

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 05/31/2023

Assets

Cash

Cking - Western Alliance	91,133.05	
MMA - Western Alliance	35,072.22	
Total Cash	<u>126,205.27</u>	
Total Assets		<u><u>126,205.27</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	621.91	
Total Prepaid Assessments	<u>621.91</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	43,618.50	
Total Fund Balance	<u>125,583.36</u>	
Total Liabilities & Equity		<u><u>126,205.27</u></u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 5/1/2023 To 5/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	0.00	0.00%	82,901.45	99.11%
Total Assessments	0.00	0.00%	82,901.45	99.11%
Other Income				
Interest Income	6.59	17.83%	32.72	0.04%
Late Fee	30.38	82.17%	572.56	0.68%
AR Fee Income	0.00	0.00%	135.00	0.16%
Total Other Income	36.97	100.00%	740.28	0.89%
Total Income	36.97	100.00%	83,641.73	100.00%
Expense				
Administrative Expenses				
Accounting	625.00	6.14%	625.00	1.56%
Copies	160.15	1.57%	1,657.60	4.14%
Admin-AR Fees	0.00	0.00%	297.00	0.74%
Management Fees	775.00	7.61%	3,875.00	9.68%
Misc General Expense	0.00	0.00%	60.00	0.15%
Postage/Delivery	17.40	0.17%	466.89	1.17%
Social Events	148.43	1.46%	148.43	0.37%
Total Administrative Expenses	1,725.98	16.95%	7,129.92	17.81%
Property Expenses				
Electrical Repair/Maint	0.00	0.00%	484.21	1.21%
Landscape-Maint	3,250.21	31.92%	12,359.47	30.88%
Landscape-Tree Maint	0.00	0.00%	13,950.00	34.85%
Maint/Repair	2,163.95	21.25%	2,163.95	5.41%
Signage Install/Maint	0.00	0.00%	221.80	0.55%
Total Property Expenses	5,414.16	53.17%	29,179.43	72.91%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	3,003.30	29.49%	3,212.90	8.03%
Taxes-Property	0.00	0.00%	187.05	0.47%
Total Tax/Ins/Interest Exp	3,003.30	29.49%	3,399.95	8.49%
Utility Expenses				
Electric	25.01	0.25%	242.08	0.60%
Water	14.37	0.14%	71.85	0.18%
Total Utility Expenses	39.38	0.39%	313.93	0.78%
Total Expense	10,182.82	100.00%	40,023.23	100.00%
Fund Change	(10,145.85)		43,618.50	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 5/1/2023 To 5/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	0.00	7,016.00	(7,016.00)	100.00%	82,901.45	35,080.00	47,821.45	-136.32%	84,196.00
Total Assessments	0.00	7,016.00	(7,016.00)	100.00%	82,901.45	35,080.00	47,821.45	-136.32%	84,196.00
Other Income									
Interest Income	6.59	6.00	0.59	-9.83%	32.72	31.00	1.72	-5.55%	5.00
Late Fee	30.38	13.00	17.38	-133.69%	572.56	65.00	507.56	-780.86%	150.00
AR Fee Income	0.00	15.00	(15.00)	100.00%	135.00	75.00	60.00	-80.00%	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	36.97	34.00	2.97	-8.74%	740.28	196.00	544.28	-277.69%	330.00
Total Income	36.97	7,050.00	(7,013.03)	99.48%	83,641.73	35,276.00	48,365.73	-137.11%	84,526.00
Expense									
Administrative Expenses									
Accounting	625.00	83.00	542.00	-653.01%	625.00	415.00	210.00	-50.60%	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	160.15	17.00	143.15	-842.06%	1,657.60	85.00	1,572.60	-1850.12%	200.00
Admin-AR Fees	0.00	33.00	(33.00)	100.00%	297.00	165.00	132.00	-80.00%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	625.00	(625.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	3,875.00	3,875.00	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	17.40	25.00	(7.60)	30.40%	466.89	125.00	341.89	-273.51%	300.00
Social Events	148.43	0.00	148.43	0.00%	148.43	0.00	148.43	0.00%	0.00
Total Administrative Expenses	1,725.98	1,058.00	667.98	-63.14%	7,129.92	5,315.00	1,814.92	-34.15%	3,450.00
Property Expenses									
Electrical Repair/Maint	0.00	0.00	0.00	0.00%	484.21	500.00	(15.79)	3.16%	1,000.00
