

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2021

|   | Jan - Dec 21      | Budget            | \$ Over Budget    | % of Budget   |
|---|-------------------|-------------------|-------------------|---------------|
| <b>Ordinary Income/Expense</b>              |                   |                   |                   |               |
| <b>Income</b>                               |                   |                   |                   |               |
| 4100 · Design Fee                           | 7,500.00          | 4,500.00          | 3,000.00          | 166.7%        |
| 4160 · HOA Regular Dues                     | 125,117.77        | 125,700.00        | -582.23           | 99.5%         |
| 4180 · Forfeited Landscape Deposits         | 13,750.58         | 13,750.00         | 0.58              | 100.0%        |
| 4200 · Property Statement Prep Fee          | 2,500.00          | 2,000.00          | 500.00            | 125.0%        |
| 4510 · Interest Income                      | 602.29            | 1,000.00          | -397.71           | 60.2%         |
| 4610 · Finance Charges                      | -162.46           | 600.00            | -762.46           | -27.1%        |
| 4710 · Compliance Fees                      | 2,250.00          | 150.00            | 2,100.00          | 1,500.0%      |
| 4810 · Administration Fees (Legal)          | 20,271.90         | 1,800.00          | 18,471.90         | 1,126.2%      |
| <b>Total Income</b>                         | <b>171,830.08</b> | <b>149,500.00</b> | <b>22,330.08</b>  | <b>114.9%</b> |
| <b>Expense</b>                              |                   |                   |                   |               |
| 6110 · Accounting                           | 38,700.00         | 38,750.00         | -50.00            | 99.9%         |
| 6150 · Billing Expense                      | 2,431.00          | 3,000.00          | -569.00           | 81.0%         |
| 6170 · Bank Service Charges                 | 0.00              |                   |                   |               |
| 6210 · Covenant Enforcement                 | 12,900.00         | 13,200.00         | -300.00           | 97.7%         |
| 6340 · Insurance                            | 3,938.00          | 4,500.00          | -562.00           | 87.5%         |
| 6380 · Tax Expense                          | 0.00              | 900.00            | -900.00           | 0.0%          |
| 6400 · Legal Fees                           |                   |                   |                   |               |
| 6410 · Collection & Lien Fees               | 17,246.58         |                   |                   |               |
| 6400 · Legal Fees - Other                   | 633.84            | 4,000.00          | -3,366.16         | 15.8%         |
| <b>Total 6400 · Legal Fees</b>              | <b>17,880.42</b>  | <b>4,000.00</b>   | <b>13,880.42</b>  | <b>447.0%</b> |
| 6450 · Social Functions                     | 1,984.00          | 3,000.00          | -1,016.00         | 66.1%         |
| 6500 · Miscellaneous                        | 0.00              | 5,000.00          | -5,000.00         | 0.0%          |
| 6600 · Office Expense                       | 982.98            | 900.00            | 82.98             | 109.2%        |
| 6910 · Website Maintenance                  | 531.51            | 400.00            | 131.51            | 132.9%        |
| 7000 · DRC Expenses                         |                   |                   |                   |               |
| 7210 · DRC Administration                   | 5,298.00          | 9,000.00          | -3,702.00         | 58.9%         |
| 7000 · DRC Expenses - Other                 | 777.17            | 800.00            | -22.83            | 97.1%         |
| <b>Total 7000 · DRC Expenses</b>            | <b>6,075.17</b>   | <b>9,800.00</b>   | <b>-3,724.83</b>  | <b>62.0%</b>  |
| 8000 · Common Area Maintenance              |                   |                   |                   |               |
| 8210 · Landscape Maintenance - Valley       | 2,400.00          | 16,000.00         | -13,600.00        | 15.0%         |
| 8220 · Landscape Improvements               | 2,400.00          | 2,000.00          | 400.00            | 120.0%        |
| 8310 · Repairs & Maintenance-General        | 1,487.00          | 5,000.00          | -3,513.00         | 29.7%         |
| 8440 · Snow Plowing - CRC                   | 3,590.00          | 15,000.00         | -11,410.00        | 23.9%         |
| 8510 · Tree Spraying & Maintenance          | 18,205.00         | 8,500.00          | 9,705.00          | 214.2%        |
| 8560 · Utilities                            | 539.97            | 600.00            | -60.03            | 90.0%         |
| 8570 · Valley Road Water                    | 2,160.00          | 7,200.00          | -5,040.00         | 30.0%         |
| 8650 · Dog Station Bags                     | 1,630.65          | 1,200.00          | 430.65            | 135.9%        |
| <b>Total 8000 · Common Area Maintenance</b> | <b>32,412.62</b>  | <b>55,500.00</b>  | <b>-23,087.38</b> | <b>58.4%</b>  |

