Cotton Crossing Owners Association (New Braunfels)

Balance Sheet

Period 07/31/2023

Assets		
Cash		
Cking - Western Alliance	77,633.98	
MMA - Western Alliance	35,081.01	
Total Cash	112,714.99	
Total Assets		112,714.99
Liabilities & Equity		
Prepaid Assessments		
Prepaid Income	661.91	
Total Prepaid Assessments	661.91	
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	30,088.22	
Total Fund Balance	112,053.08	
Total Liabilities & Equity		112,714.99

Cotton Crossing Owners Association (New Braunfels)

Income Statement

Period 7/1/2023 To 7/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
Income				
Assessments				
Assessments	0.00	0.00%	82,901.45	99.10%
Total Assessments	0.00	0.00%	82,901.45	99.10%
Other Income				
Interest Income	6.28	100.00%	45.19	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	6.28	100.00%	752.75	0.90%
Total Income	6.28	100.00%	83,654.20	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	625.00	1.17%
Copies	97.80	1.20%	1,844.10	3.44%
Admin-AR Fees	175.00	2.15%	597.00	1.11%
Management Fees	775.00	9.52%	5,425.00	10.13%
Miscl General Expense	0.00	0.00%	60.00	0.11%
Postage/Delivery	12.15	0.15%	487.56	0.91%
Social Events	0.00	0.00%	344.35	0.64%
Total Administrative Expenses	1,059.95	13.02%	9,383.01	17.52%
Property Expenses				
Concrete Repair/Maint	3,550.00	43.60%	3,550.00	6.63%
Electrical Repair/Maint	0.00	0.00%	1,561.64	2.92%
Landscape-Maint	3,477.53	42.71%	18,792.23	35.08%
Landscape-Tree Maint	0.00	0.00%	13,950.00	26.04%
Maint/Repair	0.00	0.00%	2,163.95	4.04%
Signage Install/Maint	0.00	0.00%	221.80	0.41%
Total Property Expenses	7,027.53	86.31%	40,239.62	75.12%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	15.00	0.18%	3,335.20	6.23%
Taxes-Property	0.00	0.00%	187.05	0.35%
Total Tax/Ins/Interest Exp	15.00	0.18%	3,522.25	6.58%
Utility Expenses				
Electric	25.01	0.31%	320.52	0.60%
Water	14.38	0.18%	100.58	0.19%
Total Utility Expenses	39.39	0.48%	421.10	0.79%
Total Expense	8,141.87	100.00%	53,565.98	100.00%
Fund Change	(8,135.59)		30,088.22	

Cotton Crossing Owners Association (New Braunfels)
Budget Comparison
Period 7/1/2023 To 7/31/2023 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	49,112.00	33,789.45	-68.80%	84,196.00
Total Assessments	0.00	7,016.00	(7,016.00)	100.00%	82,901.45	49,112.00	33,789.45	-68.80%	84,196.00
Other Income									
Interest Income	6.28	6.00	0.28	-4.67%	45.19	43.00	2.19	-5.09%	5.00
Late Fee	0.00	13.00	(13.00)	100.00%	572.56	91.00	481.56	-529.19%	150.00
AR Fee Income	0.00	15.00	(15.00)	100.00%	135.00	105.00	30.00	-28.57%	175.00
NSF Fees	0.00	(25.00)	25.00	100.00%	0.00	0.00	0.00	0.00%	0.00
Total Other Income	6.28	9.00	(2.72)	30.22%	752.75	239.00	513.75	-214.96%	330.00
Total Income	6.28	7,025.00	(7,018.72)	99.91%	83,654.20	49,351.00	34,303.20	-69.51%	84,526.00
Expense									
Administrative Expenses									
Accounting	0.00	83.00	(83.00)	100.00%	625.00	581.00	44.00	-7.57%	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	97.80	17.00	80.80	-475.29%	1,844.10	119.00	1,725.10	-1449.66%	200.00
Admin-AR Fees	175.00	33.00	142.00	-430.30%	597.00	231.00	366.00	-158.44%	400.00
Legal Expense	0.00	125.00	(125.00)	100.00%	0.00	875.00	(875.00)	100.00%	1,500.00
Management Fees	775.00	775.00	0.00	0.00%	5,425.00	5,425.00	0.00	0.00%	0.00
Miscl General Expense	0.00	0.00	0.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Postage/Delivery	12.15	25.00	(12.85)	51.40%	487.56	175.00	312.56	-178.61%	300.00
Social Events	0.00	0.00	0.00	0.00%	344.35	0.00	344.35	0.00%	0.00
Total Administrative Expenses	1,059.95	1,058.00	1.95	-0.18%	9,383.01	7,431.00	1,952.01	-26.27%	3,450.00
Property Expenses									
Concrete Repair/Maint	3,550.00	0.00	3,550.00	0.00%	3,550.00	0.00	3,550.00	0.00%	0.00
Electrical Repair/Maint	0.00	250.00	(250.00)	100.00%	1,561.64	750.00	811.64	-108.22%	1,000.00
Landscape-Maint	3,477.53	2,955.00	522.53	-17.68%	18,792.23	20,685.00	(1,892.77)	9.15%	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	7,027.53	3,205.00	3,822.53	-119.27%	40,239.62	21,435.00	18,804.62	-87.73%	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	15.00	105.00	(90.00)	85.71%	3,335.20	535.00	2,800.20	-523.40%	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	15.00	105.00	(90.00)	85.71%	3,522.25	2,780.00	742.25	-26.70%	1.00
Utility Expenses									
Electric	25.01	171.00	(145.99)	85.37%	320.52	1,197.00	(876.48)	73.22%	2,050.00
Water	14.38	52.00	(37.62)	72.35%	100.58	364.00	(263.42)	72.37%	625.00
Total Utility Expenses	39.39	223.00	(183.61)	82.34%	421.10	1,561.00	(1,139.90)	73.02%	2,675.00
Total Expense	8,141.87	4,591.00	3,550.87	-77.34%	53,565.98	33,207.00	20,358.98	-61.31%	42,587.00
Fund Change	(8,135.59)	2,434.00	(10,569.59)	434.25%	30,088.22	16,144.00	13,944.22	-86.37%	41,939.00

