

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

	<u>Oct - Dec 25</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
Ordinary Income/Expense			
Income			
INCOME			
4000 · GOLF SALES INCOME	3,388.00	3,500.00	(112.00)
4100 · INCOME (EXCLUDING GOLF)			
4101 · Assessments Collected	69,883.28	79,500.00	(9,616.72)
4103 · Donations	3,800.50	0.00	3,800.50
4105 · Entry Gate Remotes	(20.77)	0.00	(20.77)
4106 · Fines for Late Assessments	33.85	0.00	33.85
4107 · HOA Transfer Fees	750.00	375.00	375.00
4108 · Interest Income	956.71	600.00	356.71
4114 · RV Storage Fees	210.00	720.00	(510.00)
Total 4100 · INCOME (EXCLUDING GOLF)	<u>75,613.57</u>	<u>81,195.00</u>	<u>(5,581.43)</u>
Total INCOME	<u>79,001.57</u>	<u>84,695.00</u>	<u>(5,693.43)</u>
Total Income	<u>79,001.57</u>	<u>84,695.00</u>	<u>(5,693.43)</u>
Gross Profit	79,001.57	84,695.00	(5,693.43)
Expense			
TR Bank	87.43		
EXPENSES			
6000 · COMMON AREA			
6001 · CLUBHOUSE			
6001.1 · Electricity - Clubhouse (Rec)	5,478.09	6,285.00	(806.91)
6001.3 · Maintenance and Repairs	209.47	375.00	(165.53)
6001.5 · Supplies	527.84	375.00	152.84
6001.6 · Water/Sewer/Trash	311.67	375.00	(63.33)
Total 6001 · CLUBHOUSE	<u>6,527.07</u>	<u>7,410.00</u>	<u>(882.93)</u>
6002 · COMMON EXCLUDING POOL/CLUBHOUSE			
6002.3 · Entrance Gate Maintenance	299.64	750.00	(450.36)
6002.7 · Maintenance and Repairs	266.64	2,550.00	(2,283.36)
6002.9 · Supplies	0.00	498.00	(498.00)
6002.10 · Water	313.91	0.00	313.91
6002.11 · Landscaping	0.00	150.00	(150.00)
Total 6002 · COMMON EXCLUDING POOL/CLUBHOUSE	<u>880.19</u>	<u>3,948.00</u>	<u>(3,067.81)</u>
6003 · POOL/HOT TUB			
6003.1 · Natural Gas - Pool/Hot Tub	2,535.74	4,750.00	(2,214.26)
6003.2 · Supplies/Mtce./Repairs-Pool/Hot	7,794.97	3,750.00	4,044.97
6003.3 · Water	340.23	600.00	(259.77)
Total 6003 · POOL/HOT TUB	<u>10,670.94</u>	<u>9,100.00</u>	<u>1,570.94</u>
Total 6000 · COMMON AREA	<u>18,078.20</u>	<u>20,458.00</u>	<u>(2,379.80)</u>

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6100 · GOLF COURSE AND PRO SHOP			
6102 · Fuel			
6102.1 · Diesel Fuel for Equipment	260.03	249.99	10.04
6102.2 · Gasoline	448.36	499.98	(51.62)
Total 6102 · Fuel	708.39	749.97	(41.58)
6104 · Equipment Rental	403.76	300.00	103.76
6105 · Irrigation Water	303.24		
6106 · Lease Expense	2,390.77	2,874.99	(484.22)
6107 · Maintenance and Supplies			
6107.1 · Chemicals & Fertilizers	588.38	499.98	88.40
6107.2 · Drinking Water	91.25	0.00	91.25
6107.3 · Equipment Maintenance/Repair	426.64	1,500.00	(1,073.36)
6107.4 · Miscellaneous Materials/Supply	4,181.09	375.00	3,806.09
6107.5 · Pipe, Fittings, Valves, Etc.	0.00	75.00	(75.00)
6107.8 · Tools	0.00	750.00	(750.00)
6107 · Maintenance and Supplies - Other	(12.00)	0.00	(12.00)
Total 6107 · Maintenance and Supplies	5,275.36	3,199.98	2,075.38
6108 · Maintenance/Repairs-Structures	3,625.00	0.00	3,625.00
6109 · Pro Shop Sales Tax to TX	192.44	499.98	(307.54)
6112 · Mileage Reimbursement-Employee	0.00	150.00	(150.00)
6113 · Payroll Expenses-Golf Course			
6113.1 · Wages - Golf Course	26,217.77	26,867.00	(649.23)
6113.2 · Golf Payroll Taxes-State/Fed	1,786.11	2,074.73	(288.62)
Total 6113 · Payroll Expenses-Golf Course	28,003.88	28,941.73	(937.85)
Total 6100 · GOLF COURSE AND PRO SHOP	40,902.84	36,716.65	4,186.19
6200 · OFFICE EXPENSES			
6220 · Clover Credit Card Business	0.00	150.00	(150.00)
6212 · Bank Charges	15.00	124.98	(109.98)
6207 · Internet Svc/Cable/Telephone	826.12	699.00	127.12
6208 · Licenses/Permits/Recording Fees	315.19	300.00	15.19
6209 · Office Supplies	219.87	0.00	219.87
Total 6200 · OFFICE EXPENSES	1,376.18	1,273.98	102.20
6300 · PAYROLL EXPENSES-EXCLUDES GOLF			
6301.1 · Wages - Non Golf	10,381.94	6,127.61	4,254.33
6303 · Payroll Taxes - State & Federal	697.81	816.00	(118.19)
Total 6300 · PAYROLL EXPENSES-EXCLUDES GOLF	11,079.75	6,943.61	4,136.14
6400 · INSURANCE			
6403 · Liability & Property Insurance	105.94	19,000.00	(18,894.06)
6404 · Workers Comp Insurance	18,397.00	0.00	18,397.00
Total 6400 · INSURANCE	18,502.94	19,000.00	(497.06)

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Cash Basis

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6500 · PROFESSIONAL EXPENSES			
6501 · Accounting	2,145.00	1,500.00	645.00
6502 · Legal Fees / Expenses	0.00	8,000.00	(8,000.00)
Total 6500 · PROFESSIONAL EXPENSES	<u>2,145.00</u>	<u>9,500.00</u>	<u>(7,355.00)</u>
6600 · PROPERTY TAXES			
6601 · Cameron County Property Taxes	0.00	19,500.00	(19,500.00)
6602 · Harlingen Property Tax	19,944.20	0.00	19,944.20
Total 6600 · PROPERTY TAXES	<u>19,944.20</u>	<u>19,500.00</u>	<u>444.20</u>
Total EXPENSES	<u>112,029.11</u>	<u>113,392.24</u>	<u>(1,363.13)</u>
Total Expense	<u>112,116.54</u>	<u>113,392.24</u>	<u>(1,275.70)</u>
Net Ordinary Income	<u>(33,114.97)</u>	<u>(28,697.24)</u>	<u>(4,417.73)</u>
Net Income	<u>(33,114.97)</u>	<u>(28,697.24)</u>	<u>(4,417.73)</u>