

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 01/31/2023

Assets

Cash

Cking - Western Alliance	119,536.86	
MMA - Western Alliance	35,054.92	
Total Cash	<u>154,591.78</u>	
Total Assets		<u>154,591.78</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	896.91	
Total Prepaid Assessments	<u>896.91</u>	

Fund Balance

Fund Change-Prior Mgr	(27,684.15)	
Fund Change-RE Oper	4.47	
Fund Change 2021	(29,105.52)	
Fund Change 2022	23,124.34	
Tran Fr Prior Mgr	115,625.72	
Fund Change	71,730.01	
Total Fund Balance	<u>153,694.87</u>	
Total Liabilities & Equity		<u>154,591.78</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	73,299.79	99.93%	73,299.79	99.93%
Total Assessments	73,299.79	99.93%	73,299.79	99.93%
Other Income				
Interest Income	6.48	0.01%	6.48	0.01%
Late Fee	46.47	0.06%	46.47	0.06%
Total Other Income	52.95	0.07%	52.95	0.07%
Total Income	73,352.74	100.00%	73,352.74	100.00%
Expense				
Administrative Expenses				
Copies	394.40	24.30%	394.40	24.30%
Management Fees	775.00	47.76%	775.00	47.76%
Postage/Delivery	120.84	7.45%	120.84	7.45%
Total Administrative Expenses	1,290.24	79.51%	1,290.24	79.51%
Property Expenses				
Electrical Repair/Maint	132.50	8.17%	132.50	8.17%
Total Property Expenses	132.50	8.17%	132.50	8.17%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	130.00	8.01%	130.00	8.01%
Total Tax/Ins/Interest Exp	130.00	8.01%	130.00	8.01%
Utility Expenses				
Electric	55.67	3.43%	55.67	3.43%
Water	14.32	0.88%	14.32	0.88%
Total Utility Expenses	69.99	4.31%	69.99	4.31%
Total Expense	1,622.73	100.00%	1,622.73	100.00%
Fund Change	71,730.01		71,730.01	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 1/1/2023 To 1/31/2023 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	73,299.79	0.00	73,299.79	0.00%	73,299.79	0.00	73,299.79	0.00%	0.00
Total Assessments	73,299.79	0.00	73,299.79	0.00%	73,299.79	0.00	73,299.79	0.00%	0.00
Other Income									
Interest Income	6.48	0.00	6.48	0.00%	6.48	0.00	6.48	0.00%	0.00
Late Fee	46.47	0.00	46.47	0.00%	46.47	0.00	46.47	0.00%	0.00
Total Other Income	52.95	0.00	52.95	0.00%	52.95	0.00	52.95	0.00%	0.00
Total Income	73,352.74	0.00	73,352.74	0.00%	73,352.74	0.00	73,352.74	0.00%	0.00
<u>Expense</u>									
Administrative Expenses									
Copies	394.40	0.00	394.40	0.00%	394.40	0.00	394.40	0.00%	0.00
Management Fees	775.00	0.00	775.00	0.00%	775.00	0.00	775.00	0.00%	0.00
Postage/Delivery	120.84	0.00	120.84	0.00%	120.84	0.00	120.84	0.00%	0.00
Total Administrative Expenses	1,290.24	0.00	1,290.24	0.00%	1,290.24	0.00	1,290.24	0.00%	0.00
Property Expenses									
Electrical Repair/Maint	132.50	0.00	132.50	0.00%	132.50	0.00	132.50	0.00%	0.00
Total Property Expenses	132.50	0.00	132.50	0.00%	132.50	0.00	132.50	0.00%	0.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	130.00	0.00	130.00	0.00%	130.00	0.00	130.00	0.00%	0.00
Total Tax/Ins/Interest Exp	130.00	0.00	130.00	0.00%	130.00	0.00	130.00	0.00%	0.00
Utility Expenses									
Electric	55.67	0.00	55.67	0.00%	55.67	0.00	55.67	0.00%	0.00
Water	14.32	0.00	14.32	0.00%	14.32	0.00	14.32	0.00%	0.00
Total Utility Expenses	69.99	0.00	69.99	0.00%	69.99	0.00	69.99	0.00%	0.00
Total Expense	1,622.73	0.00	1,622.73	0.00%	1,622.73	0.00	1,622.73	0.00%	0.00
Fund Change	71,730.01	0.00	71,730.01	0.00%	71,730.01	0.00	71,730.01	0.00%	0.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	73,300	0	0	0	0	0	0	0	0	0	0	0	73,300	0	73,300
TOTAL Assessments	73,300	0	0	0	0	0	0	0	0	0	0	0	73,300	0	73,300
<u>Other Income</u>															
Interest Income	6	0	0	0	0	0	0	0	0	0	0	0	6	0	6
Late Fee	46	0	0	0	0	0	0	0	0	0	0	0	46	0	46
TOTAL Other Income	53	0	0	0	0	0	0	0	0	0	0	0	53	0	53
TOTAL INCOME	73,353	0	0	0	0	0	0	0	0	0	0	0	73,353	0	73,353
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Copies	394	0	0	0	0	0	0	0	0	0	0	0	394	0	394
Management Fees	775	0	0	0	0	0	0	0	0	0	0	0	775	0	775
Postage/Delivery	121	0	0	0	0	0	0	0	0	0	0	0	121	0	121
TOTAL Administrative Expense	1,290	0	0	0	0	0	0	0	0	0	0	0	1,290	0	1,290
<u>Property Expenses</u>															
Electrical Repair/Maint	133	0	0	0	0	0	0	0	0	0	0	0	133	0	133
TOTAL Property Expenses	133	0	0	0	0	0	0	0	0	0	0	0	133	0	133
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	130	0	0	0	0	0	0	0	0	0	0	0	130	0	130
TOTAL Tax/Ins/Interest Exp	130	0	0	0	0	0	0	0	0	0	0	0	130	0	130
<u>Utility Expenses</u>															
Electric	56	0	0	0	0	0	0	0	0	0	0	0	56	0	56
Water	14	0	0	0	0	0	0	0	0	0	0	0	14	0	14
TOTAL Utility Expenses	70	0	0	0	0	0	0	0	0	0	0	0	70	0	70
TOTAL EXPENSES	1,623	0	0	0	0	0	0	0	0	0	0	0	1,623	0	1,623
Excess Revenue / Expense	71,730	0	0	0	0	0	0	0	0	0	0	0	71,730	0	71,730