Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 11/30/2022

Assets		
Cash		
Cking - Western Alliance	54,469.22	
MMA - Western Alliance	35,045.99	
Total Cash	89,515.21	
Total Assets		89,515.21
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	2,266.10	
Total Prepaid Assessments	2,266.10	
Fund Balance		
Fund Change-Prior Mgr	(27,684.15)	
Fund Change 2021	(29,105.52)	
Tran Fr Prior Mgr	115,625.72	
Fund Change	28,413.06	
Total Fund Balance	87,249.11	
Total Liabilities & Equity		89,515.21

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 11/1/2022 To 11/30/2022 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	0.00	0.00%	9,895.13	10.35%
Interest Income	5.51	100.00%	66.48	0.07%
Late Fee	0.00	0.00%	1,229.33	1.29%
AR Fee Income	0.00	0.00%	365.00	0.38%
Total Other Income	5.51	100.00%	11,555.94	12.08%
Total Income	5.51	100.00%	95,641.49	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	0.71%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Copies	81.05	1.89%	1,424.15	2.12%
Admin-AR Fees	0.00	0.00%	244.00	0.36%
Legal Expense	0.00	0.00%	867.36	1.29%
Management Fees	775.00	18.08%	8,525.00	12.68%
Postage/Delivery	8.55	0.20%	437.74	0.65%
Total Administrative Expenses	864.60	20.17%	11,983.25	17.82%
Property Expenses				
Electrical Repair/Maint	251.53	5.87%	4,781.00	7.11%
Landscape-Maint	2,955.23	68.95%	36,968.58	54.99%
Signage Install/Maint	0.00	0.00%	9,518.07	14.16%
Total Property Expenses	3,206.76	74.82%	51,267.65	76.26%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	3.06%
Ins-F&EC or Package	105.00	2.45%	970.00	1.44%
Taxes-Property	0.00	0.00%	186.50	0.28%
Total Tax/Ins/Interest Exp	105.00	2.45%	3,214.50	4.78%
Utility Expenses				
Electric	80.82	1.89%	627.04	0.93%
Water	28.69	0.67%	135.99	0.20%
Total Utility Expenses	109.51	2.56%	763.03	1.13%
Total Expense	4,285.87	100.00%	67,228.43	100.00%
Fund Change	(4,280.36)		28,413.06	

Cotton Crossing Owners Association (New Braunfels)
Budget Comparison
Period 11/1/2022 To 11/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	$ Var	% Var	Actual	Budget	$ Var	% Var	Annual
Income									
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	0.00	0.00	0.00	0.00%	9,895.13	0.00	9,895.13	0.00%	0.00
Interest Income	5.51	0.00	5.51	0.00%	66.48	0.00	66.48	0.00%	0.00
Late Fee	0.00	0.00	0.00	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	5.51	0.00	5.51	0.00%	11,555.94	0.00	11,555.94	0.00%	0.00
Total Income	5.51	0.00	5.51	0.00%	95,641.49	0.00	95,641.49	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	81.05	0.00	81.05	0.00%	1,424.15	0.00	1,424.15	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%	8,525.00	0.00	8,525.00	0.00%	0.00
Postage/Delivery	8.55	0.00	8.55	0.00%	437.74	0.00	437.74	0.00%	0.00
Total Administrative Expenses	864.60	0.00	864.60	0.00%	11,983.25	0.00	11,983.25	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	251.53	0.00	251.53	0.00%	4,781.00	0.00	4,781.00	0.00%	0.00
Landscape-Maint	2,955.23	0.00	2,955.23	0.00%	36,968.58	0.00	36,968.58	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	3,206.76	0.00	3,206.76	0.00%	51,267.65	0.00	51,267.65	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%	970.00	0.00	970.00	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%	3,214.50	0.00	3,214.50	0.00%	0.00
Utility Expenses									
Electric	80.82	0.00	80.82	0.00%	627.04	0.00	627.04	0.00%	0.00
Water	28.69	0.00	28.69	0.00%	135.99	0.00	135.99	0.00%	0.00
Total Utility Expenses	109.51	0.00	109.51	0.00%	763.03	0.00	763.03	0.00%	0.00
Total Expense	4,285.87	0.00	4,285.87	0.00%	67,228.43	0.00	67,228.43	0.00%	0.00
Fund Change	(4,280.36)	0.00	(4,280.36)	0.00%	28,413.06	0.00	28,413.06	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)

12 Month Income Statement with Annual Variance Estimate

Period 11/1/2022 To 11/30/2022 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															
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	6	0	66	0	66
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	6	0	11,556	0	11,556
TOTAL INCOME	75,710	6,279	429	6	675	6	2,547	48	6	9,931	6	0	95,641	0	95,641
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	68	151	81	0	1,424	0	1,424
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	775	0	8,525	0	8,525
Postage/Delivery	303	3	1	1	109	3	(22)	7	4	22	9	0	438	0	438
TOTAL Administrative Expense	1,775	799	1,077	777	1,545	1,193	994	985	1,026	948	865	0	11,983	0	11,983
Property Expenses															
Electrical Repair/Maint	0	0	0	0	0	0	1,629	0	0	2,901	252	0	4,781	0	4,781
Landscape-Maint	2,914	0	2,955	2,955	2,955	5,910	2,955	7,457	0	5,910	2,955	0	36,969	0	36,969
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	3,207	0	51,268	0	51,268
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	105	105	105	0	970	0	970
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	105	0	3,215	0	3,215
Utility Expenses															
Electric	55	56	55	54	54	54	57	75	56	31	81	0	627	0	627
Water	13	13	13	13	13	13	13	0	14	0	29	0	136	0	136
TOTAL Utility Expenses	69	69	69	67	67	67	70	75	71	31	110	0	763	0	763
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	5,754	13,208	6,149	9,894	4,286	0	67,228	0	67,228
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	(3,207)	(13,160)	(6,144)	37	(4,280)	0	28,413	0	28,413