

Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 03/31/2026



Cotton Ranch Homeowners Association

Balance Sheet as of 3/31/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	\$61,912.01		\$61,912.01
1002-00 - FCB - RESERVE		\$1,112.86	\$1,112.86
1002-01 - APLINE - RESERVE		\$3,272.53	\$3,272.53
1002-10 - FCB - MM DRC		\$39,081.55	\$39,081.55
1005-00 - FCB CD - 3.60% 07/22/26 (8701)		\$70,408.51	\$70,408.51
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		\$70,368.69	\$70,368.69
1005-02 - ALPINE CD - 3.69% 5/14/26 (3128)		\$102,522.07	\$102,522.07
1009-01 - EDWARD JONES CASH		\$49,303.54	\$49,303.54
Total Cash	\$61,912.01	\$336,069.75	\$397,981.76
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	\$71,690.00		\$71,690.00
Total Accounts Receivable	\$71,690.00		\$71,690.00
Other Assets			
1700-00 - DUE FROM OPERATING TO RESERVE		\$5,000.00	\$5,000.00
Total Other Assets		\$5,000.00	\$5,000.00
Total Assets	\$133,602.01	\$341,069.75	\$474,671.76

Cotton Ranch Homeowners Association

Balance Sheet as of 3/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liability			
2050-00 - PREPAID ASSESSMENTS	\$1,656.00		\$1,656.00
2100-00 - ACCOUNTS PAYABLE	\$1,308.09	\$4,600.00	\$5,908.09
2300-00 - COMPLIANCE DEPOSITS	\$2,000.00	\$39,000.00	\$41,000.00
2400-00 - DUE TO RESERVE FROM OPERATING	\$5,000.00		\$5,000.00
Total Liability	\$9,964.09	\$43,600.00	\$53,564.09
Equity			
3000-00 - GENERAL FUND	\$1,446.07		\$1,446.07
3150-00 - WORKING CAPITAL		\$80,703.28	\$80,703.28
3250-00 - RESERVE FUND		\$248,159.19	\$248,159.19
3550-00 - MARKET VALUATION		(\$131.83)	(\$131.83)
3999-99 - NET INCOME	\$122,191.85	(\$31,260.89)	\$90,930.96
Total Equity	\$123,637.92	\$297,469.75	\$421,107.67
Total Liabilities / Equity	\$133,602.01	\$341,069.75	\$474,671.76

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
4000-00 - ASSESSMENT	126,300.00	124,200.00	2,100.00	128,100.00	124,200.00	3,900.00	124,200.00
Total Assessment Income	126,300.00	124,200.00	2,100.00	128,100.00	124,200.00	3,900.00	124,200.00
Other Income							
4010-00 - LATE CHARGE	(300.00)	-	(300.00)	(300.00)	-	(300.00)	-
4030-00 - FINE/CHRG BACKS	100.00	42.00	58.00	100.00	126.00	(26.00)	500.00
4090-00 - TRF FUNDS FROM RESERVE	-	16,662.00	(16,662.00)	30,000.00	16,662.00	13,338.00	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	750.00	(750.00)	3,000.00
4600-00 - CERTIFIED MAIL	(50.00)	-	(50.00)	(50.00)	-	(50.00)	-
4775-00 - OPERATING INTEREST	1.91	8.00	(6.09)	2.89	24.00	(21.11)	100.00
Total Other Income	(248.09)	16,962.00	(17,210.09)	29,752.89	17,562.00	12,190.89	36,925.00
Total Income	126,051.91	141,162.00	(15,110.09)	157,852.89	141,762.00	16,090.89	161,125.00

Operating Expense

Administrative

5020-00 - AUDIT/TAX PREP	-	-	-	-	-	-	375.00
5350-00 - COMMERCIAL INSURANCE	2,435.00	417.00	(2,018.00)	2,435.00	1,251.00	(1,184.00)	5,000.00
5450-00 - LEGAL EXPENSE	315.00	208.00	(107.00)	7,620.34	624.00	(6,996.34)	2,500.00
5470-00 - COVENANT EFORCEMENT	240.00	-	(240.00)	2,815.00	-	(2,815.00)	-
5490-10 - THURSTON MANAGEMENT FEE	1,725.00	3,600.00	1,875.00	7,200.00	10,800.00	3,600.00	43,200.00
5500-00 - ACCOUNTING PM FEE	1,500.00	750.00	(750.00)	2,250.00	2,250.00	-	9,000.00
5600-00 - OFFICE EXPENSES	678.09	42.00	(636.09)	1,101.94	126.00	(975.94)	500.00
5630-00 - DRC EXPENSES	-	2,500.00	2,500.00	-	7,500.00	7,500.00	30,000.00
5760-00 - WEB PORTAL/TECH FEE	75.00	100.00	25.00	225.00	300.00	75.00	1,200.00
Total Administrative	6,968.09	7,617.00	648.91	23,647.28	22,851.00	(796.28)	91,775.00

Common

6450-00 - DOG STATION BAGS	-	208.00	208.00	-	624.00	624.00	2,500.00
Total Common	-	208.00	208.00	-	624.00	624.00	2,500.00

Landscaping

7300-00 - LANDSCAPE - VALLEY RD	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
7310-00 - ADDITIONAL LANDSCAPE	1,489.03	-	(1,489.03)	1,489.03	-	(1,489.03)	-
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	-	2,250.00	2,250.00	9,000.00
7700-00 - SPRINKLER REPAIRS	472.27	1,333.00	860.73	472.27	3,999.00	3,526.73	16,000.00
7820-00 - SNOW REMOVAL	-	5,000.00	5,000.00	9,900.00	15,000.00	5,100.00	21,500.00
Total Landscaping	1,961.30	8,083.00	6,121.70	11,861.30	24,249.00	12,387.70	58,500.00

