

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 02/28/2023

Assets

Cash

Cking - Western Alliance	103,861.05	
MMA - Western Alliance	35,058.96	
Total Cash	<u>138,920.01</u>	
Total Assets		<u>138,920.01</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	965.91	
Total Prepaid Assessments	<u>965.91</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	55,989.24	
Total Fund Balance	<u>137,954.10</u>	
Total Liabilities & Equity		<u>138,920.01</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	6,635.89	97.70%	79,935.68	99.74%
Total Assessments	6,635.89	97.70%	79,935.68	99.74%
Other Income				
Interest Income	6.40	0.09%	12.88	0.02%
Late Fee	149.77	2.21%	196.24	0.24%
Total Other Income	156.17	2.30%	209.12	0.26%
Total Income	6,792.06	100.00%	80,144.80	100.00%
Expense				
Administrative Expenses				
Copies	968.85	4.30%	1,363.25	5.64%
Management Fees	775.00	3.44%	1,550.00	6.42%
Postage/Delivery	321.45	1.43%	442.29	1.83%
Total Administrative Expenses	2,065.30	9.17%	3,355.54	13.89%
Property Expenses				
Electrical Repair/Maint	351.71	1.56%	484.21	2.00%
Landscape-Maint	5,910.46	26.23%	5,910.46	24.47%
Landscape-Tree Maint	13,950.00	61.91%	13,950.00	57.75%
Total Property Expenses	20,212.17	89.70%	20,344.67	84.22%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	130.00	0.54%
Taxes-Property	187.05	0.83%	187.05	0.77%
Total Tax/Ins/Interest Exp	187.05	0.83%	317.05	1.31%
Utility Expenses				
Electric	53.99	0.24%	109.66	0.45%
Water	14.32	0.06%	28.64	0.12%
Total Utility Expenses	68.31	0.30%	138.30	0.57%
Total Expense	22,532.83	100.00%	24,155.56	100.00%
Fund Change	(15,740.77)		55,989.24	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	6,635.89	7,016.00	(380.11)	5.42%	79,935.68	14,032.00	65,903.68	-469.67%	84,196.00
Total Assessments	6,635.89	7,016.00	(380.11)	5.42%	79,935.68	14,032.00	65,903.68	-469.67%	84,196.00
Other Income									
Interest Income	6.40	6.00	0.40	-6.67%	12.88	12.00	0.88	-7.33%	5.00
Late Fee	149.77	13.00	136.77	-1052.08%	196.24	26.00	170.24	-654.77%	150.00
AR Fee Income	0.00	15.00	(15.00)	100.00%	0.00	30.00	(30.00)	100.00%	175.00
Total Other Income	156.17	34.00	122.17	-359.32%	209.12	68.00	141.12	-207.53%	330.00
Total Income	6,792.06	7,050.00	(257.94)	3.66%	80,144.80	14,100.00	66,044.80	-468.40%	84,526.00
Expense									
Administrative Expenses									
Accounting	0.00	83.00	(83.00)	100.00%	0.00	166.00	(166.00)	100.00%	1,000.00
Bank Charges - Return Pymt	0.00	25.00	(25.00)	100.00%	0.00	25.00	(25.00)	100.00%	50.00
Copies	968.85	17.00	951.85	-5599.12%	1,363.25	34.00	1,329.25	-3909.56%	200.00
Admin-AR Fees	0.00	33.00	(33.00)	100.00%	0.00	66.00	(66.00)	100.00%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	250.00	(250.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	1,550.00	1,550.00	0.00	0.00%	0.00
Postage/Delivery	321.45	25.00	296.45	-1185.80%	442.29	50.00	392.29	-784.58%	300.00
Total Administrative Expenses	2,065.30	1,083.00	982.30	-90.70%	3,355.54	2,141.00	1,214.54	-56.73%	3,450.00
Property Expenses									
Electrical Repair/Maint	351.71	0.00	351.71	0.00%	484.21	250.00	234.21	-93.68%	1,000.00
Landscape-Maint	5,910.46	2,955.00	2,955.46	-100.02%	5,910.46	5,910.00	0.46	-0.01%	35,460.00
Landscape-Tree Maint	13,950.00	0.00	13,950.00	0.00%	13,950.00	0.00	13,950.00	0.00%	0.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1.00
