

Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 06/30/2023

Assets

Cash

Cking - Western Alliance	85,754.04	
MMA - Western Alliance	35,076.54	
Total Cash	<u>120,830.58</u>	
Total Assets		<u>120,830.58</u>

Liabilities & Equity

Prepaid Assessments

Prepaid Income	641.91	
Total Prepaid Assessments	<u>641.91</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	38,223.81	
Total Fund Balance	<u>120,188.67</u>	
Total Liabilities & Equity		<u>120,830.58</u>

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 6/1/2023 To 6/30/2023 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	6.19	100.00%	38.91	0.05%
Late Fee	0.00	0.00%	572.56	0.68%
AR Fee Income	0.00	0.00%	135.00	0.16%
Total Other Income	6.19	100.00%	746.47	0.89%
Total Income	6.19	100.00%	83,647.92	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	1.38%
Copies	88.70	1.64%	1,746.30	3.84%
Admin-AR Fees	125.00	2.31%	422.00	0.93%
Management Fees	775.00	14.35%	4,650.00	10.24%
Misc General Expense	0.00	0.00%	60.00	0.13%
Postage/Delivery	8.52	0.16%	475.41	1.05%
Social Events	195.92	3.63%	344.35	0.76%
Total Administrative Expenses	1,193.14	22.09%	8,323.06	18.32%
Property Expenses				
Electrical Repair/Maint	1,077.43	19.95%	1,561.64	3.44%
Landscape-Maint	2,955.23	54.72%	15,314.70	33.71%
Landscape-Tree Maint	0.00	0.00%	13,950.00	30.71%
Maint/Repair	0.00	0.00%	2,163.95	4.76%
Signage Install/Maint	0.00	0.00%	221.80	0.49%
Total Property Expenses	4,032.66	74.67%	33,212.09	73.12%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	107.30	1.99%	3,320.20	7.31%
Taxes-Property	0.00	0.00%	187.05	0.41%
Total Tax/Ins/Interest Exp	107.30	1.99%	3,507.25	7.72%
Utility Expenses				
Electric	53.43	0.99%	295.51	0.65%
Water	14.35	0.27%	86.20	0.19%
Total Utility Expenses	67.78	1.25%	381.71	0.84%
Total Expense	5,400.88	100.00%	45,424.11	100.00%
Fund Change	(5,394.69)		38,223.81	

Cotton Crossing Owners Association (New Braunfels)

Budget Comparison

Period 6/1/2023 To 6/30/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	0.00	7,016.00	(7,016.00)	100.00%	82,901.45	42,096.00	40,805.45	-96.93%	84,196.00
Total Assessments	0.00	7,016.00	(7,016.00)	100.00%	82,901.45	42,096.00	40,805.45	-96.93%	84,196.00
Other Income									
Interest Income	6.19	6.00	0.19	-3.17%	38.91	37.00	1.91	-5.16%	5.00
Late Fee	0.00	13.00	(13.00)	100.00%	572.56	78.00	494.56	-634.05%	150.00
AR Fee Income	0.00	15.00	(15.00)	100.00%	135.00	90.00	45.00	-50.00%	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	6.19	34.00	(27.81)	81.79%	746.47	230.00	516.47	-224.55%	330.00
Total Income	6.19	7,050.00	(7,043.81)	99.91%	83,647.92	42,326.00	41,321.92	-97.63%	84,526.00
Expense									
Administrative Expenses									
Accounting	0.00	83.00	(83.00)	100.00%	625.00	498.00	127.00	-25.50%	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	88.70	17.00	71.70	-421.76%	1,746.30	102.00	1,644.30	-1612.06%	200.00
Admin-AR Fees	125.00	33.00	92.00	-278.79%	422.00	198.00	224.00	-113.13%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	750.00	(750.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	4,650.00	4,650.00	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	8.52	25.00	(16.48)	65.92%	475.41	150.00	325.41	-216.94%	300.00
Social Events	195.92	0.00	195.92	0.00%	344.35	0.00	344.35	0.00%	0.00
Total Administrative Expenses	1,193.14	1,058.00	135.14	-12.77%	8,323.06	6,373.00	1,950.06	-30.60%	3,450.00
Property Expenses									
Electrical Repair/Maint	1,077.43	0.00	1,077.43	0.00%	1,561.64	500.00	1,061.64	-212.33%	1,000.00
Landscape-Maint	2,955.23	2,955.00	0.23	-0.01%	15,314.70	17,730.00	(2,415.30)	13.62%	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	0.00	0.00	0.00	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	4,032.66	2,955.00	1,077.66	-36.47%	33,212.09	18,230.00	14,982.09	-82.18%	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	107.30	105.00	2.30	-2.19%	3,320.20	430.00	2,890.20	-672.14%	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	107.30	105.00	2.30	-2.19%	3,507.25	2,675.00	832.25	-31.11%	1.00
Utility Expenses									
Electric	53.43	171.00	(117.57)	68.75%	295.51	1,026.00	(730.49)	71.20%	2,050.00
Water	14.35	52.00	(37.65)	72.40%	86.20	312.00	(225.80)	72.37%	625.00
Total Utility Expenses	67.78	223.00	(155.22)	69.61%	381.71	1,338.00	(956.29)	71.47%	2,675.00
Total Expense	5,400.88	4,341.00	1,059.88	-24.42%	45,424.11	28,616.00	16,808.11	-58.74%	42,587.00
Fund Change	(5,394.69)	2,709.00	(8,103.69)	299.14%	38,223.81	13,710.00	24,513.81	-178.80%	41,939.00

