

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 03/31/2023

Assets

Cash

Cking - Western Alliance	102,011.50	
MMA - Western Alliance	35,063.42	
Total Cash	<u>137,074.92</u>	
Total Assets		<u>137,074.92</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	571.91	
Total Prepaid Assessments	<u>571.91</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	54,538.15	
Total Fund Balance	<u>136,503.01</u>	
Total Liabilities & Equity		<u>137,074.92</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 3/1/2023 To 3/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	2,640.27	88.89%	82,575.95	99.35%
Total Assessments	2,640.27	88.89%	82,575.95	99.35%
Other Income				
Interest Income	6.80	0.23%	19.68	0.02%
Late Fee	233.10	7.85%	429.34	0.52%
AR Fee Income	90.00	3.03%	90.00	0.11%
Total Other Income	329.90	11.11%	539.02	0.65%
Total Income	2,970.17	100.00%	83,114.97	100.00%
Expense				
Administrative Expenses				
Copies	134.20	3.04%	1,497.45	5.24%
Admin-AR Fees	68.00	1.54%	68.00	0.24%
Management Fees	775.00	17.53%	2,325.00	8.14%
Misc General Expense	60.00	1.36%	60.00	0.21%
Postage/Delivery	7.20	0.16%	449.49	1.57%
Total Administrative Expenses	1,044.40	23.62%	4,399.94	15.40%
Property Expenses				
Electrical Repair/Maint	0.00	0.00%	484.21	1.69%
Landscape-Maint	3,198.80	72.35%	9,109.26	31.88%
Landscape-Tree Maint	0.00	0.00%	13,950.00	48.82%
Signage Install/Maint	110.00	2.49%	110.00	0.38%
Total Property Expenses	3,308.80	74.84%	23,653.47	82.77%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	130.00	0.45%
Taxes-Property	0.00	0.00%	187.05	0.65%
Total Tax/Ins/Interest Exp	0.00	0.00%	317.05	1.11%
Utility Expenses				
Electric	53.62	1.21%	163.28	0.57%
Water	14.44	0.33%	43.08	0.15%
Total Utility Expenses	68.06	1.54%	206.36	0.72%
Total Expense	4,421.26	100.00%	28,576.82	100.00%
Fund Change	(1,451.09)		54,538.15	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 3/1/2023 To 3/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	2,640.27	7,016.00	(4,375.73)	62.37%	82,575.95	21,048.00	61,527.95	-292.32%	84,196.00
Total Assessments	2,640.27	7,016.00	(4,375.73)	62.37%	82,575.95	21,048.00	61,527.95	-292.32%	84,196.00
Other Income									
Interest Income	6.80	7.00	(0.20)	2.86%	19.68	19.00	0.68	-3.58%	5.00
Late Fee	233.10	13.00	220.10	-1693.08%	429.34	39.00	390.34	-1000.87%	150.00
AR Fee Income	90.00	15.00	75.00	-500.00%	90.00	45.00	45.00	-100.00%	175.00
NSF Fees	0.00	25.00	(25.00)	100.00%	0.00	25.00	(25.00)	100.00%	0.00
Total Other Income	329.90	60.00	269.90	-449.83%	539.02	128.00	411.02	-321.11%	330.00
Total Income	2,970.17	7,076.00	(4,105.83)	58.02%	83,114.97	21,176.00	61,938.97	-292.50%	84,526.00
Expense									
Administrative Expenses									
Accounting	0.00	83.00	(83.00)	100.00%	0.00	249.00	(249.00)	100.00%	1,000.00
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	0.00	25.00	(25.00)	100.00%	50.00
Copies	134.20	17.00	117.20	-689.41%	1,497.45	51.00	1,446.45	-2836.18%	200.00
Admin-AR Fees	68.00	33.00	35.00	-106.06%	68.00	99.00	(31.00)	31.31%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	375.00	(375.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	2,325.00	2,325.00	0.00	0.00%	0.00
Misc General Expense	60.00	0.00	60.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Postage/Delivery	7.20	25.00	(17.80)	71.20%	449.49	75.00	374.49	-499.32%	300.00
Total Administrative Expenses	1,044.40	1,058.00	(13.60)	1.29%	4,399.94	3,199.00	1,200.94	-37.54%	3,450.00
Property Expenses									
