

Cotton Ranch Homeowners Association

Financial Package

July 2025

Professionally Managed by
Community Management Specialists, Inc.

GL Balance Sheet by Fund 5

Monday, August 11, 2025

13:51

Not Active No

Posted 07/31/2025

Cotton Ranch Homeowners Association

	OPERATING	RESERVE	Total
Assets			
<u>Cash</u>			
FCB OPERATING	74,759.15		74,759.15
FCB MM SAVINGS		1,031.90	1,031.90
FCB MM DRC		60,033.36	60,033.36
EDWARD JONES 4.25% 11/28/25		139,943.61	139,943.61
ALPINE CD 1446 2.4700% 1/1/26		181,504.89	181,504.89
ALPINE SAVINGS		150.59	150.59
<u>Total Cash</u>	<u>74,759.15</u>	<u>382,664.35</u>	<u>457,423.50</u>
<u>Accounts Receivable</u>			
ACCOUNTS RECEIVABLE	12,729.00		12,729.00
<u>Total Accounts Receivable</u>	<u>12,729.00</u>		<u>12,729.00</u>
<u>Total Assets</u>	<u>87,488.15</u>	<u>382,664.35</u>	<u>470,152.50</u>
Liabilities & Equity			
<u>Liability</u>			
PREPAID ASSESSMENTS	2,048.87		2,048.87
COMPLIANCE DEPOSITS		60,000.00	60,000.00
<u>Total Liability</u>	<u>2,048.87</u>	<u>60,000.00</u>	<u>62,048.87</u>
<u>Equity</u>			
GENERAL FUND	62,988.92		62,988.92
WORKING CAPITAL		80,703.28	80,703.28
RESERVE FUND		237,733.36	237,733.36
MARKET VALUATION		(170.37)	(170.37)
Current YTD Income(Deficit)	22,450.36	4,398.08	26,848.44
<u>Total Equity</u>	<u>85,439.28</u>	<u>322,664.35</u>	<u>408,103.63</u>
<u>Total Liabilities & Equity</u>	<u>87,488.15</u>	<u>382,664.35</u>	<u>470,152.50</u>

Cotton Ranch Homeowners Association

Budget Comparison Standard Code Dollar Variance

Posted 7/1/2025 To 7/31/2025 11:59:00 PM

		Current Month OPERATING			Year to Date OPERATING			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Assessment Revenue								
4000	ASSESSMENT	0.00	0.00	0.00	124,800.00	124,800.00	0.00	124,800.00
4220	DESIGN FEE	0.00	250.00	(250.00)	4,500.00	1,750.00	2,750.00	3,000.00
TOTAL Assessment Revenue		0.00	250.00	(250.00)	129,300.00	126,550.00	2,750.00	127,800.00
Other Revenue								
4010	LATE CHARGE	1,845.00	42.00	1,803.00	2,410.00	294.00	2,116.00	500.00
4020	AT ATTORNEY STMT FEE	0.00	117.00	(117.00)	100.00	819.00	(719.00)	1,400.00
4030	FINE/CHARGS	0.00	0.00	0.00	500.00	0.00	500.00	0.00
4070	LEGAL COST REIMB	0.00	83.00	(83.00)	1,255.00	581.00	674.00	1,000.00
4775	OPERATING INTEREST	3.53	667.00	(663.47)	8.74	4,669.00	(4,660.26)	8,000.00
TOTAL Other Revenue		1,848.53	909.00	939.53	4,273.74	6,363.00	(2,089.26)	10,900.00
TOTAL REVENUES		1,848.53	1,159.00	689.53	133,573.74	132,913.00	660.74	138,700.00
EXPENSES								
Administrative								
5000	BANK CHARGES	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
5010	FILING, LICENSE, PERMIT	0.00	0.00	0.00	0.00	300.00	300.00	300.00
5030	BILLING EXPENSE	0.00	42.00	42.00	0.00	294.00	294.00	500.00
5260	WORKER'S COMP	0.00	0.00	0.00	0.00	850.00	850.00	850.00
5350	COMMERCIAL INSURANC	0.00	417.00	417.00	4,294.00	2,919.00	(1,375.00)	5,000.00
5450	LEGAL EXPENSE	0.00	208.00	208.00	1,409.28	1,456.00	46.72	2,500.00
5460	CLIENT STATEMENTS	0.00	83.00	83.00	250.00	581.00	331.00	1,000.00
5470	COVENANT EFORCEMEN	0.00	1,250.00	1,250.00	6,000.00	8,750.00	2,750.00	15,000.00
5480	COLLECTION/LIEN FEES	0.00	117.00	117.00	352.79	819.00	466.21	1,400.00
5490	MANAGEMENT	4,350.00	3,750.00	(600.00)	36,645.00	26,250.00	(10,395.00)	45,000.00
5500	QUICK BOOKS	0.00	250.00	250.00	1,356.54	1,750.00	393.46	3,000.00
5560	SOCIAL FUNCTIONS	0.00	2,000.00	2,000.00	6,324.67	2,000.00	(4,324.67)	2,000.00
5600	OFFICE EXPENSES	114.69	67.00	(47.69)	3,637.76	469.00	(3,168.76)	800.00
5630	DRC EXPENSES	0.00	63.00	63.00	200.00	441.00	241.00	750.00
5710	DRC ADMINISTRATON	0.00	1,250.00	1,250.00	5,460.00	8,750.00	3,290.00	15,000.00
5760	WEBSITE	75.00	42.00	(33.00)	438.00	294.00	(144.00)	500.00
TOTAL Administrative		4,539.69	9,539.00	4,999.31	66,398.04	55,923.00	(10,475.04)	93,600.00
Common								
6450	DOG STATION BAGS	0.00	208.00	208.00	1,258.50	1,456.00	197.50	2,500.00
TOTAL Common		0.00	208.00	208.00	1,258.50	1,456.00	197.50	2,500.00
Landscaping								
7300	GROUNDS CONTRACT	0.00	375.00	375.00	8,043.71	2,625.00	(5,418.71)	4,500.00
7310	LANDSCAPE REPAIR	0.00	667.00	667.00	8,202.35	4,669.00	(3,533.35)	8,000.00
7340	SHRUBS/TREE CARE	1,200.00	750.00	(450.00)	1,200.00	5,250.00	4,050.00	9,000.00
7820	SNOW REMOVAL	0.00	0.00	0.00	25,690.00	13,000.00	(12,690.00)	17,000.00
TOTAL Landscaping		1,200.00	1,792.00	592.00	43,136.06	25,544.00	(17,592.06)	38,500.00
Utility								
8780	ELECTRIC	57.40	83.00	25.60	330.78	581.00	250.22	1,000.00
8950	WATER/SEWER	0.00	638.00	638.00	0.00	4,466.00	4,466.00	7,650.00
TOTAL Utility		57.40	721.00	663.60	330.78	5,047.00	4,716.22	8,650.00