Landscape-Maint	3,250.21	2,955.00	295.21	-9.99%	12,359.47	14,775.00	(2,415.53)	16.35%	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
Maint/Repair	2,163.95	0.00	2,163.95	0.00%	2,163.95	0.00	2,163.95	0.00%	0.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	221.80	0.00	221.80	0.00%	1.00
Total Property Expenses	5,414.16	2,955.00	2,459.16	-83.22%	29,179.43	15,275.00	13,904.43	-91.03%	36,461.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	2,058.00	(2,058.00)	100.00%	0.00
Ins-F&EC or Package	3,003.30	100.00	2,903.30	-2903.30%	3,212.90	325.00	2,887.90	-888.58%	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	3,003.30	100.00	2,903.30	-2903.30%	3,399.95	2,570.00	829.95	-32.29%	1.00
Utility Expenses									
Electric	25.01	171.00	(145.99)	85.37%	242.08	855.00	(612.92)	71.69%	2,050.00
Water	14.37	52.00	(37.63)	72.37%	71.85	260.00	(188.15)	72.37%	625.00
Total Utility Expenses	39.38	223.00	(183.62)	82.34%	313.93	1,115.00	(801.07)	71.84%	2,675.00
Total Expense	10,182.82	4,336.00	5,846.82	-134.84%	40,023.23	24,275.00	15,748.23	-64.87%	42,587.00
Fund Change	(10,145.85)	2,714.00	(12,859.85)	473.83%	43,618.50	11,001.00	32,617.50	-296.50%	41,939.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2023 To 5/31/2023 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	326	0	7,016	7,016	7,016	7,016	7,016	7,016	7,020	132,017	84,196	47,821
TOTAL Assessments	73,300	6,636	2,640	326	0	7,016	7,016	7,016	7,016	7,016	7,016	7,020	132,017	84,196	47,821
<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	7	6	6	6	6	6	6	(62)	7	5	2
Late Fee	46	150	233	113	30	13	13	13	13	13	13	7	658	150	508
AR Fee Income	0	0	90	45	0	15	15	15	15	15	15	10	235	175	60
NSF Fees	0	0	0	0	0	0	(25)	0	0	0	0	0	(25)	0	(25)
TOTAL Other Income	53	156	330	164	37	34	9	34	34	9,929	34	(9,940)	874	330	544
TOTAL INCOME	73,353	6,792	2,970	490	37	7,050	7,025	7,050	7,050	16,945	7,050	(2,920)	132,892	84,526	48,366
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	625	83	83	83	83	83	83	87	1,210	1,000	210
Bank Charges - Return Pymt	0	0	0	0	0	0	0	0	0	0	0	25	25	50	(25)
Copies	394	969	134	0	160	17	17	17	17	17	17	13	1,773	200	1,573
Admin-AR Fees	0	0	68	229	0	33	33	33	33	33	33	37	532	400	132
Legal Expense	0	0	0	0	0	125	125	125	125	125	125	125	875	1,500	(625)
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	17	25	25	25	25	25	25	25	642	300	342
Social Events	0	0	0	0	148	0	0	0	0	0	0	0	148	0	148
TOTAL Administrative Expense	1,290	2,065	1,044	1,004	1,726	1,058	1,058	1,058	1,058	1,058	1,058	(8,213)	5,265	3,450	1,815
<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	3,250	2,955	2,955	2,955	2,955	2,955	2,955	2,955	33,044	35,460	(2,416)
Landscape-Tree Maint	0	13,950	0	0	0	0	0	0	0	0	0	0	13,950	0	13,950
Maint/Repair	0	0	0	0	2,164	0	0	0	0	0	0	0	2,164	0	2,164
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	5,414	2,955	3,205	7,526	7,903	3,205	2,955	(6,563)	50,365	36,461	13,904
<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	3,003	105	105	120	105	105	105	(970)	2,888	0	2,888
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	3,003	105	105	120	105	105	105	(3,214)	831	1	830
<u>Utility Expenses</u>															
Electric	56	54	54	54	25	171	171	171	171	171	171	169	1,437	2,050	(613)
Water	14	14	14	14	14	52	52	52	52	52	52	53	437	625	(188)
TOTAL Utility Expenses	70	68	68	68	39	223	223	223	223	223	223	222	1,874	2,675	(801)
TOTAL EXPENSES	1,623	22,533	4,421	1,264	10,183	4,341	4,591	8,927	9,289	4,591	4,341	(17,768)	58,335	42,587	15,748
Excess Revenue / Expense	71,730	(15,741)	(1,451)	(774)	(10,146)	2,709	2,434	(1,877)	(2,239)	12,354	2,709	14,848	74,557	41,939	32,618