.70	0.00%	0.00
Admin-AR Fees	49.00	0.00	49.00	0.00%	232.00	0.00	232.00	0.00%	0.00
Legal Expense	0.00	0.00	0.00	0.00%	532.36	0.00	532.36	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	5,425.00	0.00	5,425.00	0.00%	0.00
Postage/Delivery	(22.44)	0.00	(22.44)	0.00%	396.08	0.00	396.08	0.00%	0.00
Total Administrative Expenses	994.41	0.00	994.41	0.00%	8,160.14	0.00	8,160.14	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	1,628.76	0.00	1,628.76	0.00%	1,628.76	0.00	1,628.76	0.00%	0.00
Landscape-Maint	2,955.23	0.00	2,955.23	0.00%	20,645.66	0.00	20,645.66	0.00%	0.00
Total Property Expenses	4,583.99	0.00	4,583.99	0.00%	22,274.42	0.00	22,274.42	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%	535.00	0.00	535.00	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%	2,779.50	0.00	2,779.50	0.00%	0.00
Utility Expenses									
Electric	56.90	0.00	56.90	0.00%	384.05	0.00	384.05	0.00%	0.00
Water	13.29	0.00	13.29	0.00%	92.88	0.00	92.88	0.00%	0.00
Total Utility Expenses	70.19	0.00	70.19	0.00%	476.93	0.00	476.93	0.00%	0.00
Total Expense	5,753.59	0.00	5,753.59	0.00%	33,690.99	0.00	33,690.99	0.00%	0.00
Fund Change	(3,206.51)	0.00	(3,206.51)	0.00%	51,960.56	0.00	51,960.56	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)

12 Month Income Statement with Annual Variance Estimate

Period 7/1/2022 To 7/31/2022 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	551	0	1,199	0	0	0	0	0	84,047	0	84,047
TOTAL Assessments	75,704	6,212	381	0	551	0	1,199	0	0	0	0	0	84,047	0	84,047
Other Income															
Interest Income	6	6	7	6	6	6	6	0	0	0	0	0	44	0	44
Late Fee	0	61	16	0	72	0	1,047	0	0	0	0	0	1,196	0	1,196
AR Fee Income	0	0	0	0	45	0	320	0	0	0	0	0	365	0	365
NSF Fees	0	0	25	0	0	0	(25)	0	0	0	0	0	0	0	0
TOTAL Other Income	6	67	48	6	124	6	1,348	0	0	0	0	0	1,605	0	1,605
TOTAL INCOME	75,710	6,279	429	6	675	6	2,547	0	0	0	0	0	85,652	0	85,652
EXPENSES															
Administrative Expenses															
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	193	0	0	0	0	0	1,090	0	1,090
Admin-AR Fees	2	4	116	0	0	61	49	0	0	0	0	0	232	0	232
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	775	0	0	0	0	0	5,425	0	5,425
Postage/Delivery	303	3	1	1	109	3	(22)	0	0	0	0	0	396	0	396
TOTAL Administrative Expens	1,775	799	1,077	777	1,545	1,193	994	0	0	0	0	0	8,160	0	8,160
Property Expenses															
Electrical Repair/Maint	0	0	0	0	0	0	1,629	0	0	0	0	0	1,629	0	1,629
Landscape-Maint	2,914	0	2,955	2,955	2,955	5,910	2,955	0	0	0	0	0	20,646	0	20,646
TOTAL Property Expenses	2,914	0	2,955	2,955	2,955	5,910	4,584	0	0	0	0	0	22,274	0	22,274
Tax/Ins/Interest Exp															
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	105	0	0	0	0	0	535	0	535
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	105	0	0	0	0	0	2,780	0	2,780
Utility Expenses															
Electric	55	56	55	54	54	54	57	0	0	0	0	0	384	0	384
Water	13	13	13	13	13	13	13	0	0	0	0	0	93	0	93
TOTAL Utility Expenses	69	69	69	67	67	67	70	0	0	0	0	0	477	0	477
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	5,754	0	0	0	0	0	33,691	0	33,691
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	(3,207)	0	0	0	0	0	51,961	0	51,961