Cotton Ranch Homeowners Association
Budget Comparison Standard Code Dollar Variance

Posted 7/1/2025 To 7/31/2025 11:59:00 PM

	Current Month OPERATING			Year to Date OPERATING			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL EXPENSES	5,797.09	12,260.00	6,462.91	111,123.38	87,970.00	(23,153.38)	143,250.00
Excess Revenue / Expense	(3,948.56)	(11,101.00)	7,152.44	22,450.36	44,943.00	(22,492.64)	(4,550.00)

Cotton Ranch Homeowners Association
Budget Comparison Standard Code Dollar Variance

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		Current Month RESERVE			Year to Date RESERVE			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Reserve Revenue</u>								
4700	SAVINGS INTEREST	631.68	0.00	631.68	4,398.08	0.00	4,398.08	0.00
TOTAL Reserve Revenue		631.68	0.00	631.68	4,398.08	0.00	4,398.08	0.00
TOTAL REVENUES		631.68	0.00	631.68	4,398.08	0.00	4,398.08	0.00
Excess Revenue / Expense		631.68	0.00	631.68	4,398.08	0.00	4,398.08	0.00

GL Income Statement Annual Current

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Cotton Ranch Homeowners Association

OPERATING

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Assessment Revenue</u>													
4000 ASSESSMENT	0.00	0.00	0.00	124,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,800.00
4220 DESIGN FEE	0.00	0.00	0.00	4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00
TOTAL Assessment Revenue	0.00	0.00	0.00	129,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129,300.00
<u>Other Revenue</u>													
4010 LATE CHARGE	0.00	0.00	0.00	695.00	0.00	(130.00)	1,845.00	0.00	0.00	0.00	0.00	0.00	2,410.00
4020 AT ATTORNEY STMT FEE	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
4030 FINE/CHARGS	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
4070 LEGAL COST REIMB	0.00	0.00	0.00	1,255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,255.00
4775 OPERATING INTEREST	0.00	0.00	0.00	0.01	1.24	3.96	3.53	0.00	0.00	0.00	0.00	0.00	8.74
TOTAL Other Revenue	0.00	0.00	0.00	2,050.01	501.24	(126.04)	1,848.53	0.00	0.00	0.00	0.00	0.00	4,273.74
TOTAL INCOME	0.00	0.00	0.00	131,350.01	501.24	(126.04)	1,848.53	0.00	0.00	0.00	0.00	0.00	133,573.74
EXPENSES													
<u>Administrative</u>													
5000 BANK CHARGES	0.00	0.00	0.00	15.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
5010 FILING, LICENSE, PERMIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5030 BILLING EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5260 WORKER'S COMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5350 COMMERCIAL INSURANCE	0.00	0.00	0.00	5,635.00	(1,341.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,294.00
5450 LEGAL EXPENSE	0.00	0.00	0.00	1,409.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,409.28
5460 CLIENT STATEMENTS	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
5470 COVENANT ENFORCEMENT	0.00	0.00	0.00	4,800.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00
