

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 04/30/2023

Assets

Cash

Cking - Western Alliance	101,263.37	
MMA - Western Alliance	35,067.75	
Total Cash	<u>136,331.12</u>	
Total Assets		<u>136,331.12</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	601.91	
Total Prepaid Assessments	<u>601.91</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	53,764.35	
Total Fund Balance	<u>135,729.21</u>	
Total Liabilities & Equity		<u>136,331.12</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	325.50	66.46%	82,901.45	99.16%
Total Assessments	325.50	66.46%	82,901.45	99.16%
Other Income				
Interest Income	6.45	1.32%	26.13	0.03%
Late Fee	112.84	23.04%	542.18	0.65%
AR Fee Income	45.00	9.19%	135.00	0.16%
Total Other Income	164.29	33.54%	703.31	0.84%
Total Income	489.79	100.00%	83,604.76	100.00%
Expense				
Administrative Expenses				
Copies	0.00	0.00%	1,497.45	5.02%
Admin-AR Fees	229.00	18.12%	297.00	1.00%
Management Fees	775.00	61.33%	3,100.00	10.39%
Misc General Expense	0.00	0.00%	60.00	0.20%
Postage/Delivery	0.00	0.00%	449.49	1.51%
Total Administrative Expenses	1,004.00	79.46%	5,403.94	18.11%
Property Expenses				
Electrical Repair/Maint	0.00	0.00%	484.21	1.62%
Landscape-Maint	0.00	0.00%	9,109.26	30.53%
Landscape-Tree Maint	0.00	0.00%	13,950.00	46.75%
Signage Install/Maint	111.80	8.85%	221.80	0.74%
Total Property Expenses	111.80	8.85%	23,765.27	79.64%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	79.60	6.30%	209.60	0.70%
Taxes-Property	0.00	0.00%	187.05	0.63%
Total Tax/Ins/Interest Exp	79.60	6.30%	396.65	1.33%
Utility Expenses				
Electric	53.79	4.26%	217.07	0.73%
Water	14.40	1.14%	57.48	0.19%
Total Utility Expenses	68.19	5.40%	274.55	0.92%
Total Expense	1,263.59	100.00%	29,840.41	100.00%
Fund Change	(773.80)		53,764.35	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	325.50	7,016.00	(6,690.50)	95.36%	82,901.45	28,064.00	54,837.45	-195.40%	84,196.00
Total Assessments	325.50	7,016.00	(6,690.50)	95.36%	82,901.45	28,064.00	54,837.45	-195.40%	84,196.00
Other Income									
Interest Income	6.45	6.00	0.45	-7.50%	26.13	25.00	1.13	-4.52%	5.00
Late Fee	112.84	13.00	99.84	-768.00%	542.18	52.00	490.18	-942.65%	150.00
AR Fee Income	45.00	15.00	30.00	-200.00%	135.00	60.00	75.00	-125.00%	175.00
NSF Fees	0.00	0.00	0.00	0.00%	0.00	25.00	(25.00)	100.00%	0.00
Total Other Income	164.29	34.00	130.29	-383.21%	703.31	162.00	541.31	-334.14%	330.00
Total Income	489.79	7,050.00	(6,560.21)	93.05%	83,604.76	28,226.00	55,378.76	-196.20%	84,526.00
Expense									
Administrative Expenses									
Accounting	0.00	83.00	(83.00)	100.00%	0.00	332.00	(332.00)	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	0.00	17.00	(17.00)	100.00%	1,497.45	68.00	1,429.45	-2102.13%	200.00
Admin-AR Fees	229.00	33.00	196.00	-593.94%	297.00	132.00	165.00	-125.00%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	500.00	(500.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	3,100.00	3,100.00	0.00	0.00%	0.00
Misc General Expense	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Postage/Delivery	0.00	25.00	(25.00)	100.00%	449.49	100.00	349.49	-349.49%	300.00
Total Administrative Expenses	1,004.00	1,058.00	(54.00)	5.10%	5,403.94	4,257.00	1,146.94	-26.94%	3,450.00
Property Expenses									
Electrical Repair/Maint	0.00	250.00	(250.00)	100.00%	484.21	500.00	(15.79)	3.16%	1,000.00
Landscape-Maint	0.00	2,955.00	(2,955.00)	100.00%	9,109.26	11,820.00	(2,710.74)	22.93%	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	111.80	0.00	111.80	0.00%	221.80	0.00	221.80	0.00%	1.00
