

# Cotton Crossing Owners Association (New Braunfels)

## Balance Sheet

Period 09/30/2022

---

### Assets

#### Cash

|                          |                  |                  |
|--------------------------|------------------|------------------|
| Cking - Western Alliance | 58,257.22        |                  |
| MMA - Western Alliance   | 35,037.21        |                  |
| Total Cash               | <u>93,294.43</u> |                  |
| Total Assets             |                  | <u>93,294.43</u> |

### Liabilities & Equity

#### Prepaid Assessments

|                           |                 |  |
|---------------------------|-----------------|--|
| Prepaid Income            | 1,801.72        |  |
| Total Prepaid Assessments | <u>1,801.72</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                | 32,656.66        |                  |
| Total Fund Balance         | <u>91,492.71</u> |                  |
| Total Liabilities & Equity |                  | <u>93,294.43</u> |

# Cotton Crossing Owners Association (New Braunfels)

## Income Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

|                                | Month to Date | %       | Year to Date | %       |
|--------------------------------|---------------|---------|--------------|---------|
| <b>Operating Income</b>        |               |         |              |         |
| <b>Assessments</b>             |               |         |              |         |
| Assessments                    | 0.00          | 0.00%   | 84,085.55    | 98.11%  |
| Total Assessments              | 0.00          | 0.00%   | 84,085.55    | 98.11%  |
| <b>Other Income</b>            |               |         |              |         |
| Interest Income                | 5.54          | 100.00% | 55.26        | 0.06%   |
| Late Fee                       | 0.00          | 0.00%   | 1,198.95     | 1.40%   |
| AR Fee Income                  | 0.00          | 0.00%   | 365.00       | 0.43%   |
| Total Other Income             | 5.54          | 100.00% | 1,619.21     | 1.89%   |
| Total Income                   | 5.54          | 100.00% | 85,704.76    | 100.00% |
| <b>Expense</b>                 |               |         |              |         |
| <b>Administrative Expenses</b> |               |         |              |         |
| Accounting                     | 0.00          | 0.00%   | 475.00       | 0.90%   |
| Bank Charges - Return Pymt     | 0.00          | 0.00%   | 10.00        | 0.02%   |
| Copies                         | 67.85         | 1.10%   | 1,192.00     | 2.25%   |
| Admin-AR Fees                  | 4.00          | 0.07%   | 244.00       | 0.46%   |
| Legal Expense                  | 175.00        | 2.85%   | 867.36       | 1.64%   |
| Management Fees                | 775.00        | 12.60%  | 6,975.00     | 13.15%  |
| Postage/Delivery               | 3.99          | 0.06%   | 407.53       | 0.77%   |
| Total Administrative Expenses  | 1,025.84      | 16.68%  | 10,170.89    | 19.17%  |
| <b>Property Expenses</b>       |               |         |              |         |
| Electrical Repair/Maint        | 0.00          | 0.00%   | 1,628.76     | 3.07%   |
| Landscape-Maint                | 0.00          | 0.00%   | 28,102.89    | 52.98%  |
| Signage Install/Maint          | 4,947.57      | 80.46%  | 9,518.07     | 17.94%  |
| Total Property Expenses        | 4,947.57      | 80.46%  | 39,249.72    | 73.99%  |
| <b>Tax/Ins/Interest Exp</b>    |               |         |              |         |
| Ins-D & O                      | 0.00          | 0.00%   | 2,058.00     | 3.88%   |
| Ins-F&EC or Package            | 105.00        | 1.71%   | 760.00       | 1.43%   |
| Taxes-Property                 | 0.00          | 0.00%   | 186.50       | 0.35%   |
| Total Tax/Ins/Interest Exp     | 105.00        | 1.71%   | 3,004.50     | 5.66%   |
| <b>Utility Expenses</b>        |               |         |              |         |
| Electric                       | 56.31         | 0.92%   | 515.69       | 0.97%   |
| Water                          | 14.42         | 0.23%   | 107.30       | 0.20%   |
| Total Utility Expenses         | 70.73         | 1.15%   | 622.99       | 1.17%   |
| Total Expense                  | 6,149.14      | 100.00% | 53,048.10    | 100.00% |
| Fund Change                    | (6,143.60)    |         | 32,656.66    |         |

