

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 12/31/2022

Assets

Cash

Cking - Western Alliance	52,652.50	
MMA - Western Alliance	35,045.99	
Total Cash	<u>87,698.49</u>	
Total Assets		<u>87,698.49</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	5,738.10	
Total Prepaid Assessments	<u>5,738.10</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	23,124.34	
Total Fund Balance	<u>81,960.39</u>	
Total Liabilities & Equity		<u>87,698.49</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	84,085.55	87.89%
Total Assessments	0.00	0.00%	84,085.55	87.89%
Other Income				
Insurance Proceeds	0.00	0.00%	9,895.13	10.34%
Interest Income	1.15	3.65%	67.63	0.07%
Late Fee	30.38	96.35%	1,259.71	1.32%
AR Fee Income	0.00	0.00%	365.00	0.38%
Total Other Income	31.53	100.00%	11,587.47	12.11%
Total Income	31.53	100.00%	95,673.02	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	0.65%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Copies	84.55	1.59%	1,508.70	2.08%
Admin-AR Fees	0.00	0.00%	244.00	0.34%
Legal Expense	0.00	0.00%	867.36	1.20%
Management Fees	775.00	14.57%	9,300.00	12.82%
Office Supplies	1,122.83	21.10%	1,122.83	1.55%
Postage/Delivery	9.69	0.18%	447.43	0.62%
Total Administrative Expenses	1,992.07	37.44%	13,975.32	19.26%
Property Expenses				
Electrical Repair/Maint	183.49	3.45%	4,964.49	6.84%
Landscape-Maint	2,955.23	55.55%	39,923.81	55.03%
Signage Install/Maint	0.00	0.00%	9,518.07	13.12%
Total Property Expenses	3,138.72	59.00%	54,406.37	74.99%
Tax/Ins/Interest Exp				
Ins-D & O	0.00	0.00%	2,058.00	2.84%
Ins-F&EC or Package	120.00	2.26%	1,090.00	1.50%
Taxes-Property	0.00	0.00%	186.50	0.26%
Total Tax/Ins/Interest Exp	120.00	2.26%	3,334.50	4.60%
Utility Expenses				
Electric	55.03	1.03%	682.07	0.94%
Water	14.43	0.27%	150.42	0.21%
Total Utility Expenses	69.46	1.31%	832.49	1.15%
Total Expense	5,320.25	100.00%	72,548.68	100.00%
Fund Change	(5,288.72)		23,124.34	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 12/1/2022 To 12/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
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	1.15	0.00	1.15	0.00%	67.63	0.00	67.63	0.00%	0.00
Late Fee	30.38	0.00	30.38	0.00%	1,259.71	0.00	1,259.71	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	31.53	0.00	31.53	0.00%	11,587.47	0.00	11,587.47	0.00%	0.00
Total Income	31.53	0.00	31.53	0.00%	95,673.02	0.00	95,673.02	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	84.55	0.00	84.55	0.00%	1,508.70	0.00	1,508.70	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%	9,300.00	0.00	9,300.00	0.00%	0.00
Office Supplies	1,122.83	0.00	1,122.83	0.00%	1,122.83	0.00	1,122.83	0.00%	0.00
Postage/Delivery	9.69	0.00	9.69	0.00%	447.43	0.00	447.43	0.00%	0.00
Total Administrative Expenses	1,992.07	0.00	1,992.07	0.00%	13,975.32	0.00	13,975.32	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	183.49	0.00	183.49	0.00%	4,964.49	0.00	4,964.49	0.00%	0.00
Landscape-Maint	2,955.23	0.00	2,955.23	0.00%	39,923.81	0.00	39,923.81	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	3,138.72	0.00	3,138.72	0.00%	54,406.37	0.00	54,406.37	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%	1,090.00	0.00	1,090.00	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%	3,334.50	0.00	3,334.50	0.00%	0.00
Utility Expenses									
Electric	55.03	0.00	55.03	0.00%	682.07	0.00	682.07	0.00%	0.00
Water	14.43	0.00	14.43	0.00%	150.42	0.00	150.42	0.00%	0.00
Total Utility Expenses	69.46	0.00	69.46	0.00%	832.49	0.00	832.49	0.00%	0.00
Total Expense	5,320.25	0.00	5,320.25	0.00%	72,548.68	0.00	72,548.68	0.00%	0.00
Fund Change	(5,288.72)	0.00	(5,288.72)	0.00%	23,124.34	0.00	23,124.34	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 12/1/2022 To 12/31/2022 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	6	1	68	0	68
Late Fee	0	61	16	0	72	0	1,047	3	0	30	0	30	1,260	0	1,260
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	32	11,587	0	11,587
TOTAL INCOME	75,710	6,279	429	6	675	6	2,547	48	6	9,931	6	32	95,673	0	95,673
<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	81	85	1,509	0	1,509
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	775	9,300	0	9,300
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	1,123	1,123	0	1,123
Postage/Delivery	303	3	1	1	109	3	(22)	7	4	22	9	10	447	0	447
TOTAL Administrative Expense	1,775	799	1,077	777	1,545	1,193	994	985	1,026	948	865	1,992	13,975	0	13,975
<u>Property Expenses</u>															
Electrical Repair/Maint	0	0	0	0	0	0	1,629	0	0	2,901	252	183	4,964	0	4,964
Landscape-Maint	2,914	0	2,955	2,955	2,955	5,910	2,955	7,457	0	5,910	2,955	2,955	39,924	0	39,924
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	3,139	54,406	0	54,406
<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	105	120	1,090	0	1,090
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	120	3,335	0	3,335
<u>Utility Expenses</u>															
Electric	55	56	55	54	54	54	57	75	56	31	81	55	682	0	682
Water	13	13	13	13	13	13	13	0	14	0	29	14	150	0	150
TOTAL Utility Expenses	69	69	69	67	67	67	70	75	71	31	110	69	832	0	832
TOTAL EXPENSES	4,758	867	4,287	6,082	4,667	7,276	5,754	13,208	6,149	9,894	4,286	5,320	72,549	0	72,549
Excess Revenue / Expense	70,952	5,412	(3,859)	(6,075)	(3,993)	(7,270)	(3,207)	(13,160)	(6,144)	37	(4,280)	(5,289)	23,124	0	23,124