Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 07/31/2026

CMS
COMMUNITY MANAGEMENT SPECIALISTS

Cotton Ranch Homeowners Association

Balance Sheet as of 7/31/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	$32,291.44		$32,291.44
1002-00 - FCB - RESERVE		$1,318.34	$1,318.34
1002-01 - APLINE - RESERVE		$3,350.32	$3,350.32
1002-10 - FCB - MM DRC		$45,102.75	$45,102.75
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		$71,137.24	$71,137.24
1005-02 - ALPINE CD - 3.69% 11/10/26 (3128)		$103,567.76	$103,567.76
1005-03 - FCB CD - 4 % 8/27/26 (6601)		$35,625.00	$35,625.00
1005-04 - FCB CD - 4% 10/27/26 (7401)		$35,625.00	$35,625.00
1009-01 - EDWARD JONES CASH		$49,303.54	$49,303.54
Total Cash	**$32,291.44**	**$345,029.95**	**$377,321.39**
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	$17,507.33		$17,507.33
Total Accounts Receivable	**$17,507.33**		**$17,507.33**
Other Assets			
1800-00 - PREPAID INSURANCE	$2,439.00		$2,439.00
1830-00 - PREPAID EXPENSE	$1,395.00		$1,395.00
Total Other Assets	**$3,834.00**		**$3,834.00**
Total Assets	**$53,632.77**	**$345,029.95**	**$398,662.72**

Cotton Ranch Homeowners Association

Balance Sheet as of 7/31/2026

Liabilities / Equity	Operating	Reserve	Total
Liability			
2050-00 - PREPAID ASSESSMENTS	$5,917.00		$5,917.00
2100-00 - ACCOUNTS PAYABLE	$408.00		$408.00
2300-00 - COMPLIANCE DEPOSITS	$2,000.00	$40,500.00	$42,500.00
Total Liability	**$8,325.00**	**$40,500.00**	**$48,825.00**
Equity			
3150-00 - WORKING CAPITAL		$80,703.28	$80,703.28
3550-00 - MARKET VALUATION		($131.83)	($131.83)
3999-00 - RETAINED EARNINGS	$1,446.07	$248,159.19	$249,605.26
3999-99 - NET INCOME	$43,861.70	($24,200.69)	$19,661.01
Total Equity	**$45,307.77**	**$304,529.95**	**$349,837.72**
Total Liabilities / Equity	**$53,632.77**	**$345,029.95**	**$398,662.72**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
4000-00 - ASSESSMENT	-	-	-	127,495.00	124,200.00	3,295.00	124,200.00
Total Assessment Income	**-**	**-**	**-**	**127,495.00**	**124,200.00**	**3,295.00**	**124,200.00**
Other Income							
4010-00 - LATE CHARGE	406.50	-	406.50	4,756.50	-	4,756.50	-
4010-10 - LATE FEE INTEREST	-	-	-	.27	-	.27	-
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	100.00	294.00	(194.00)	500.00
4040-00 - NSF CHARGE	-	-	-	25.00	-	25.00	-
4070-00 - LEGAL REIMB	293.50	-	293.50	6,297.56	-	6,297.56	-
4090-00 - TRF FUNDS FROM RESERVE	20,000.00	-	20,000.00	20,000.00	16,662.00	3,338.00	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	1,750.00	(1,750.00)	3,000.00
4600-00 - CERTIFIED MAIL	-	-	-	(100.00)	-	(100.00)	-
4775-00 - OPERATING INTEREST	1.66	8.00	(6.34)	10.73	56.00	(45.27)	100.00
Total Other Income	**20,701.66**	**300.00**	**20,401.66**	**31,090.06**	**18,762.00**	**12,328.06**	**36,925.00**
Total Income	**20,701.66**	**300.00**	**20,401.66**	**158,585.06**	**142,962.00**	**15,623.06**	**161,125.00**
Operating Expense							
Administrative							
5000-00 - BANK CHARGES	10.00	-	(10.00)	20.00	-	(20.00)	-
5010-00 - FILING, LICENSE, PERMITS	-	-	-	25.00	-	(25.00)	-
5020-00 - AUDIT/TAX PREP	-	-	-	295.00	375.00	80.00	375.00
5350-00 - COMMERCIAL INSURANCE	-	417.00	417.00	2,212.00	2,919.00	707.00	5,000.00
5450-00 - LEGAL EXPENSE	-	208.00	208.00	15,012.64	1,456.00	(13,556.64)	2,500.00
5490-10 - THURSTON MANAGEMENT FEE	3,600.00	3,600.00	-	25,200.00	25,200.00	-	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	5,250.00	5,250.00	-	9,000.00
5600-00 - OFFICE EXPENSES	182.74	42.00	(140.74)	4,421.49	294.00	(4,127.49)	500.00
5630-00 - DRC EXPENSES	3,261.54	2,500.00	(761.54)	15,399.04	17,500.00	2,100.96	30,000.00
5760-00 - WEB PORTAL/TECH FEE	483.00	100.00	(383.00)	933.00	700.00	(233.00)	1,200.00
Total Administrative	**8,287.28**	**7,617.00**	**(670.28)**	**68,768.17**	**53,694.00**	**(15,074.17)**	**91,775.00**
Common							
6450-00 - DOG STATION BAGS	257.76	208.00	(49.76)	597.29	1,456.00	858.71	2,500.00
Total Common	**257.76**	**208.00**	**(49.76)**	**597.29**	**1,456.00**	**858.71**	**2,500.00**
Landscaping							
7300-00 - LANDSCAPE - VALLEY RD	14,858.04	625.00	(14,233.04)	16,347.07	4,375.00	(11,972.07)	7,500.00
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	2,625.00	2,625.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	8,000.00	5,250.00	(2,750.00)	9,000.00
7700-00 - SPRINKLER REPAIRS	896.00	1,333.00	437.00	1,368.27	9,331.00	7,962.73	16,000.00
7820-00 - SNOW REMOVAL	-	-	-	16,500.00	20,000.00	3,500.00	21,500.00
Total Landscaping	**15,754.04**	**3,083.00**	**(12,671.04)**	**42,215.34**	**41,581.00**	**(634.34)**	**58,500.00**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Utilities							
8780-00 - ELECTRIC	51.91	58.00	6.09	352.56	406.00	53.44	700.00
8950-00 - VALLEY ROAD WATER	1,395.00	638.00	(757.00)	2,790.00	4,466.00	1,676.00	7,650.00
Total Utilities	**1,446.91**	**696.00**	**(750.91)**	**3,142.56**	**4,872.00**	**1,729.44**	**8,350.00**
Total Expense	**25,745.99**	**11,604.00**	**(14,141.99)**	**114,723.36**	**101,603.00**	**(13,120.36)**	**161,125.00**
Operating Net Total	**(5,044.33)**	**(11,304.00)**	**6,259.67**	**43,861.70**	**41,359.00**	**2,502.70**	**-**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Reserve Income