Total Property Expenses	111.80	3,205.00	(3,093.20)	96.51%	23,765.27	12,320.00	11,445.27	-92.90%	36,461.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	2,058.00	(2,058.00)	100.00%	0.00	2,058.00	(2,058.00)	100.00%	0.00
Ins-F&EC or Package	79.60	225.00	(145.40)	64.62%	209.60	225.00	(15.40)	6.84%	0.00
Taxes-Property	0.00	0.00	0.00	0.00%	187.05	187.00	0.05	-0.03%	1.00
Total Tax/Ins/Interest Exp	79.60	2,283.00	(2,203.40)	96.51%	396.65	2,470.00	(2,073.35)	83.94%	1.00
Utility Expenses									
Electric	53.79	171.00	(117.21)	68.54%	217.07	684.00	(466.93)	68.26%	2,050.00
Water	14.40	52.00	(37.60)	72.31%	57.48	208.00	(150.52)	72.37%	625.00
Total Utility Expenses	68.19	223.00	(154.81)	69.42%	274.55	892.00	(617.45)	69.22%	2,675.00
Total Expense	1,263.59	6,769.00	(5,505.41)	81.33%	29,840.41	19,939.00	9,901.41	-49.66%	42,587.00
Fund Change	(773.80)	281.00	(1,054.80)	375.37%	53,764.35	8,287.00	45,477.35	-548.78%	41,939.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2023 To 4/30/2023 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	326	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	139,033	84,196	54,837
TOTAL Assessments	73,300	6,636	2,640	326	7,016	7,016	7,016	7,016	7,016	7,016	7,016	7,020	139,033	84,196	54,837
<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	113	13	13	13	13	13	13	13	7	640	150	490
AR Fee Income	0	0	90	45	15	15	15	15	15	15	15	10	250	175	75
NSF Fees	0	0	0	0	0	0	(25)	0	0	0	0	0	(25)	0	(25)
TOTAL Other Income	53	156	330	164	34	34	9	34	34	9,929	34	(9,940)	871	330	541
TOTAL INCOME	73,353	6,792	2,970	490	7,050	7,050	7,025	7,050	7,050	16,945	7,050	(2,920)	139,905	84,526	55,379
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	83	83	83	83	83	83	83	87	668	1,000	(332)
Bank Charges - Return Pymt	0	0	0	0	0	0	0	0	0	0	0	25	25	50	(25)
Copies	394	969	134	0	17	17	17	17	17	17	17	13	1,629	200	1,429
Admin-AR Fees	0	0	68	229	33	33	33	33	33	33	33	37	565	400	165
Legal Expense	0	0	0	0	125	125	125	125	125	125	125	125	1,000	1,500	(500)
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	0	25	25	25	25	25	25	25	25	649	300	349
TOTAL Administrative Expenses	1,290	2,065	1,044	1,004	1,058	1,058	1,058	1,058	1,058	1,058	1,058	(8,213)	4,597	3,450	1,147
<u>Property Expenses</u>															
Electrical Repair/Maint	133	352	0	0	0	0	250	0	0	250	0	0	984	1,000	(16)
Landscape-Maint	0	5,910	3,199	0	2,955	2,955	2,955	2,955	2,955	2,955	2,955	2,955	32,749	35,460	(2,711)
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	112	0	0	0	4,571	4,948	0	0	(9,518)	223	1	222
TOTAL Property Expenses	133	20,212	3,309	112	2,955	2,955	3,205	7,526	7,903	3,205	2,955	(6,563)	47,906	36,461	11,445
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	0	(2,058)	(2,058)	0	(2,058)
Ins-F&EC or Package	130	0	0	80	100	105	105	120	105	105	105	(970)	(15)	0	(15)
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	80	100	105	105	120	105	105	105	(3,214)	(2,072)	1	(2,073)
<u>Utility Expenses</u>															
Electric	56	54	54	54	171	171	171	171	171	171	171	169	1,583	2,050	(467)
Water	14	14	14	14	52	52	52	52	52	52	52	53	474	625	(151)
TOTAL Utility Expenses	70	68	68	68	223	223	223	223	223	223	223	222	2,058	2,675	(617)
TOTAL EXPENSES	1,623	22,533	4,421	1,264	4,336	4,341	4,591	8,927	9,289	4,591	4,341	(17,768)	52,488	42,587	9,901
Excess Revenue / Expense	71,730	(15,741)	(1,451)	(774)	2,714	2,709	2,434	(1,877)	(2,239)	12,354	2,709	14,848	87,416	41,939	45,477