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget vs. Actual**  
January through December 2021

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|                                   | <u>Jan - Dec 21</u>     | <u>Budget</u>          | <u>\$ Over Budget</u>   | <u>% of Budget</u>   |
|-----------------------------------|-------------------------|------------------------|-------------------------|----------------------|
| 8215 · Landscape Mtn - Addtl work | 0.00                    | 2,000.00               | -2,000.00               | 0.0%                 |
| <b>Total Expense</b>              | <u>117,835.70</u>       | <u>140,950.00</u>      | <u>-23,114.30</u>       | <u>83.6%</u>         |
| <b>Net Ordinary Income</b>        | <u>53,994.38</u>        | <u>8,550.00</u>        | <u>45,444.38</u>        | <u>631.5%</u>        |
| <b>Net Income</b>                 | <u><b>53,994.38</b></u> | <u><b>8,550.00</b></u> | <u><b>45,444.38</b></u> | <u><b>631.5%</b></u> |

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Accrual Basis

# Cotton Ranch Homeowners' Association

## Profit & Loss

January through December 2021

|                                       | <u>Jan - Dec 21</u> |
|---------------------------------------|---------------------|
| Ordinary Income/Expense               |                     |
| Income                                |                     |
| 4100 · Design Fee                     | 7,500.00            |
| 4160 · HOA Regular Dues               | 125,117.77          |
| 4180 · Forfeited Landscape Deposits   | 13,750.58           |
| 4200 · Property Statement Prep Fee    | 2,500.00            |
| 4510 · Interest Income                | 602.29              |
| 4610 · Finance Charges                | -162.46             |
| 4710 · Compliance Fees                | 2,250.00            |
| 4810 · Administration Fees (Legal)    | 20,271.90           |
|                                       | <hr/>               |
| Total Income                          | 171,830.08          |
| Expense                               |                     |
| 6110 · Accounting                     | 38,700.00           |
| 6150 · Billing Expense                | 2,431.00            |
| 6170 · Bank Service Charges           | 0.00                |
| 6210 · Covenant Enforcement           | 12,900.00           |
| 6340 · Insurance                      | 3,938.00            |
| 6400 · Legal Fees                     |                     |
| 6410 · Collection & Lien Fees         | 17,246.58           |
| 6400 · Legal Fees - Other             | 633.84              |
|                                       | <hr/>               |
| Total 6400 · Legal Fees               | 17,880.42           |
| 6450 · Social Functions               | 1,984.00            |
| 6600 · Office Expense                 | 982.98              |
| 6910 · Website Maintenance            | 531.51              |
| 7000 · DRC Expenses                   |                     |
| 7210 · DRC Administration             | 5,298.00            |
| 7000 · DRC Expenses - Other           | 777.17              |
|                                       | <hr/>               |
| Total 7000 · DRC Expenses             | 6,075.17            |
| 8000 · Common Area Maintenance        |                     |
| 8210 · Landscape Maintenance - Valley | 2,400.00            |
| 8220 · Landscape Improvements         | 2,400.00            |
| 8310 · Repairs & Maintenance-General  | 1,487.00            |
| 8440 · Snow Plowing - CRC             | 3,590.00            |
| 8510 · Tree Spraying & Maintenance    | 18,205.00           |
| 8560 · Utilities                      | 539.97              |
| 8570 · Valley Road Water              | 2,160.00            |
| 8650 · Dog Station Bags               | 1,630.65            |
|                                       | <hr/>               |
| Total 8000 · Common Area Maintenance  | 32,412.62           |
|                                       | <hr/>               |
| Total Expense                         | 117,835.70          |

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Accrual Basis

Cotton Ranch Homeowners' Association

Profit & Loss

January through December 2021

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|                     | Jan - Dec 21     |
|---------------------|------------------|
| Net Ordinary Income | 53,994.38        |
| Net Income          | <u>53,994.38</u> |

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Balance Sheet**  
As of December 31, 2021

