

11:28 AM

10/20/25

Cash Basis

Cottonwood Creek Property Owners, Inc.

Profit & Loss Budget vs. Actual

July through September 2025

	Jul - Sep 25	Budget	\$ Over Bud...
Ordinary Income/Expense			
Income			
INCOME			
4000 · GOLF SALES INCOME	1,165.00	1,200.00	(35.00)
4100 · INCOME (EXCLUDING GOLF)			
4101 · Assessments Collected	79,588.23	61,700.00	17,888.23
4103 · Donations	(1,014.57)	0.00	(1,014.57)
4105 · Entry Gate Remotes	40.00	0.00	40.00
4106 · Fines for Late Assessments	141.37	0.00	141.37
4107 · HOA Transfer Fees	600.00	375.00	225.00
4108 · Interest Income	918.32	600.00	318.32
4109 · Lawn Care	650.00	0.00	650.00
4112 · Other Income	73.00	0.00	73.00
4113 · Refunds Made to CCPOI	44.84	0.00	44.84
4114 · RV Storage Fees	780.00	180.00	600.00
Total 4100 · INCOME (EXCLUDING GOLF)	81,821.19	62,855.00	18,966.19
Total INCOME	82,986.19	64,055.00	18,931.19
Total Income	82,986.19	64,055.00	18,931.19
Gross Profit	82,986.19	64,055.00	18,931.19
Expense			
EXPENSES			
6000 · COMMON AREA			
6001 · CLUBHOUSE			
6001.1 · Electricity - Clubhouse (Rec)	6,334.85	6,285.00	49.85
6001.3 · Maintenance and Repairs	4,044.39	375.00	3,669.39
6001.35 · Clubhouse Improvements	123.04	0.00	123.04
6001.5 · Supplies	185.78	375.00	(189.22)
6001.6 · Water/Sewer/Trash	56.76	375.00	(318.24)
Total 6001 · CLUBHOUSE	10,744.82	7,410.00	3,334.82
6002 · COMMON EXCLUDING POOL/CLUBHOUSE			
6002.1 · Chemicals/Fertilizers	123.29	0.00	123.29
6002.3 · Entrance Gate Maintenance	899.23	750.00	149.23
6002.4 · Equipment Maintenance	1,006.72	0.00	1,006.72
6002.7 · Maintenance and Repairs	252.80	2,550.00	(2,297.20)
6002.9 · Supplies	173.19	498.00	(324.81)
6002.10 · Water	631.18	0.00	631.18
6002.11 · Landscaping	249.27	150.00	99.27
Total 6002 · COMMON EXCLUDING POOL/CLUBHOUSE	3,335.68	3,948.00	(612.32)

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6003 · POOL/HOT TUB			
6003.1 · Natural Gas - Pool/Hot Tub	2,832.54	900.00	1,932.54
6003.2 · Supplies/Mtce./Repairs-Pool/Hot	2,676.20	3,750.00	(1,073.80)
6003.3 · Water	0.00	600.00	(600.00)
Total 6003 · POOL/HOT TUB	5,508.74	5,250.00	258.74
Total 6000 · COMMON AREA	19,589.24	16,608.00	2,981.24
6100 · GOLF COURSE AND PRO SHOP			
6102 · Fuel			
6102.1 · Diesel Fuel for Equipment	188.68	249.99	(61.31)
6102.2 · Gasoline	470.41	499.98	(29.57)
Total 6102 · Fuel	659.09	749.97	(90.88)
6104 · Equipment Rental	302.82	300.00	2.82
6106 · Lease Expense	2,270.97	2,874.99	(604.02)
6107 · Maintenance and Supplies			
6107.1 · Chemicals & Fertilizers	426.29	499.98	(73.69)
6107.2 · Drinking Water	7.96	0.00	7.96
6107.3 · Equipment Maintenance/Repair	223.19	1,500.00	(1,276.81)
6107.4 · Miscellaneous Materials/Supply	699.35	375.00	324.35
6107.5 · Pipe, Fittings, Valves, Etc.	0.00	75.00	(75.00)
6107.6 · Safety Equipment	10.81	0.00	10.81
6107.8 · Tools	0.00	750.00	(750.00)
Total 6107 · Maintenance and Supplies	1,367.60	3,199.98	(1,832.38)
6108 · Maintenance/Repairs-Structures	425.50	0.00	425.50
6109 · Pro Shop Sales Tax to TX	332.16	499.98	(167.82)
6112 · Mileage Reimbursement-Employee	0.00	150.00	(150.00)
6113 · Payroll Expenses-Golf Course			
6113.1 · Wages - Golf Course	26,359.86	26,867.00	(507.14)
6113.2 · Golf Payroll Taxes-State/Fed	2,016.54	2,105.15	(88.61)
Total 6113 · Payroll Expenses-Golf Course	28,376.40	28,972.15	(595.75)
Total 6100 · GOLF COURSE AND PRO SHOP	33,734.54	36,747.07	(3,012.53)
6200 · OFFICE EXPENSES			
6220 · Clover Credit Card Business	0.00	150.00	(150.00)
6212 · Bank Charges	12.96	124.98	(112.02)
6202 · Computer Fees	8.00	0.00	8.00
6207 · Internet Svc/Cable/Telephone	756.96	699.00	57.96
6208 · Licenses/Permits/Recording Fees	71.25	300.00	(228.75)
6209 · Office Supplies	24.35	0.00	24.35
Total 6200 · OFFICE EXPENSES	873.52	1,273.98	(400.46)
6300 · PAYROLL EXPENSES-EXCLUDES GOLF			
6301.1 · Wages - Non Golf	10,641.96	6,127.61	4,514.35
6303 · Payroll Taxes - State & Federal	814.11	816.00	(1.89)
Total 6300 · PAYROLL EXPENSES-EXCLUDES GOLF	11,456.07	6,943.61	4,512.46

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	<u>Jul - Sep 25</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
6400 · INSURANCE			
6402 · DOA - Bonding	170.10	0.00	170.10
6403 · Liability & Property Insurance	158.91	0.00	158.91
Total 6400 · INSURANCE	329.01	0.00	329.01
6500 · PROFESSIONAL EXPENSES			
6501 · Accounting	0.00	1,500.00	(1,500.00)
6502 · Legal Fees / Expenses	2,540.00	8,000.00	(5,460.00)
Total 6500 · PROFESSIONAL EXPENSES	2,540.00	9,500.00	(6,960.00)
Total EXPENSES	68,522.38	71,072.66	(2,550.28)
Total Expense	68,522.38	71,072.66	(2,550.28)
Net Ordinary Income	14,463.81	(7,017.66)	21,481.47
Net Income	<u>14,463.81</u>	<u>(7,017.66)</u>	<u>21,481.47</u>