Other Income							
4220-00 - DESIGN FEE	-	-	-	4,500.00	-	4,500.00	-
4700-00 - RESERVE INTEREST	641.18	-	641.18	6,121.16	-	6,121.16	-
Total Other Income	**641.18**	**-**	**641.18**	**10,621.16**	**-**	**10,621.16**	**-**
Total Income	**641.18**	**-**	**641.18**	**10,621.16**	**-**	**10,621.16**	**-**

Reserve Expense

Reserve/CapEx							
9000-00 - TRF FUNDS TO OPERATING	20,000.00	-	(20,000.00)	20,000.00	-	(20,000.00)	-
9020-00 - RESERVE EXPENSE	9,771.85	-	(9,771.85)	14,821.85	-	(14,821.85)	-
Total Reserve/CapEx	**29,771.85**	**-**	**(29,771.85)**	**34,821.85**	**-**	**(34,821.85)**	**-**
Total Expense	**29,771.85**	**-**	**(29,771.85)**	**34,821.85**	**-**	**(34,821.85)**	**-**

Reserve Net Total	**(29,130.67)**	**-**	**(29,130.67)**	**(24,200.69)**	**-**	**(24,200.69)**	**-**
Net Total	**(34,175.00)**	**(11,304.00)**	**(22,871.00)**	**19,661.01**	**41,359.00**	**(21,697.99)**	**-**

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessment Income													
4000-00 - ASSESSMENT	1,800	-	126,300	-	-	(605)	-	-	-	-	-	-	127,495
Total Assessment Income	**1,800**	**-**	**126,300**	**-**	**-**	**(605)**	**-**	**-**	**-**	**-**	**-**	**-**	**127,495**
Other Income													
4010-00 - LATE CHARGE	-	-	(300)	-	2,950	1,700	407	-	-	-	-	-	4,757
4010-10 - LATE FEE INTEREST	-	-	-		-	-	-	-	-	-	-	-	0
4030-00 - FINE/CHRG BACKS	-	-	100	-	-	-	-	-	-	-	-	-	100
4040-00 - NSF CHARGE	-	-	-	-	-	25	-	-	-	-	-	-	25
4070-00 - LEGAL REIMB	-	-	-	-	6,004	-	294	-	-	-	-	-	6,298
4090-00 - TRF FUNDS FROM RESERVE	-	30,000	-	(30,000)	-	-	20,000	-	-	-	-	-	20,000
4600-00 - CERTIFIED MAIL	-	-	(50)	-	-	(50)	-	-	-	-	-	-	-100
4775-00 - OPERATING INTEREST		1	2	3	2	1	2	-	-	-	-	-	11
Total Other Income		**30,001**	**(248)**	**(29,997)**	**8,956**	**1,676**	**20,702**	**-**	**-**	**-**	**-**	**-**	**31,090**
Total Income	**1,800**	**30,001**	**126,052**	**(29,997)**	**8,956**	**1,071**	**20,702**	**-**	**-**	**-**	**-**	**-**	**158,585**
Operating Expense													
Administrative													
5000-00 - BANK CHARGES	-	-	-	-	-	10	10	-	-	-	-	-	20
5010-00 - FILING, LICENSE, PERMITS	-	-	-	-	25	-	-	-	-	-	-	-	25
5020-00 - AUDIT/TAX PREP	-	-	-	-	295	-	-	-	-	-	-	-	295
5350-00 - COMMERCIAL INSURANCE	-	-	2,435	1,452	(1,675)	-	-	-	-	-	-	-	2,212
5450-00 - LEGAL EXPENSE	6,970	335	315	7,392	-	-	-	-	-	-	-	-	15,013
5470-00 - CLIENT STATEMENTS	1,200	1,375	240	(1,375)	(1,440)	-	-	-	-	-	-	-	0
5490-10 - THURSTON MANAGEMENT FEE	4,350	1,125	1,725	7,200	3,600	3,600	3,600	-	-	-	-	-	25,200
5500-00 - ACCOUNTING PM FEE	-	750	1,500	750	750	750	750	-	-	-	-	-	5,250
5600-00 - OFFICE EXPENSES	191	232	678	-	1,361	1,776	183	-	-	-	-	-	4,421
5630-00 - DRC EXPENSES	-	-	-	9,563	2,575	-	3,262	-	-	-	-	-	15,399
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	150	75	483	-	-	-	-	-	933