5480 COLLECTION/LIEN FEES	0.00	0.00	0.00	352.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	352.79
5490 MANAGEMENT	0.00	0.00	0.00	14,220.00	6,375.00	11,700.00	4,350.00	0.00	0.00	0.00	0.00	0.00	36,645.00
5500 QUICK BOOKS	0.00	0.00	0.00	1,412.29	(55.75)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,356.54
5560 SOCIAL FUNCTIONS	0.00	0.00	0.00	4,540.20	1,784.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,324.67
5600 OFFICE EXPENSES	0.00	0.00	0.00	890.44	0.00	2,632.63	114.69	0.00	0.00	0.00	0.00	0.00	3,637.76
5630 DRC EXPENSES	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00

GL Income Statement Annual Current

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Cotton Ranch Homeowners Association

OPERATING

	January	February	March	April	May	June	July	August	September	October	November	December	Total
5710 DRC ADMINISTRATON	0.00	0.00	0.00	3,060.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	5,460.00
5760 WEBSITE	0.00	0.00	0.00	0.00	288.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00	438.00
TOTAL Administrative	0.00	0.00	0.00	36,785.00	7,065.72	18,007.63	4,539.69	0.00	0.00	0.00	0.00	0.00	66,398.04
<u>Common</u>													
6450 DOG STATION BAGS	0.00	0.00	0.00	809.00	0.00	449.50	0.00	0.00	0.00	0.00	0.00	0.00	1,258.50
TOTAL Common	0.00	0.00	0.00	809.00	0.00	449.50	0.00	0.00	0.00	0.00	0.00	0.00	1,258.50
<u>Landscaping</u>													
7300 GROUNDS CONTRACT	0.00	0.00	0.00	0.00	7,851.71	192.00	0.00	0.00	0.00	0.00	0.00	0.00	8,043.71
7310 LANDSCAPE REPAIR	0.00	0.00	0.00	0.00	0.00	8,202.35	0.00	0.00	0.00	0.00	0.00	0.00	8,202.35
7340 SHRUBS/TREE CARE	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	1,200.00
7820 SNOW REMOVAL	0.00	0.00	0.00	23,215.00	2,475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,690.00
TOTAL Landscaping	0.00	0.00	0.00	23,215.00	10,326.71	8,394.35	1,200.00	0.00	0.00	0.00	0.00	0.00	43,136.06
<u>Utility</u>													
8780 ELECTRIC	0.00	0.00	0.00	189.38	84.00	0.00	57.40	0.00	0.00	0.00	0.00	0.00	330.78
8950 WATER/SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL Utility	0.00	0.00	0.00	189.38	84.00	0.00	57.40	0.00	0.00	0.00	0.00	0.00	330.78
TOTAL EXPENSES	0.00	0.00	0.00	60,998.38	17,476.43	26,851.48	5,797.09	0.00	0.00	0.00	0.00	0.00	111,123.38
Excess Revenue / Expense	0.00	0.00	0.00	70,351.63	(16,975.19)	(26,977.52)	(3,948.56)	0.00	0.00	0.00	0.00	0.00	22,450.36

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Cotton Ranch Homeowners Association

RESERVE

	January	February	March	April	May	June	July	August	September	October	November	December	Total
INCOME													
<u>Reserve Revenue</u>													
4700 SAVINGS INTEREST	0.00	0.00	0.00	2,070.93	1,145.54	549.93	631.68	0.00	0.00	0.00	0.00	0.00	4,398.08
TOTAL Reserve Revenue	0.00	0.00	0.00	2,070.93	1,145.54	549.93	631.68	0.00	0.00	0.00	0.00	0.00	4,398.08
TOTAL INCOME	0.00	0.00	0.00	2,070.93	1,145.54	549.93	631.68	0.00	0.00	0.00	0.00	0.00	4,398.08
Excess Revenue / Expense	0.00	0.00	0.00	2,070.93	1,145.54	549.93	631.68	0.00	0.00	0.00	0.00	0.00	4,398.08