

Cottonwood Creek Property Owners, Inc.
Profit & Loss Budget vs. Actual
 October 2025

Ordinary Income/Expense	Oct 25	Budget	\$ Over Bud...
Income			
INCOME			
4000 · GOLF SALES INCOME	401.00	400.00	1.00
4100 · INCOME (EXCLUDING GOLF)			
4101 · Assessments Collected	19,609.83	19,000.00	609.83
4103 · Donations	1,229.00	0.00	1,229.00
4106 · Fines for Late Assessments	5.85	0.00	5.85
4107 · HOA Transfer Fees	450.00	125.00	325.00
4108 · Interest Income	217.34	200.00	17.34
4114 · RV Storage Fees	180.00	180.00	0.00
Total 4100 · INCOME (EXCLUDING GOLF)	21,692.02	19,505.00	2,187.02
Total INCOME	22,093.02	19,905.00	2,188.02
Total Income	22,093.02	19,905.00	2,188.02
Gross Profit	22,093.02	19,905.00	2,188.02
Expense			
EXPENSES			
6000 · COMMON AREA			
6001 · CLUBHOUSE			
6001.1 · Electricity - Clubhouse (Rec)	1,884.76	2,095.00	(210.24)
6001.3 · Maintenance and Repairs	162.38	125.00	37.38
6001.5 · Supplies	0.00	125.00	(125.00)
6001.6 · Water/Sewer/Trash	103.50	125.00	(21.50)
Total 6001 · CLUBHOUSE	2,150.64	2,470.00	(319.36)
6002 · COMMON EXCLUDING POOL/CLUBHOUSE			
6002.3 · Entrance Gate Maintenance	149.82	250.00	(100.18)
6002.7 · Maintenance and Repairs	78.49	850.00	(771.51)
6002.9 · Supplies	0.00	166.00	(166.00)
6002.10 · Water	287.50	0.00	287.50
Total 6002 · COMMON EXCLUDING POOL/CLUBHOUSE	515.81	1,266.00	(750.19)
6003 · POOL/HOT TUB			
6003.1 · Natural Gas - Pool/Hot Tub	1,412.75	1,000.00	412.75
6003.2 · Supplies/Mtce./Repairs-Pool/Hot	0.00	1,250.00	(1,250.00)
6003.3 · Water	0.00	200.00	(200.00)
Total 6003 · POOL/HOT TUB	1,412.75	2,450.00	(1,037.25)
Total 6000 · COMMON AREA	4,079.20	6,186.00	(2,106.80)
6100 · GOLF COURSE AND PRO SHOP			
6102 · Fuel			
6102.1 · Diesel Fuel for Equipment	95.07	83.33	11.74
6102.2 · Gasoline	158.13	166.66	(8.53)
Total 6102 · Fuel	253.20	249.99	3.21

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 Cash Basis

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6104 · Equipment Rental	100.94	100.00	0.94
6106 · Lease Expense	756.99	958.33	(201.34)
6107 · Maintenance and Supplies			
6107.1 · Chemicals & Fertilizers	0.00	166.66	(166.66)
6107.2 · Drinking Water	7.96	0.00	7.96
6107.3 · Equipment Maintenance/Repair	409.34	500.00	(90.66)
6107.4 · Miscellaneous Materials/Supply	3,057.26	125.00	2,932.26
6107.5 · Pipe, Fittings, Valves, Etc.	0.00	25.00	(25.00)
6107.8 · Tools	0.00	250.00	(250.00)
Total 6107 · Maintenance and Supplies	<u>3,474.56</u>	<u>1,066.66</u>	<u>2,407.90</u>
6108 · Maintenance/Repairs-Structures	3,625.00	0.00	3,625.00
6109 · Pro Shop Sales Tax to TX	125.61	166.66	(41.05)
6112 · Mileage Reimbursement-Employee	0.00	50.00	(50.00)
6113 · Payroll Expenses-Golf Course			
6113.1 · Wages - Golf Course	7,600.70	7,622.00	(21.30)
6113.2 · Golf Payroll Taxes-State/Fed	626.29	592.78	33.51
Total 6113 · Payroll Expenses-Golf Course	<u>8,226.99</u>	<u>8,214.78</u>	<u>12.21</u>
Total 6100 · GOLF COURSE AND PRO SHOP	<u>16,563.29</u>	<u>10,806.42</u>	<u>5,756.87</u>
6200 · OFFICE EXPENSES			
6220 · Clover Credit Card Business	0.00	50.00	(50.00)
6212 · Bank Charges	5.00	41.66	(36.66)
6207 · Internet Svc/Cable/Telephone	276.76	233.00	43.76
6208 · Licenses/Permits/Recording Fees	243.94	100.00	143.94
Total 6200 · OFFICE EXPENSES	<u>525.70</u>	<u>424.66</u>	<u>101.04</u>
6300 · PAYROLL EXPENSES-EXCLUDES GOLF			
6301.1 · Wages - Non Golf	3,040.56	3,041.00	(0.44)
6303 · Payroll Taxes - State & Federal	232.60	233.00	(0.40)
Total 6300 · PAYROLL EXPENSES-EXCLUDES GOLF	<u>3,273.16</u>	<u>3,274.00</u>	<u>(0.84)</u>
6400 · INSURANCE			
6403 · Liability & Property Insurance	52.97	0.00	52.97
Total 6400 · INSURANCE	<u>52.97</u>	<u>0.00</u>	<u>52.97</u>
6500 · PROFESSIONAL EXPENSES			
6501 · Accounting	2,145.00	0.00	2,145.00
Total 6500 · PROFESSIONAL EXPENSES	<u>2,145.00</u>	<u>0.00</u>	<u>2,145.00</u>

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6600 · PROPERTY TAXES			
6602 · Harlingen Property Tax	19,944.20	0.00	19,944.20
Total 6600 · PROPERTY TAXES	<u>19,944.20</u>	<u>0.00</u>	<u>19,944.20</u>
Total EXPENSES	46,583.52	20,691.08	25,892.44
Total Expense	<u>46,583.52</u>	<u>20,691.08</u>	<u>25,892.44</u>
Net Ordinary Income	<u>(24,490.50)</u>	<u>(786.08)</u>	<u>(23,704.42)</u>
Net Income	<u>(24,490.50)</u>	<u>(786.08)</u>	<u>(23,704.42)</u>