Utilities

8780-00 - ELECTRIC	52.07	58.00	5.93	152.46	174.00	21.54	700.00
8950-00 - VALLEY ROAD WATER	-	638.00	638.00	-	1,914.00	1,914.00	7,650.00

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Utilities	52.07	696.00	643.93	152.46	2,088.00	1,935.54	8,350.00
Total Expense	8,981.46	16,604.00	7,622.54	35,661.04	49,812.00	14,150.96	161,125.00
Operating Net Total	117,070.45	124,558.00	(7,487.55)	122,191.85	91,950.00	30,241.85	-

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4700-00 - RESERVE INTEREST	686.65	-	686.65	3,339.11	-	3,339.11	-
Total Other Income	686.65	-	686.65	3,339.11	-	3,339.11	-
Total Income	686.65	-	686.65	3,339.11	-	3,339.11	-
Reserve Expense							
Reserve/CapEx							
9000-00 - TRF FUNDS TO OPERATING	-	-	-	30,000.00	-	(30,000.00)	-
9020-00 - RESERVE EXPENSE	4,600.00	-	(4,600.00)	4,600.00	-	(4,600.00)	-
Total Reserve/CapEx	4,600.00	-	(4,600.00)	34,600.00	-	(34,600.00)	-
Total Expense	4,600.00	-	(4,600.00)	34,600.00	-	(34,600.00)	-
Reserve Net Total	(3,913.35)	-	(3,913.35)	(31,260.89)	-	(31,260.89)	-
Net Total	113,157.10	124,558.00	(11,400.90)	90,930.96	91,950.00	(1,019.04)	-

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 3/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessment Income													
4000-00 - ASSESSMENT	1,800	-	126,300	-	-	-	-	-	-	-	-	-	128,100
Total Assessment Income	1,800	-	126,300	-	-	-	-	-	-	-	-	-	128,100
Other Income													
4010-00 - LATE CHARGE	-	-	(300)	-	-	-	-	-	-	-	-	-	-300
4030-00 - FINE/CHRG BACKS	-	-	100	-	-	-	-	-	-	-	-	-	100
4090-00 - TRF FUNDS FROM RESERVE	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
4600-00 - CERTIFIED MAIL	-	-	(50)	-	-	-	-	-	-	-	-	-	-50
4775-00 - OPERATING INTEREST	-	1	2	-	-	-	-	-	-	-	-	-	3
Total Other Income	-	30,001	(248)	-	-	-	-	-	-	-	-	-	29,753
Total Income	1,800	30,001	126,052	-	-	-	-	-	-	-	-	-	157,853
Operating Expense													
Administrative													
5350-00 - COMMERCIAL INSURANCE	-	-	2,435	-	-	-	-	-	-	-	-	-	2,435
5450-00 - LEGAL EXPENSE	6,970	335	315	-	-	-	-	-	-	-	-	-	7,620
5470-00 - COVENANT EFORCEMENT	1,200	1,375	240	-	-	-	-	-	-	-	-	-	2,815
5490-10 - THURSTON MANAGEMENT FEE	4,350	1,125	1,725	-	-	-	-	-	-	-	-	-	7,200
5500-00 - ACCOUNTING PM FEE	-	750	1,500	-	-	-	-	-	-	-	-	-	2,250
5600-00 - OFFICE EXPENSES	191	232	678	-	-	-	-	-	-	-	-	-	1,102
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	-	-	-	-	-	-	-	-	225
Total Administrative	12,787	3,892	6,968	-	-	-	-	-	-	-	-	-	23,647
Landscaping													
7310-00 - ADDITIONAL LANDSCAPE	-	-	1,489	-	-	-	-	-	-	-	-	-	1,489
7700-00 - SPRINKLER REPAIRS	-	-	472	-	-	-	-	-	-	-	-	-	472
7820-00 - SNOW REMOVAL	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900
Total Landscaping	-	9,900	1,961	-	-	-	-	-	-	-	-	-	11,861

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 3/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Utilities													
8780-00 - ELECTRIC	49	52	52	-	-	-	-	-	-	-	-	-	152
Total Utilities	49	52	52	-	-	-	-	-	-	-	-	-	152
Total Expense	12,836	13,844	8,981	-	-	-	-	-	-	-	-	-	35,661
Operating Net Total	(\$11,035)	\$16,157	\$117,070	-	-	-	-	-	-	-	-	-	\$122,192

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 3/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Other Income													
4700-00 - RESERVE INTEREST	1,910	743	687	-	-	-	-	-	-	-	-	-	3,339
Total Other Income	1,910	743	687	-	-	-	-	-	-	-	-	-	3,339
Total Income	1,910	743	687	-	-	-	-	-	-	-	-	-	3,339
Reserve Expense													
Reserve/CapEx													
9000-00 - TRF FUNDS TO OPERATING	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
9020-00 - RESERVE EXPENSE	-	-	4,600	-	-	-	-	-	-	-	-	-	4,600
Total Reserve/CapEx	-	30,000	4,600	-	-	-	-	-	-	-	-	-	34,600
Total Expense	-	30,000	4,600	-	-	-	-	-	-	-	-	-	34,600
Reserve Net Total	\$1,910	(\$29,257)	(\$3,913)	-	-	-	-	-	-	-	-	-	(\$31,261)
Net Total	(\$9,126)	(\$13,100)	\$113,157	-	-	-	-	-	-	-	-	-	\$90,931