Cotton Crossing Owners Association (New Braunfels)

12 Month Income Statement with Annual Variance Estimate

Period 7/1/2023 To 7/31/2023 11:59:00 PM

Operating

	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
INCOME															
Assessments															
Assessments	73,300	6,636	2,640	326	0	0	0	7,016	7,016	7,016	7,016	7,020	117,985	84,196	33,789
TOTAL Assessments	73,300	6,636	2,640	326	0	0	0	7,016	7,016	7,016	7,016	7,020	117,985	84,196	33,789
Other Income															
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	0	13	13	13	13	7	632	150	482
AR Fee Income	0	0	90	45	0	0	0	15	15	15	15	10	205	175	30
NSF Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Other Income	53	156	330	164	37	6	6	34	34	9,929	34	(9,940)	844	330	514
TOTAL INCOME	73,353	6,792	2,970	490	37	6	6	7,050	7,050	16,945	7,050	(2,920)	118,829	84,526	34,303
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	625	0	0	83	83	83	83	87	1,044	1,000	44
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	98	17	17	17	17	13	1,925	200	1,725
Admin-AR Fees	0	0	68	229	0	125	175	33	33	33	33	37	766	400	366
Legal Expense	0	0	0	0	0	0	0	125	125	125	125	125	625	1,500	(875)
Management Fees	775	775	775	775	775	775	775	775	775	775	775	(8,525)	0	0	0
Miscl 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	12	25	25	25	25	25	613	300	313
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	1,060	1,058	1,058	1,058	1,058	(8,213)	5,402	3,450	1,952
Property Expenses															
Concrete Repair/Maint	0	0	0	0	0	0	3,550	0	0	0	0	0	3,550	0	3,550
Electrical Repair/Maint	133	352	0	0	0	1,077	0	0	0	250	0	0	1,812	1,000	812
Landscape-Maint	0	5,910	3,199	0	3,250	2,955	3,478	2,955	2,955	2,955	2,955	2,955	33,567	35,460	(1,893)
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	7,028	7,526	7,903	3,205	2,955	(6,563)	55,266	36,461	18,805
Tax/Ins/Interest Exp															
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	15	120	105	105	105	(970)	2,800	0	2,800
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	15	120	105	105	105	(3,214)	743	1	742
Utility Expenses															
Electric	56	54	54	54	25	53	25	171	171	171	171	169	1,174	2,050	(876)
Water	14	14	14	14	14	14	14	52	52	52	52	53	362	625	(263)
TOTAL Utility Expenses	70	68	68	68	39	68	39	223	223	223	223	222	1,535	2,675	(1,140)
TOTAL EXPENSES	1,623	22,533	4,421	1,264	10,183	5,401	8,142	8,927	9,289	4,591	4,341	(17,768)	62,946	42,587	20,359

Cotton Crossing Owners Association (New Braunfels)

12 Month Income Statement with Annual Variance Estimate

Period 7/1/2023 To 7/31/2023 11:59:00 PM

Operating

	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
Excess Revenue / Expense	71,730	(15,741)	(1,451)	(774)	(10,146)	(5,395)	(8,136)	(1,877)	(2,239)	12,354	2,709	14,848	55,883	41,939	13,944