

Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 02/28/2026



Cotton Ranch Homeowners Association

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	\$20,487.34		\$20,487.34
1002-00 - FCB - RESERVE		\$112.82	\$112.82
1002-01 - APLINE - RESERVE		\$3,497.72	\$3,497.72
1002-10 - FCB - MM DRC		\$30,077.01	\$30,077.01
1005-00 - FCB CD - 3.60% 07/22/26 (8701)		\$70,214.34	\$70,214.34
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		\$70,193.48	\$70,193.48
1005-02 - ALPINE CD - 3.69% 5/14/26 (3128)		\$102,212.07	\$102,212.07
1009-01 - EDWARD JONES CASH		\$49,303.54	\$49,303.54
Total Cash	\$20,487.34	\$325,610.98	\$346,098.32
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	\$6,550.00		\$6,550.00
Total Accounts Receivable	\$6,550.00		\$6,550.00
Other Assets			
1700-00 - DUE FROM OPERATING TO RESERVE		\$15,000.00	\$15,000.00
Total Other Assets		\$15,000.00	\$15,000.00
Total Assets	\$27,037.34	\$340,610.98	\$367,648.32
Liabilities / Equity			
Liability			
2050-00 - PREPAID ASSESSMENTS	\$3,469.87		\$3,469.87
2300-00 - COMPLIANCE DEPOSITS		\$41,000.00	\$41,000.00
2400-00 - DUE TO RESERVE FROM OPERATING	\$15,000.00		\$15,000.00
Total Liability	\$20,469.87	\$41,000.00	\$59,469.87
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		\$248,387.07	\$248,387.07
3550-00 - MARKET VALUATION		(\$131.83)	(\$131.83)
3999-99 - NET INCOME	\$5,121.40	(\$27,347.54)	(\$22,226.14)
Total Equity	\$6,567.47	\$301,610.98	\$308,178.45
Total Liabilities / Equity	\$27,037.34	\$342,610.98	\$367,648.32

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
4000-00 - ASSESSMENT	-	-	-	1,800.00	-	1,800.00	124,200.00
Total Assessment Income	-	-	-	1,800.00	-	1,800.00	124,200.00
Other Income							
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	-	84.00	(84.00)	500.00
4090-00 - TRF FUNDS FROM RESERVE	30,000.00	-	30,000.00	30,000.00	-	30,000.00	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	500.00	(500.00)	3,000.00
4775-00 - OPERATING INTEREST	.70	8.00	(7.30)	.98	16.00	(15.02)	100.00
Total Other Income	30,000.70	300.00	29,700.70	30,000.98	600.00	29,400.98	36,925.00
Total Income	30,000.70	300.00	29,700.70	31,800.98	600.00	31,200.98	161,125.00
Operating Expense							
Administrative							
5020-00 - AUDIT/TAX PREP	-	-	-	-	-	-	375.00
5350-00 - COMMERCIAL INSURANCE	-	417.00	417.00	-	834.00	834.00	5,000.00
5450-00 - LEGAL EXPENSE	335.00	208.00	(127.00)	7,305.34	416.00	(6,889.34)	2,500.00
5470-00 - COVENANT EFORCEMENT	1,375.00	-	(1,375.00)	2,575.00	-	(2,575.00)	-
5490-00 - MANAGEMENT FEE	1,125.00	3,600.00	2,475.00	5,475.00	7,200.00	1,725.00	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	750.00	1,500.00	750.00	9,000.00
5600-00 - OFFICE EXPENSES	232.47	42.00	(190.47)	423.85	84.00	(339.85)	500.00
5630-00 - DRC EXPENSES	-	2,500.00	2,500.00	-	5,000.00	5,000.00	30,000.00
5760-00 - WEB PORTAL/TECH FEE	75.00	100.00	25.00	150.00	200.00	50.00	1,200.00
Total Administrative	3,892.47	7,617.00	3,724.53	16,679.19	15,234.00	(1,445.19)	91,775.00
Common							
6450-00 - DOG STATION BAGS	-	208.00	208.00	-	416.00	416.00	2,500.00
Total Common	-	208.00	208.00	-	416.00	416.00	2,500.00
Landscaping							
7300-00 - LANDSCAPE - VALLEY RD	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	750.00	750.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	-	1,500.00	1,500.00	9,000.00
7700-00 - SPRINKLER REPAIRS	-	1,333.00	1,333.00	-	2,666.00	2,666.00	16,000.00
7820-00 - SNOW REMOVAL	9,900.00	5,000.00	(4,900.00)	9,900.00	10,000.00	100.00	21,500.00
Total Landscaping	9,900.00	8,083.00	(1,817.00)	9,900.00	16,166.00	6,266.00	58,500.00
Utilities							
8780-00 - ELECTRIC	51.50	58.00	6.50	100.39	116.00	15.61	700.00
8950-00 - VALLEY ROAD WATER	-	638.00	638.00	-	1,276.00	1,276.00	7,650.00
Total Utilities	51.50	696.00	644.50	100.39	1,392.00	1,291.61	8,350.00
Total Expense	13,843.97	16,604.00	2,760.03	26,679.58	33,208.00	6,528.42	161,125.00

