Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 08/31/2022

Assets		
Cash		
Cking - Western Alliance	64,405.14	
MMA - Western Alliance	35,032.89	
Total Cash	99,438.03	
Total Assets		99,438.03
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	1,801.72	
Total Prepaid Assessments	1,801.72	
Fund Balance		
Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	38,800.26	
Total Fund Balance	97,636.31	
Total Liabilities & Equity		99,438.03

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	39.00	81.81%	84,085.55	98.12%
Total Assessments	39.00	81.81%	84,085.55	98.12%
Other Income				
Interest Income	5.94	12.46%	49.72	0.06%
Late Fee	2.73	5.73%	1,198.95	1.40%
AR Fee Income	0.00	0.00%	365.00	0.43%
Total Other Income	8.67	18.19%	1,613.67	1.88%
Total Income	47.67	100.00%	85,699.22	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	1.01%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.02%
Copies	34.45	0.26%	1,124.15	2.40%
Admin-AR Fees	8.00	0.06%	240.00	0.51%
Legal Expense	160.00	1.21%	692.36	1.48%
Management Fees	775.00	5.87%	6,200.00	13.22%
Postage/Delivery	7.46	0.06%	403.54	0.86%
Total Administrative Expenses	984.91	7.46%	9,145.05	19.50%
Property Expenses				
Electrical Repair/Maint	0.00	0.00%	1,628.76	3.47%
Landscape-Maint	7,457.23	56.46%	28,102.89	59.92%
Signage Install/Maint	4,570.50	34.60%	4,570.50	9.75%
Total Property Expenses	12,027.73	91.06%	34,302.15	73.14%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	4.39%
Ins-F&EC or Package	120.00	0.91%	655.00	1.40%
Taxes-Property	0.00	0.00%	186.50	0.40%
Total Tax/Ins/Interest Exp	120.00	0.91%	2,899.50	6.18%
Utility Expenses				
Electric	75.33	0.57%	459.38	0.98%
Water	0.00	0.00%	92.88	0.20%
Total Utility Expenses	75.33	0.57%	552.26	1.18%
Total Expense	13,207.97	100.00%	46,898.96	100.00%
Fund Change	(13,160.30)		38,800.26	

Cotton Crossing Owners Association (New Braunfels)
Budget Comparison
Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
Assessments									
Assessments	39.00	0.00	39.00	0.00%	84,085.55	0.00	84,085.55	0.00%	0.00
Total Assessments	39.00	0.00	39.00	0.00%	84,085.55	0.00	84,085.55	0.00%	0.00
Other Income									
Interest Income	5.94	0.00	5.94	0.00%	49.72	0.00	49.72	0.00%	0.00
Late Fee	2.73	0.00	2.73	0.00%	1,198.95	0.00	1,198.95	0.00%	0.00
AR Fee Income	0.00	0.00	0.00	0.00%	365.00	0.00	365.00	0.00%	0.00
Total Other Income	8.67	0.00	8.67	0.00%	1,613.67	0.00	1,613.67	0.00%	0.00
Total Income	47.67	0.00	47.67	0.00%	85,699.22	0.00	85,699.22	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	34.45	0.00	34.45	0.00%	1,124.15	0.00	1,124.15	0.00%	0.00
Admin-AR Fees	8.00	0.00	8.00	0.00%	240.00	0.00	240.00	0.00%	0.00
Legal Expense	160.00	0.00	160.00	0.00%	692.36	0.00	692.36	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	6,200.00	0.00	6,200.00	0.00%	0.00
Postage/Delivery	7.46	0.00	7.46	0.00%	403.54	0.00	403.54	0.00%	0.00
Total Administrative Expenses	984.91	0.00	984.91	0.00%	9,145.05	0.00	9,145.05	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	0.00	0.00	0.00	0.00%	1,628.76	0.00	1,628.76	0.00%	0.00
Landscape-Maint	7,457.23	0.00	7,457.23	0.00%	28,102.89	0.00	28,102.89	0.00%	0.00
Signage Install/Maint	4,570.50	0.00	4,570.50	0.00%	4,570.50	0.00	4,570.50	0.00%	0.00
Total Property Expenses	12,027.73	0.00	12,027.73	0.00%	34,302.15	0.00	34,302.15	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	120.00	0.00	120.00	0.00%	655.00	0.00	655.00	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	120.00	0.00	120.00	0.00%	2,899.50	0.00	2,899.50	0.00%	0.00
Utility Expenses									
Electric	75.33	0.00	75.33	0.00%	459.38	0.00	459.38	0.00%	0.00
Water	0.00	0.00	0.00	0.00%	92.88	0.00	92.88	0.00%	0.00
Total Utility Expenses	75.33	0.00	75.33	0.00%	552.26	0.00	552.26	0.00%	0.00
Total Expense	13,207.97	0.00	13,207.97	0.00%	46,898.96	0.00	46,898.96	0.00%	0.00
Fund Change	(13,160.30)	0.00	(13,160.30)	0.00%	38,800.26	0.00	38,800.26	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)

12 Month Income Statement with Annual Variance Estimate

Period 8/1/2022 To 8/31/2022 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	39	0	0	0	0	84,086	0	84,086
TOTAL Assessments	75,704	6,212	381	0	551	0	1,199	39	0	0	0	0	84,086	0	84,086
Other Income															
Interest Income	6	6	7	6	6	6	6	6	0	0	0	0	50	0	50
Late Fee	0	61	16	0	72	0	1,047	3	0	0	0	0	1,199	0	1,199
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	9	0	0	0	0	1,614	0	1,614
TOTAL INCOME	75,710	6,279	429	6	675	6	2,547	48	0	0	0	0	85,699	0	85,699
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	34	0	0	0	0	1,124	0	1,124
Admin-AR Fees	2	4	116	0	0	61	49	8	0	0	0	0	240	0	240
Legal Expense	0	0	185	0	0	348	0	160	0	0	0	0	692	0	692
Management Fees	775	775	775	775	775	775	775	775	0	0	0	0	6,200	0	6,200
Postage/Delivery	303	3	1	1	109	3	(22)	7	0	0	0	0	404	0	404
TOTAL Administrative Expense	1,775	799	1,077	777	1,545	1,193	994	985	0	0	0	0	9,145	0	9,145
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	7,457	0	0	0	0	28,103	0	28,103
Signage Install/Maint	0	0	0	0	0	0	0	4,571	0	0	0	0	4,571	0	4,571
TOTAL Property Expenses	2,914	0	2,955	2,955	2,955	5,910	4,584	12,028	0	0	0	0	34,302	0	34,302
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	120	0	0	0	0	655	0	655
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	120	0	0	0	0	2,900	0	2,900
Utility Expenses															
Electric	55	56	55	54	54	54	57	75	0	0	0	0	459	0	459
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	75	0	0	0	0	552	0	552
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	5,754	13,208	0	0	0	0	46,899	0	46,899
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	(3,207)	(13,160)	0	0	0	0	38,800	0	38,800