

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 10/31/2022

Assets

Cash

Cking - Western Alliance	58,753.90	
MMA - Western Alliance	35,041.67	
Total Cash	<u>93,795.57</u>	
Total Assets		<u><u>93,795.57</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	2,266.10	
Total Prepaid Assessments	<u>2,266.10</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	32,693.42	
Total Fund Balance	<u>91,529.47</u>	
Total Liabilities & Equity		<u><u>93,795.57</u></u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 10/1/2022 To 10/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	84,085.55	87.92%
Total Assessments	0.00	0.00%	84,085.55	87.92%
Other Income				
Insurance Proceeds	9,895.13	99.64%	9,895.13	10.35%
Interest Income	5.71	0.06%	60.97	0.06%
Late Fee	30.38	0.31%	1,229.33	1.29%
AR Fee Income	0.00	0.00%	365.00	0.38%
Total Other Income	9,931.22	100.00%	11,550.43	12.08%
Total Income	9,931.22	100.00%	95,635.98	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	0.75%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.02%
Copies	151.10	1.53%	1,343.10	2.13%
Admin-AR Fees	0.00	0.00%	244.00	0.39%
Legal Expense	0.00	0.00%	867.36	1.38%
Management Fees	775.00	7.83%	7,750.00	12.31%
Postage/Delivery	21.66	0.22%	429.19	0.68%
Total Administrative Expenses	947.76	9.58%	11,118.65	17.66%
Property Expenses				
Electrical Repair/Maint	2,900.71	29.32%	4,529.47	7.20%
Landscape-Maint	5,910.46	59.74%	34,013.35	54.04%
Signage Install/Maint	0.00	0.00%	9,518.07	15.12%
Total Property Expenses	8,811.17	89.05%	48,060.89	76.36%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	3.27%
Ins-F&EC or Package	105.00	1.06%	865.00	1.37%
Taxes-Property	0.00	0.00%	186.50	0.30%
Total Tax/Ins/Interest Exp	105.00	1.06%	3,109.50	4.94%
Utility Expenses				
Electric	30.53	0.31%	546.22	0.87%
Water	0.00	0.00%	107.30	0.17%
Total Utility Expenses	30.53	0.31%	653.52	1.04%
Total Expense	9,894.46	100.00%	62,942.56	100.00%
Fund Change	36.76		32,693.42	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 10/1/2022 To 10/31/2022 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%	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
Other Income									
Insurance Proceeds	9,895.13	0.00	9,895.13	0.00%	9,895.13	0.00	9,895.13	0.00%	0.00
Interest Income	5.71	0.00	5.71	0.00%	60.97	0.00	60.97	0.00%	0.00
Late Fee	30.38	0.00	30.38	0.00%	1,229.33	0.00	1,229.33	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	9,931.22	0.00	9,931.22	0.00%	11,550.43	0.00	11,550.43	0.00%	0.00
Total Income	9,931.22	0.00	9,931.22	0.00%	95,635.98	0.00	95,635.98	0.00%	0.00
<u>Expense</u>									
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	151.10	0.00	151.10	0.00%	1,343.10	0.00	1,343.10	0.00%	0.00
Admin-AR Fees	0.00	0.00	0.00	0.00%	244.00	0.00	244.00	0.00%	0.00
Legal Expense	0.00	0.00	0.00	0.00%	867.36	0.00	867.36	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	7,750.00	0.00	7,750.00	0.00%	0.00
Postage/Delivery	21.66	0.00	21.66	0.00%	429.19	0.00	429.19	0.00%	0.00
Total Administrative Expenses	947.76	0.00	947.76	0.00%	11,118.65	0.00	11,118.65	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	2,900.71	0.00	2,900.71	0.00%	4,529.47	0.00	4,529.47	0.00%	0.00
Landscape-Maint	5,910.46	0.00	5,910.46	0.00%	34,013.35	0.00	34,013.35	0.00%	0.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	9,518.07	0.00	9,518.07	0.00%	0.00
Total Property Expenses	8,811.17	0.00	8,811.17	0.00%	48,060.89	0.00	48,060.89	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%	865.00	0.00	865.00	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%	3,109.50	0.00	3,109.50	0.00%	0.00
Utility Expenses									
Electric	30.53	0.00	30.53	0.00%	546.22	0.00	546.22	0.00%	0.00
Water	0.00	0.00	0.00	0.00%	107.30	0.00	107.30	0.00%	0.00
Total Utility Expenses	30.53	0.00	30.53	0.00%	653.52	0.00	653.52	0.00%	0.00
Total Expense	9,894.46	0.00	9,894.46	0.00%	62,942.56	0.00	62,942.56	0.00%	0.00
Fund Change	36.76	0.00	36.76	0.00%	32,693.42	0.00	32,693.42	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 10/1/2022 To 10/31/2022 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	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
<u>Other Income</u>															
Insurance Proceeds	0	0	0	0	0	0	0	0	0	9,895	0	0	9,895	0	9,895
Interest Income	6	6	7	6	6	6	6	6	6	6	0	0	61	0	61
Late Fee	0	61	16	0	72	0	1,047	3	0	30	0	0	1,229	0	1,229
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	9,931	0	0	11,550	0	11,550
TOTAL INCOME	75,710	6,279	429	6	675	6	2,547	48	6	9,931	0	0	95,636	0	95,636
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
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	151	0	0	1,343	0	1,343
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	775	0	0	7,750	0	7,750
Postage/Delivery	303	3	1	1	109	3	(22)	7	4	22	0	0	429	0	429
TOTAL Administrative Expense	1,775	799	1,077	777	1,545	1,193	994	985	1,026	948	0	0	11,119	0	11,119
<u>Property Expenses</u>															
Electrical Repair/Maint	0	0	0	0	0	0	1,629	0	0	2,901	0	0	4,529	0	4,529
Landscape-Maint	2,914	0	2,955	2,955	2,955	5,910	2,955	7,457	0	5,910	0	0	34,013	0	34,013
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	8,811	0	0	48,061	0	48,061
<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	100	105	105	120	105	105	0	0	865	0	865
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	105	0	0	3,110	0	3,110
<u>Utility Expenses</u>															
Electric	55	56	55	54	54	54	57	75	56	31	0	0	546	0	546
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	31	0	0	654	0	654
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	5,754	13,208	6,149	9,894	0	0	62,943	0	62,943
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	(3,207)	(13,160)	(6,144)	37	0	0	32,693	0	32,693