Total Property Expenses	20,212.17	2,955.00	17,257.17	-584.00%	20,344.67	6,160.00	14,184.67	-230.27%	36,461.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	130.00	0.00	130.00	0.00%	0.00
Taxes-Property	187.05	0.00	187.05	0.00%	187.05	0.00	187.05	0.00%	1.00
Total Tax/Ins/Interest Exp	187.05	0.00	187.05	0.00%	317.05	0.00	317.05	0.00%	1.00
Utility Expenses									
Electric	53.99	171.00	(117.01)	68.43%	109.66	342.00	(232.34)	67.94%	2,050.00
Water	14.32	52.00	(37.68)	72.46%	28.64	104.00	(75.36)	72.46%	625.00
Total Utility Expenses	68.31	223.00	(154.69)	69.37%	138.30	446.00	(307.70)	68.99%	2,675.00
Total Expense	22,532.83	4,261.00	18,271.83	-428.82%	24,155.56	8,747.00	15,408.56	-176.16%	42,587.00
Fund Change	(15,740.77)	2,789.00	(18,529.77)	664.39%	55,989.24	5,353.00	50,636.24	-945.94%	41,939.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2023 To 2/28/2023 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	6,636	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	150,100	84,196	65,904
TOTAL Assessments	73,300	6,636	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	150,100	84,196	65,904
<u>Other Income</u>															
Insurance Proceeds	0	0	0	0	0	0	0	0	0	9,895	0	(9,895)	0	0	0
Interest Income	6	6	7	6	6	6	6	6	6	6	6	(62)	6	5	1
Late Fee	46	150	13	13	13	13	13	13	13	13	13	7	320	150	170
AR Fee Income	0	0	15	15	15	15	15	15	15	15	15	10	145	175	(30)
NSF Fees	0	0	25	0	0	0	(25)	0	0	0	0	0	0	0	0
TOTAL Other Income	53	156	60	34	34	34	9	34	34	9,929	34	(9,940)	471	330	141
TOTAL INCOME	73,353	6,792	7,076	7,050	7,050	7,050	7,025	7,050	7,050	16,945	7,050	(2,920)	150,571	84,526	66,045
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000	(166)
Bank Charges - Return Pymt	0	0	0	0	0	0	0	0	0	0	0	25	25	50	(25)
Copies	394	969	17	17	17	17	17	17	17	17	17	13	1,529	200	1,329
Admin-AR Fees	0	0	33	33	33	33	33	33	33	33	33	37	334	400	(66)
Legal Expense	0	0	125	125	125	125	125	125	125	125	125	125	1,250	1,500	(250)
Management Fees	775	775	775	775	775	775	775	775	775	775	775	(8,525)	0	0	0
Postage/Delivery	121	321	25	25	25	25	25	25	25	25	25	25	692	300	392
TOTAL Administrative Expense	1,290	2,065	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	(8,213)	4,665	3,450	1,215
<u>Property Expenses</u>															
Electrical Repair/Maint	133	352	0	250	0	0	250	0	0	250	0	0	1,234	1,000	234
Landscape-Maint	0	5,910	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	35,460	35,460	0
Landscape-Tree Maint	0	13,950	0	0	0	0	0	0	0	0	0	0	13,950	0	13,950
Signage Install/Maint	0	0	0	0	0	0	0	4,571	4,948	0	0	(9,518)	1	1	0
TOTAL Property Expenses	133	20,212	2,955	3,205	2,955	2,955	3,205	7,526	7,903	3,205	2,955	(6,563)	50,646	36,461	14,185
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	2,058	0	0	0	0	0	0	0	(2,058)	0	0	0
Ins-F&EC or Package	130	0	0	225	100	105	105	120	105	105	105	(970)	130	0	130
Taxes-Property	0	187	187	0	0	0	0	0	0	0	0	(186)	188	1	187
TOTAL Tax/Ins/Interest Exp	130	187	187	2,283	100	105	105	120	105	105	105	(3,214)	318	1	317
<u>Utility Expenses</u>															
Electric	56	54	171	171	171	171	171	171	171	171	171	169	1,818	2,050	(232)
Water	14	14	52	52	52	52	52	52	52	52	52	53	550	625	(75)
TOTAL Utility Expenses	70	68	223	223	223	223	223	223	223	223	223	222	2,367	2,675	(308)
TOTAL EXPENSES	1,623	22,533	4,423	6,769	4,336	4,341	4,591	8,927	9,289	4,591	4,341	(17,768)	57,996	42,587	15,409
Excess Revenue / Expense	71,730	(15,741)	2,653	281	2,714	2,709	2,434	(1,877)	(2,239)	12,354	2,709	14,848	92,575	41,939	50,636