# Cotton Crossing Owners Association (New Braunfels)

## Budget Comparison

Period 9/1/2022 To 9/30/2022 11:59:00 PM

|                                | Current Month Operating |        |            |       | Year to Date Operating |        |           |       |        |
|--------------------------------|-------------------------|--------|------------|-------|------------------------|--------|-----------|-------|--------|
|                                | Actual                  | Budget | \$ Var     | % Var | Actual                 | Budget | \$ Var    | % Var | Annual |
| <b>Income</b>                  |                         |        |            |       |                        |        |           |       |        |
| <b>Assessments</b>             |                         |        |            |       |                        |        |           |       |        |
| Assessments                    | 0.00                    | 0.00   | 0.00       | 0.00% | 84,085.55              | 0.00   | 84,085.55 | 0.00% | 0.00   |
| Total Assessments              | 0.00                    | 0.00   | 0.00       | 0.00% | 84,085.55              | 0.00   | 84,085.55 | 0.00% | 0.00   |
| <b>Other Income</b>            |                         |        |            |       |                        |        |           |       |        |
| Interest Income                | 5.54                    | 0.00   | 5.54       | 0.00% | 55.26                  | 0.00   | 55.26     | 0.00% | 0.00   |
| Late Fee                       | 0.00                    | 0.00   | 0.00       | 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             | 5.54                    | 0.00   | 5.54       | 0.00% | 1,619.21               | 0.00   | 1,619.21  | 0.00% | 0.00   |
| Total Income                   | 5.54                    | 0.00   | 5.54       | 0.00% | 85,704.76              | 0.00   | 85,704.76 | 0.00% | 0.00   |
| <b>Expense</b>                 |                         |        |            |       |                        |        |           |       |        |
| <b>Administrative Expenses</b> |                         |        |            |       |                        |        |           |       |        |
| 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                         | 67.85                   | 0.00   | 67.85      | 0.00% | 1,192.00               | 0.00   | 1,192.00  | 0.00% | 0.00   |
| Admin-AR Fees                  | 4.00                    | 0.00   | 4.00       | 0.00% | 244.00                 | 0.00   | 244.00    | 0.00% | 0.00   |
| Legal Expense                  | 175.00                  | 0.00   | 175.00     | 0.00% | 867.36                 | 0.00   | 867.36    | 0.00% | 0.00   |
| Management Fees                | 775.00                  | 0.00   | 775.00     | 0.00% | 6,975.00               | 0.00   | 6,975.00  | 0.00% | 0.00   |
| Postage/Delivery               | 3.99                    | 0.00   | 3.99       | 0.00% | 407.53                 | 0.00   | 407.53    | 0.00% | 0.00   |
| Total Administrative Expenses  | 1,025.84                | 0.00   | 1,025.84   | 0.00% | 10,170.89              | 0.00   | 10,170.89 | 0.00% | 0.00   |
| <b>Property Expenses</b>       |                         |        |            |       |                        |        |           |       |        |
| 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                | 0.00                    | 0.00   | 0.00       | 0.00% | 28,102.89              | 0.00   | 28,102.89 | 0.00% | 0.00   |
| Signage Install/Maint          | 4,947.57                | 0.00   | 4,947.57   | 0.00% | 9,518.07               | 0.00   | 9,518.07  | 0.00% | 0.00   |
| Total Property Expenses        | 4,947.57                | 0.00   | 4,947.57   | 0.00% | 39,249.72              | 0.00   | 39,249.72 | 0.00% | 0.00   |
| <b>Tax/Ins/Interest Exp</b>    |                         |        |            |       |                        |        |           |       |        |
| 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% | 760.00                 | 0.00   | 760.00    | 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% | 3,004.50               | 0.00   | 3,004.50  | 0.00% | 0.00   |
| <b>Utility Expenses</b>        |                         |        |            |       |                        |        |           |       |        |
| Electric                       | 56.31                   | 0.00   | 56.31      | 0.00% | 515.69                 | 0.00   | 515.69    | 0.00% | 0.00   |
| Water                          | 14.42                   | 0.00   | 14.42      | 0.00% | 107.30                 | 0.00   | 107.30    | 0.00% | 0.00   |
| Total Utility Expenses         | 70.73                   | 0.00   | 70.73      | 0.00% | 622.99                 | 0.00   | 622.99    | 0.00% | 0.00   |
| Total Expense                  | 6,149.14                | 0.00   | 6,149.14   | 0.00% | 53,048.10              | 0.00   | 53,048.10 | 0.00% | 0.00   |
| Fund Change                    | (6,143.60)              | 0.00   | (6,143.60) | 0.00% | 32,656.66              | 0.00   | 32,656.66 | 0.00% | 0.00   |

