

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2020

	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4100 · Design Fee	4,759.25	21,000.00	-16,240.75	22.7%
4160 · HOA Regular Dues	121,547.49	123,000.00	-1,452.51	98.8%
4200 · Property Statement Prep Fee	2,450.00	2,000.00	450.00	122.5%
4510 · Interest Income	7,099.27	7,000.00	99.27	101.4%
4610 · Finance Charges	1,571.86	1,100.00	471.86	142.9%
4710 · Compliance Fees	1,200.00	200.00	1,000.00	600.0%
4810 · Administration Fees (Legal)	1,366.85	1,000.00	366.85	136.7%
<b>Total Income</b>	<b>139,994.72</b>	<b>155,300.00</b>	<b>-15,305.28</b>	<b>90.1%</b>
<b>Gross Profit</b>	<b>139,994.72</b>	<b>155,300.00</b>	<b>-15,305.28</b>	<b>90.1%</b>
<b>Expense</b>				
6110 · Accounting				
6115 · Transition	4,781.75	4,500.00	281.75	106.3%
6110 · Accounting - Other	39,500.00	39,000.00	500.00	101.3%
<b>Total 6110 · Accounting</b>	<b>44,281.75</b>	<b>43,500.00</b>	<b>781.75</b>	<b>101.8%</b>
6150 · Billing Expense	2,662.00	2,600.00	62.00	102.4%
6170 · Bank Service Charges	3.50	25.00	-21.50	14.0%
6210 · Covenant Enforcement	12,900.00	12,900.00	0.00	100.0%
6340 · Insurance	3,913.00	5,200.00	-1,287.00	75.3%
6350 · Tree Spraying and Maintenance	0.00	0.00	0.00	0.0%
6380 · Tax Expense	688.00			
6400 · Legal Fees	5,054.39	3,000.00	2,054.39	168.5%
6450 · Social Functions	760.74	2,000.00	-1,239.26	38.0%
6500 · Miscellaneous	450.55			
6600 · Office Expense	798.62	1,200.00	-401.38	66.6%
6910 · Website Maintenance	332.34	168.00	164.34	197.8%
7000 · DRC Expenses				
7110 · DRC - Architectural Fees	0.00	7,000.00	-7,000.00	0.0%
7210 · DRC Administration	8,634.00	9,500.00	-866.00	90.9%
7000 · DRC Expenses - Other	845.34			
<b>Total 7000 · DRC Expenses</b>	<b>9,479.34</b>	<b>16,500.00</b>	<b>-7,020.66</b>	<b>57.5%</b>
8000 · Common Area Maintenance				
8210 · Landscape Maintenance - Valley	3,000.00	20,000.00	-17,000.00	15.0%
8220 · Landscape Improvements	0.00	2,000.00	-2,000.00	0.0%
8310 · Repairs & Maintenance-General	2,458.70	5,000.00	-2,541.30	49.2%
8440 · Snow Plowing - CRC	13,150.00	14,000.00	-850.00	93.9%
8450 · Snow Plowing - HA	0.00	0.00	0.00	0.0%
8510 · Tree Spraying & Maintenance	7,000.00	8,500.00	-1,500.00	82.4%
8560 · Utilities	459.07	400.00	59.07	114.8%
8570 · Valley Road Water	4,320.00	6,800.00	-2,480.00	63.5%

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget vs. Actual**  
January through December 2020

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	Jan - Dec 20	Budget	\$ Over Budget	% of Budget
8650 · Dog Station Bags	1,123.69	850.00	273.69	132.2%
8000 · Common Area Maintenance - Other	0.00	0.00	0.00	0.0%
<b>Total 8000 · Common Area Maintenance</b>	31,511.46	57,550.00	-26,038.54	54.8%
8215 · Landscape Mtn - Addtl work	0.00	2,500.00	-2,500.00	0.0%
8240 · Other Miscellaneous Service Cos	0.00	850.00	-850.00	0.0%
<b>Total Expense</b>	112,835.69	147,993.00	-35,157.31	76.2%
<b>Net Ordinary Income</b>	27,159.03	7,307.00	19,852.03	371.7%
<b>Net Income</b>	<u>27,159.03</u>	<u>7,307.00</u>	<u>19,852.03</u>	<u>371.7%</u>