Cotton Crossing Owners Association (New Braunfels)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2023 To 6/30/2023 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	0	0	7,016	7,016	7,016	7,016	7,016	7,020	125,001	84,196	40,805
TOTAL Assessments	73,300	6,636	2,640	326	0	0	7,016	7,016	7,016	7,016	7,016	7,020	125,001	84,196	40,805
<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	0	13	13	13	13	13	7	645	150	495
AR Fee Income	0	0	90	45	0	0	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	164	37	6	9	34	34	9,929	34	(9,940)	846	330	516
TOTAL INCOME	73,353	6,792	2,970	490	37	6	7,025	7,050	7,050	16,945	7,050	(2,920)	125,848	84,526	41,322
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	625	0	83	83	83	83	83	87	1,127	1,000	127
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	89	17	17	17	17	17	13	1,844	200	1,644
Admin-AR Fees	0	0	68	229	0	125	33	33	33	33	33	37	624	400	224
Legal Expense	0	0	0	0	0	0	125	125	125	125	125	125	750	1,500	(750)
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	9	25	25	25	25	25	25	625	300	325
Social Events	0	0	0	0	148	196	0	0	0	0	0	0	344	0	344
TOTAL Administrative Expense	1,290	2,065	1,044	1,004	1,726	1,193	1,058	1,058	1,058	1,058	1,058	(8,213)	5,400	3,450	1,950
<u>Property Expenses</u>															
Electrical Repair/Maint	133	352	0	0	0	1,077	250	0	0	250	0	0	2,062	1,000	1,062
Landscape-Maint	0	5,910	3,199	0	3,250	2,955	2,955	2,955	2,955	2,955	2,955	2,955	33,045	35,460	(2,415)
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	4,033	3,205	7,526	7,903	3,205	2,955	(6,563)	51,443	36,461	14,982
<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	107	105	120	105	105	105	(970)	2,890	0	2,890
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	107	105	120	105	105	105	(3,214)	833	1	832
<u>Utility Expenses</u>															
Electric	56	54	54	54	25	53	171	171	171	171	171	169	1,320	2,050	(730)
Water	14	14	14	14	14	14	52	52	52	52	52	53	399	625	(226)
TOTAL Utility Expenses	70	68	68	68	39	68	223	223	223	223	223	222	1,719	2,675	(956)
TOTAL EXPENSES	1,623	22,533	4,421	1,264	10,183	5,401	4,591	8,927	9,289	4,591	4,341	(17,768)	59,395	42,587	16,808
Excess Revenue / Expense	71,730	(15,741)	(1,451)	(774)	(10,146)	(5,395)	2,434	(1,877)	(2,239)	12,354	2,709	14,848	66,453	41,939	24,514