**Cotton Crossing Owners Association (New Braunfels)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 9/1/2022 To 9/30/2022 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 |        |        |          |
| <b><u>INCOME</u></b>                  |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| <b><u>Assessments</u></b>             |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| 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   |
| <b><u>Other Income</u></b>            |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| Interest Income                       | 6         | 6       | 7       | 6       | 6       | 6       | 6       | 6        | 6       | 0       | 0       | 0       | 55     | 0      | 55       |
| 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        | 6       | 0       | 0       | 0       | 1,619  | 0      | 1,619    |
| TOTAL INCOME                          | 75,710    | 6,279   | 429     | 6       | 675     | 6       | 2,547   | 48       | 6       | 0       | 0       | 0       | 85,705 | 0      | 85,705   |
| <b><u>EXPENSES</u></b>                |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| <b><u>Administrative Expenses</u></b> |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| 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       | 68      | 0       | 0       | 0       | 1,192  | 0      | 1,192    |
| Admin-AR Fees                         | 2         | 4       | 116     | 0       | 0       | 61      | 49      | 8        | 4       | 0       | 0       | 0       | 244    | 0      | 244      |
| Legal Expense                         | 0         | 0       | 185     | 0       | 0       | 348     | 0       | 160      | 175     | 0       | 0       | 0       | 867    | 0      | 867      |
| Management Fees                       | 775       | 775     | 775     | 775     | 775     | 775     | 775     | 775      | 775     | 0       | 0       | 0       | 6,975  | 0      | 6,975    |
| Postage/Delivery                      | 303       | 3       | 1       | 1       | 109     | 3       | (22)    | 7        | 4       | 0       | 0       | 0       | 408    | 0      | 408      |
| TOTAL Administrative Expense          | 1,775     | 799     | 1,077   | 777     | 1,545   | 1,193   | 994     | 985      | 1,026   | 0       | 0       | 0       | 10,171 | 0      | 10,171   |
| <b><u>Property Expenses</u></b>       |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| 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    | 4,948   | 0       | 0       | 0       | 9,518  | 0      | 9,518    |
| TOTAL Property Expenses               | 2,914     | 0       | 2,955   | 2,955   | 2,955   | 5,910   | 4,584   | 12,028   | 4,948   | 0       | 0       | 0       | 39,250 | 0      | 39,250   |
| <b><u>Tax/Ins/Interest Exp</u></b>    |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| 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      | 105     | 0       | 0       | 0       | 760    | 0      | 760      |
| 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      | 105     | 0       | 0       | 0       | 3,005  | 0      | 3,005    |
| <b><u>Utility Expenses</u></b>        |           |         |         |         |         |         |         |          |         |         |         |         |        |        |          |
| Electric                              | 55        | 56      | 55      | 54      | 54      | 54      | 57      | 75       | 56      | 0       | 0       | 0       | 516    | 0      | 516      |
| Water                                 | 13        | 13      | 13      | 13      | 13      | 13      | 13      | 0        | 14      | 0       | 0       | 0       | 107    | 0      | 107      |
| TOTAL Utility Expenses                | 69        | 69      | 69      | 67      | 67      | 67      | 70      | 75       | 71      | 0       | 0       | 0       | 623    | 0      | 623      |
| TOTAL EXPENSES                        | 4,758     | 867     | 4,287   | 6,082   | 4,667   | 7,276   | 5,754   | 13,208   | 6,149   | 0       | 0       | 0       | 53,048 | 0      | 53,048   |
| Excess Revenue / Expense              | 70,952    | 5,412   | (3,859) | (6,075) | (3,993) | (7,270) | (3,207) | (13,160) | (6,144) | 0       | 0       | 0       | 32,657 | 0      | 32,657   |