**Cotton Ranch Homeowners' Association**  
**Profit & Loss**  
 January through December 2020

	Jan - Dec 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4100 · Design Fee	4,759.25
4160 · HOA Regular Dues	121,547.49
4200 · Property Statement Prep Fee	2,450.00
4510 · Interest Income	7,099.27
4610 · Finance Charges	1,571.86
4710 · Compliance Fees	1,200.00
4810 · Administration Fees (Legal)	1,366.85
<b>Total Income</b>	139,994.72
<b>Gross Profit</b>	139,994.72
<b>Expense</b>	
6110 · Accounting	
6115 · Transition	4,781.75
6110 · Accounting - Other	39,500.00
<b>Total 6110 · Accounting</b>	44,281.75
6150 · Billing Expense	2,662.00
6170 · Bank Service Charges	3.50
6210 · Covenant Enforcement	12,900.00
6340 · Insurance	3,913.00
6380 · Tax Expense	688.00
6400 · Legal Fees	5,054.39
6450 · Social Functions	760.74
6500 · Miscellaneous	450.55
6600 · Office Expense	798.62
6910 · Website Maintenance	332.34
7000 · DRC Expenses	
7210 · DRC Administration	8,634.00
7000 · DRC Expenses - Other	845.34
<b>Total 7000 · DRC Expenses</b>	9,479.34
8000 · Common Area Maintenance	
8210 · Landscape Maintenance - Valley	3,000.00
8310 · Repairs & Maintenance-General	2,458.70
8440 · Snow Plowing - CRC	13,150.00
8510 · Tree Spraying & Maintenance	7,000.00
8560 · Utilities	459.07

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Accrual Basis

# Cotton Ranch Homeowners' Association

## Profit & Loss

January through December 2020

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	<u>Jan - Dec 20</u>
8570 · Valley Road Water	4,320.00
8650 · Dog Station Bags	<u>1,123.69</u>
<b>Total 8000 · Common Area Maintenance</b>	<u>31,511.46</u>
<b>Total Expense</b>	<u>112,835.69</u>
<b>Net Ordinary Income</b>	<u>27,159.03</u>
<b>Net Income</b>	<u><u>27,159.03</u></u>

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Balance Sheet**  
As of December 31, 2020

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	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1110 · CR HOA CityWide Bank # 203026	53,764.98
1130 · CRHOA Lndspe CityWide #203042	124,466.47
1193 · UMB CD brokered Account	52,000.00
1194 · UMB Checking account	296,141.11
<b>Total Checking/Savings</b>	<u>526,372.56</u>
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	4,244.87
<b>Total Accounts Receivable</b>	<u>4,244.87</u>
<b>Other Current Assets</b>	
1215 · Undeposited Funds	-1,971.50
<b>Total Other Current Assets</b>	<u>-1,971.50</u>
<b>Total Current Assets</b>	<u>528,645.93</u>
<b>TOTAL ASSETS</b>	<b><u>528,645.93</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	-1,367.14
<b>Total Accounts Payable</b>	<u>-1,367.14</u>
<b>Other Current Liabilities</b>	
2351 · Compliance Deposit	101,250.58
<b>Total Other Current Liabilities</b>	<u>101,250.58</u>
<b>Total Current Liabilities</b>	99,883.44
<b>Long Term Liabilities</b>	
2620 · Working Capital	79,903.28
<b>Total Long Term Liabilities</b>	<u>79,903.28</u>
<b>Total Liabilities</b>	179,786.72

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Balance Sheet**  
As of December 31, 2020

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	<u>Dec 31, 20</u>
Equity	
32000 · Retained Earnings	321,700.18
Net Income	<u>27,159.03</u>
Total Equity	<u>348,859.21</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>528,645.93</u></u></b>

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget Overview**  
 January through December 2021

	Jan - Dec 21
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4100 · Design Fee	4,500.00
4160 · HOA Regular Dues	125,700.00
4180 · Forfeited Landscape Deposits	13,750.00
4200 · Property Statement Prep Fee	2,000.00
4510 · Interest Income	1,000.00
4610 · Finance Charges	600.00
4710 · Compliance Fees	150.00
4810 · Administration Fees (Legal)	1,800.00
	149,500.00
<b>Total Income</b>	149,500.00
<b>Gross Profit</b>	149,500.00
<b>Expense</b>	
6110 · Accounting	38,400.00
6150 · Billing Expense	3,000.00
6210 · Covenant Enforcement	13,200.00
6340 · Insurance	4,500.00
6380 · Tax Expense	900.00
6400 · Legal Fees	4,000.00
6450 · Social Functions	3,000.00
6500 · Miscellaneous	5,000.00
6600 · Office Expense	900.00
6910 · Website Maintenance	400.00
7000 · DRC Expenses	
7210 · DRC Administration	9,000.00
7000 · DRC Expenses - Other	800.00
	9,800.00
<b>Total 7000 · DRC Expenses</b>	9,800.00
<b>8000 · Common Area Maintenance</b>	
8210 · Landscape Maintenance - Valley	16,000.00
8220 · Landscape Improvements	2,000.00
8310 · Repairs & Maintenance-General	5,000.00
8440 · Snow Plowing - CRC	15,000.00
8510 · Tree Spraying & Maintenance	8,500.00
8560 · Utilities	600.00
8570 · Valley Road Water	7,200.00
8650 · Dog Station Bags	1,200.00
	55,500.00
<b>Total 8000 · Common Area Maintenance</b>	55,500.00

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget Overview**  
January through December 2021

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	<u>Jan - Dec 21</u>
8215 · Landscape Mtn - Addtl work	<u>2,000.00</u>
Total Expense	<u>140,600.00</u>
Net Ordinary Income	<u>8,900.00</u>
Net Income	<u><u>8,900.00</u></u>