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|  | <u>Dec 31, 21</u> |
|--|-------------------|
| <b>ASSETS</b>                          |                   |
| <b>Current Assets</b>                  |                   |
| <b>Checking/Savings</b>                |                   |
| 1110 · CR HOA CityWide Bank # 203026   | 105,247.06        |
| 1130 · CRHOA Lndspe CityWide #203042   | 71,724.31         |
| 1140 · City Wide Money Market          | 348,734.98        |
|  | <hr/>             |
| <b>Total Checking/Savings</b>          | 525,706.35        |
| <b>Accounts Receivable</b>             |                   |
| 1210 · Accounts Receivable             | 4,983.38          |
|  | <hr/>             |
| <b>Total Accounts Receivable</b>       | 4,983.38          |
|  | <hr/>             |
| <b>Total Current Assets</b>            | 530,689.73        |
|  | <hr/>             |
| <b>TOTAL ASSETS</b>                    | <b>530,689.73</b> |
|  | <hr/> <hr/>       |
| <b>LIABILITIES &amp; EQUITY</b>        |                   |
| <b>Liabilities</b>                     |                   |
| <b>Current Liabilities</b>             |                   |
| <b>Accounts Payable</b>                |                   |
| 2000 · Accounts Payable                | -1,367.14         |
|  | <hr/>             |
| <b>Total Accounts Payable</b>          | -1,367.14         |
| <b>Other Current Liabilities</b>       |                   |
| 2351 · Compliance Deposit              | 48,500.00         |
|  | <hr/>             |
| <b>Total Other Current Liabilities</b> | 48,500.00         |
|  | <hr/>             |
| <b>Total Current Liabilities</b>       | 47,132.86         |
| <b>Long Term Liabilities</b>           |                   |
| 2620 · Working Capital                 | 80,703.28         |
|  | <hr/>             |
| <b>Total Long Term Liabilities</b>     | 80,703.28         |
|  | <hr/>             |
| <b>Total Liabilities</b>               | 127,836.14        |
| <b>Equity</b>                          |                   |
| 32000 · Retained Earnings              | 348,859.21        |
| Net Income                             | 53,994.38         |
|  | <hr/>             |
| <b>Total Equity</b>                    | 402,853.59        |
|  | <hr/>             |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b>530,689.73</b> |
|  | <hr/> <hr/>       |

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget Overview**  
 January through December 2022

|                                       | Jan - Dec 22 |
|---------------------------------------|--------------|
| <b>Ordinary Income/Expense</b>        |              |
| <b>Income</b>                         |              |
| 4100 · Design Fee                     | 4,500.00     |
| 4160 · HOA Regular Dues               | 83,800.00    |
| 4200 · Property Statement Prep Fee    | 1,800.00     |
| 4510 · Interest Income                | 15.00        |
| 4610 · Finance Charges                | 200.00       |
| 4710 · Compliance Fees                | 150.00       |
| 4810 · Administration Fees (Legal)    | 7,000.00     |
|                                       | 97,465.00    |
| <b>Expense</b>                        |              |
| 6110 · Accounting                     | 39,200.00    |
| 6150 · Billing Expense                | 3,000.00     |
| 6170 · Bank Service Charges           | 0.00         |
| 6210 · Covenant Enforcement           | 14,100.00    |
| 6340 · Insurance                      | 5,000.00     |
| 6380 · Tax Expense                    | 600.00       |
| 6400 · Legal Fees                     |              |
| 6410 · Collection & Lien Fees         | 7,000.00     |
| 6400 · Legal Fees - Other             | 1,200.00     |
|                                       | 8,200.00     |
| 6450 · Social Functions               | 5,300.00     |
| 6500 · Miscellaneous                  | 2,400.00     |
| 6600 · Office Expense                 | 800.00       |
| 6910 · Website Maintenance            | 450.00       |
| 7000 · DRC Expenses                   |              |
| 7210 · DRC Administration             | 7,200.00     |
| 7000 · DRC Expenses - Other           | 650.00       |
|                                       | 7,850.00     |
| 8000 · Common Area Maintenance        |              |
| 8210 · Landscape Maintenance - Valley | 9,000.00     |
| 8220 · Landscape Improvements         | 2,000.00     |
| 8310 · Repairs & Maintenance-General  | 3,000.00     |
| 8440 · Snow Plowing - CRC             | 16,000.00    |
| 8510 · Tree Spraying & Maintenance    | 9,000.00     |
| 8560 · Utilities                      | 720.00       |
| 8570 · Valley Road Water              | 7,200.00     |
| 8650 · Dog Station Bags               | 1,800.00     |
|                                       | 48,720.00    |
| 8215 · Landscape Mtn - Addtl work     | 2,000.00     |
|                                       | 2,000.00     |

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Accrual Basis

**Cotton Ranch Homeowners' Association**  
**Profit & Loss Budget Overview**  
January through December 2022

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|                     | <u>Jan - Dec 22</u>      |
|---------------------|--------------------------|
| Total Expense       | <u>137,620.00</u>        |
| Net Ordinary Income | <u>-40,155.00</u>        |
| Net Income          | <u><u>-40,155.00</u></u> |