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Administrative	**12,787**	**3,892**	**6,968**	**24,982**	**5,641**	**6,211**	**8,287**	**-**	**-**	**-**	**-**	**-**	**68,768**
Common													
6450-00 - DOG STATION BAGS	-	-	-	340	-	-	258	-	-	-	-	-	597
Total Common	**-**	**-**	**-**	**340**	**-**	**-**	**258**	**-**	**-**	**-**	**-**	**-**	**597**
Landscaping													
7300-00 - LANDSCAPE - VALLEY RD	-	-	-	1,489	-	-	14,858	-	-	-	-	-	16,347
7310-00 - ADDITIONAL LANDSCAPE	-	-	1,489	(1,489)	-	-	-	-	-	-	-	-	0
7340-00 - SHRUBS/TREE CARE	-	-	-	-	-	8,000	-	-	-	-	-	-	8,000
7700-00 - SPRINKLER REPAIRS	-	-	472	-	-	-	896	-	-	-	-	-	1,368
7820-00 - SNOW REMOVAL	-	9,900	-	3,300	3,300	-	-	-	-	-	-	-	16,500
Total Landscaping	**-**	**9,900**	**1,961**	**3,300**	**3,300**	**8,000**	**15,754**	**-**	**-**	**-**	**-**	**-**	**42,215**
Utilities													
8780-00 - ELECTRIC	49	52	52	45	52	52	52	-	-	-	-	-	353
8950-00 - VALLEY ROAD WATER	-	-	-	-	1,395	-	1,395	-	-	-	-	-	2,790
Total Utilities	**49**	**52**	**52**	**45**	**1,447**	**52**	**1,447**	**-**	**-**	**-**	**-**	**-**	**3,143**
Total Expense	**12,836**	**13,844**	**8,981**	**28,666**	**10,387**	**14,263**	**25,746**	**-**	**-**	**-**	**-**	**-**	**114,723**
Operating Net Total	**($11,035)**	**$16,157**	**$117,070**	**($58,663)**	**($1,431)**	**($13,191)**	**($5,044)**	**-**	**-**	**-**	**-**	**-**	**$43,862**

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Other Income													
4220-00 - DESIGN FEE	-	-	-	-	4,500	-	-	-	-	-	-	-	4,500
4700-00 - RESERVE INTEREST	1,910	743	687	735	754	652	641	-	-	-	-	-	6,121
Total Other Income	**1,910**	**743**	**687**	**735**	**5,254**	**652**	**641**	**-**	**-**	**-**	**-**	**-**	**10,621**
Total Income	**1,910**	**743**	**687**	**735**	**5,254**	**652**	**641**	**-**	**-**	**-**	**-**	**-**	**10,621**
Reserve Expense													
Reserve/CapEx													
9000-00 - TRF FUNDS TO OPERATING	-	30,000	-	(30,000)	-	-	20,000	-	-	-	-	-	20,000
9020-00 - RESERVE EXPENSE	-	-	4,600	450	-	-	9,772	-	-	-	-	-	14,822
Total Reserve/CapEx	**-**	**30,000**	**4,600**	**(29,550)**	**-**	**-**	**29,772**	**-**	**-**	**-**	**-**	**-**	**34,822**
Total Expense	**-**	**30,000**	**4,600**	**(29,550)**	**-**	**-**	**29,772**	**-**	**-**	**-**	**-**	**-**	**34,822**
Reserve Net Total	**$1,910**	**($29,257)**	**($3,913)**	**$30,285**	**$5,254**	**$652**	**($29,131)**	**-**	**-**	**-**	**-**	**-**	**($24,201)**
Net Total	**($9,126)**	**($13,100)**	**$113,157**	**($28,378)**	**$3,823**	**($12,540)**	**($34,175)**	**-**	**-**	**-**	**-**	**-**	**$19,661**