Electrical Repair/Maint	0.00	0.00	0.00	0.00%	484.21	250.00	234.21	-93.68%	1,000.00
Landscape-Maint	3,198.80	2,955.00	243.80	-8.25%	9,109.26	8,865.00	244.26	-2.76%	35,460.00
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	13,950.00	0.00	13,950.00	0.00%	0.00
Signage Install/Maint	110.00	0.00	110.00	0.00%	110.00	0.00	110.00	0.00%	1.00
Total Property Expenses	3,308.80	2,955.00	353.80	-11.97%	23,653.47	9,115.00	14,538.47	-159.50%	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	0.00	187.00	(187.00)	100.00%	187.05	187.00	0.05	-0.03%	1.00
Total Tax/Ins/Interest Exp	0.00	187.00	(187.00)	100.00%	317.05	187.00	130.05	-69.55%	1.00
Utility Expenses									
Electric	53.62	171.00	(117.38)	68.64%	163.28	513.00	(349.72)	68.17%	2,050.00
Water	14.44	52.00	(37.56)	72.23%	43.08	156.00	(112.92)	72.38%	625.00
Total Utility Expenses	68.06	223.00	(154.94)	69.48%	206.36	669.00	(462.64)	69.15%	2,675.00
Total Expense	4,421.26	4,423.00	(1.74)	0.04%	28,576.82	13,170.00	15,406.82	-116.98%	42,587.00
Fund Change	(1,451.09)	2,653.00	(4,104.09)	154.70%	54,538.15	8,006.00	46,532.15	-581.22%	41,939.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 3/1/2023 To 3/31/2023 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	6,636	2,640	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	145,724	84,196	61,528
TOTAL Assessments	73,300	6,636	2,640	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	145,724	84,196	61,528
<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	233	13	13	13	13	13	13	13	13	7	540	150	390
AR Fee Income	0	0	90	15	15	15	15	15	15	15	15	10	220	175	45
NSF Fees	0	0	0	0	0	0	(25)	0	0	0	0	0	(25)	0	(25)
TOTAL Other Income	53	156	330	34	34	34	9	34	34	9,929	34	(9,940)	741	330	411
TOTAL INCOME	73,353	6,792	2,970	7,050	7,050	7,050	7,025	7,050	7,050	16,945	7,050	(2,920)	146,465	84,526	61,939
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	83	83	83	83	83	83	83	83	87	751	1,000	(249)
Bank Charges - Return Pymt	0	0	0	0	0	0	0	0	0	0	0	25	25	50	(25)
Copies	394	969	134	17	17	17	17	17	17	17	17	13	1,646	200	1,446
Admin-AR Fees	0	0	68	33	33	33	33	33	33	33	33	37	369	400	(31)
Legal Expense	0	0	0	125	125	125	125	125	125	125	125	125	1,125	1,500	(375)
Management Fees	775	775	775	775	775	775	775	775	775	775	775	(8,525)	0	0	0
Misc General Expense	0	0	60	0	0	0	0	0	0	0	0	0	60	0	60
Postage/Delivery	121	321	7	25	25	25	25	25	25	25	25	25	674	300	374
TOTAL Administrative Expenses	1,290	2,065	1,044	1,058	1,058	1,058	1,058	1,058	1,058	1,058	1,058	(8,213)	4,651	3,450	1,201
<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	3,199	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	35,704	35,460	244
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	110	0	0	0	0	4,571	4,948	0	0	(9,518)	111	1	110
TOTAL Property Expenses	133	20,212	3,309	3,205	2,955	2,955	3,205	7,526	7,903	3,205	2,955	(6,563)	50,999	36,461	14,538
<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	0	0	0	0	0	0	0	0	0	(186)	1	1	0
TOTAL Tax/Ins/Interest Exp	130	187	0	2,283	100	105	105	120	105	105	105	(3,214)	131	1	130
<u>Utility Expenses</u>															
Electric	56	54	54	171	171	171	171	171	171	171	171	169	1,700	2,050	(350)
Water	14	14	14	52	52	52	52	52	52	52	52	53	512	625	(113)
TOTAL Utility Expenses	70	68	68	223	223	223	223	223	223	223	223	222	2,212	2,675	(463)
TOTAL EXPENSES	1,623	22,533	4,421	6,769	4,336	4,341	4,591	8,927	9,289	4,591	4,341	(17,768)	57,994	42,587	15,407
Excess Revenue / Expense	71,730	(15,741)	(1,451)	281	2,714	2,709	2,434	(1,877)	(2,239)	12,354	2,709	14,848	88,471	41,939	46,532