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	16,156.73	(16,304.00)	32,460.73	5,121.40	(32,608.00)	37,729.40	-

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4700-00 - RESERVE INTEREST	742.89	-	742.89	2,652.46	-	2,652.46	-
Total Other Income	742.89	-	742.89	2,652.46	-	2,652.46	-
Total Income	742.89	-	742.89	2,652.46	-	2,652.46	-
Reserve Expense							
Reserve/CapEx							
9000-00 - TRF FUNDS TO OPERATING	30,000.00	-	(30,000.00)	30,000.00	-	(30,000.00)	-
Total Reserve/CapEx	30,000.00	-	(30,000.00)	30,000.00	-	(30,000.00)	-
Total Expense	30,000.00	-	(30,000.00)	30,000.00	-	(30,000.00)	-
Reserve Net Total	(29,257.11)	-	(29,257.11)	(27,347.54)	-	(27,347.54)	-
Net Total	(13,100.38)	(16,304.00)	3,203.62	(22,226.14)	(32,608.00)	10,381.86	-

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessment Income													
4000-00 - ASSESSMENT	1,800	-	-	-	-	-	-	-	-	-	-	-	1,800
Total Assessment Income	1,800	-	-	-	-	-	-	-	-	-	-	-	1,800
Other Income													
4090-00 - TRF FUNDS FROM RESERVE	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
4775-00 - OPERATING INTEREST	-	1	-	-	-	-	-	-	-	-	-	-	1
Total Other Income	-	30,001	-	-	-	-	-	-	-	-	-	-	30,001
Total Income	1,800	30,001	-	-	-	-	-	-	-	-	-	-	31,801
Operating Expense													
Administrative													
5450-00 - LEGAL EXPENSE	6,970	335	-	-	-	-	-	-	-	-	-	-	7,305
5470-00 - COVENANT EFORCMENT	1,200	1,375	-	-	-	-	-	-	-	-	-	-	2,575
5490-00 - MANAGEMENT FEE	4,350	1,125	-	-	-	-	-	-	-	-	-	-	5,475
5500-00 - ACCOUNTING PM FEE	-	750	-	-	-	-	-	-	-	-	-	-	750
5600-00 - OFFICE EXPENSES	191	232	-	-	-	-	-	-	-	-	-	-	424
5760-00 - WEB PORTAL/TECH FEE	75	75	-	-	-	-	-	-	-	-	-	-	150
Total Administrative	12,787	3,892	-	-	-	-	-	-	-	-	-	-	16,679
Landscaping													
7820-00 - SNOW REMOVAL	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900
Total Landscaping	-	9,900	-	-	-	-	-	-	-	-	-	-	9,900
Utilities													
8780-00 - ELECTRIC	49	52	-	-	-	-	-	-	-	-	-	-	100
Total Utilities	49	52	-	-	-	-	-	-	-	-	-	-	100
Total Expense	12,836	13,844	-	-	-	-	-	-	-	-	-	-	26,680
Operating Net Total	(\$11,035)	\$16,157	-	-	-	-	-	-	-	-	-	-	\$5,121

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Summary Statement of Revenues and Expenses For 2/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Other Income													
4700-00 - RESERVE INTEREST	1,910	743	-	-	-	-	-	-	-	-	-	-	2,652
Total Other Income	1,910	743	-	-	-	-	-	-	-	-	-	-	2,652
Total Income	1,910	743	-	-	-	-	-	-	-	-	-	-	2,652
Reserve Expense													
Reserve/CapEx													
9000-00 - TRF FUNDS TO OPERATING	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
Total Reserve/CapEx	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
Total Expense	-	30,000	-	-	-	-	-	-	-	-	-	-	30,000
Reserve Net Total	\$1,910	(\$29,257)	-	-	-	-	-	-	-	-	-	-	(\$27,348)
Net Total	(\$9,126)	(\$13,100)	-	-	-	-	-	-	-	-	-	-	(\$22,226)