

Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 05/31/2026



Cotton Ranch Homeowners Association

Balance Sheet as of 5/31/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	\$35,907.95		\$35,907.95
1002-00 - FCB - RESERVE		\$1,063.45	\$1,063.45
1002-01 - APLINE - RESERVE		\$33,310.06	\$33,310.06
1002-10 - FCB - MM DRC		\$45,091.44	\$45,091.44
1005-00 - FCB CD - 3.60% 07/22/26 (8701)		\$70,833.37	\$70,833.37
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		\$70,751.92	\$70,751.92
1005-02 - ALPINE CD - 3.69% 5/14/26 (3128)		\$103,155.29	\$103,155.29
1009-01 - EDWARD JONES CASH		\$49,303.54	\$49,303.54
Total Cash	\$35,907.95	\$373,509.07	\$409,417.02
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	\$32,254.06		\$32,254.06
Total Accounts Receivable	\$32,254.06		\$32,254.06
Other Assets			
1800-00 - PREPAID INSURANCE	\$2,439.00		\$2,439.00
Total Other Assets	\$2,439.00		\$2,439.00
Total Assets	\$70,601.01	\$373,509.07	\$444,110.08
Liabilities / Equity	Operating	Reserve	Total
Liability			
2050-00 - PREPAID ASSESSMENTS	\$2,392.00		\$2,392.00
2100-00 - ACCOUNTS PAYABLE	\$2,665.58		\$2,665.58
2300-00 - COMPLIANCE DEPOSITS	\$2,000.00	\$40,500.00	\$42,500.00
Total Liability	\$7,057.58	\$40,500.00	\$47,557.58
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	\$62,097.36	\$4,278.43	\$66,375.79
Total Equity	\$63,543.43	\$333,009.07	\$396,552.50
Total Liabilities / Equity	\$70,601.01	\$373,509.07	\$444,110.08

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
4000-00 - ASSESSMENT	-	-	-	128,100.00	124,200.00	3,900.00	124,200.00
Total Assessment Income	-	-	-	128,100.00	124,200.00	3,900.00	124,200.00
Other Income							
4010-00 - LATE CHARGE	2,950.00	-	2,950.00	2,650.00	-	2,650.00	-
4010-10 - LATE FEE INTEREST	-	-	-	.27	-	.27	-
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	100.00	210.00	(110.00)	500.00
4070-00 - LEGAL REIMB	6,004.06	-	6,004.06	6,004.06	-	6,004.06	-
4090-00 - TRF FUNDS FROM RESERVE	-	-	-	-	16,662.00	(16,662.00)	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	1,250.00	(1,250.00)	3,000.00
4600-00 - CERTIFIED MAIL	-	-	-	(50.00)	-	(50.00)	-
4775-00 - OPERATING INTEREST	1.84	8.00	(6.16)	7.67	40.00	(32.33)	100.00
Total Other Income	8,955.90	300.00	8,655.90	8,712.00	18,162.00	(9,450.00)	36,925.00
Total Income	8,955.90	300.00	8,655.90	136,812.00	142,362.00	(5,550.00)	161,125.00
Operating Expense							
Administrative							
5010-00 - FILING, LICENSE, PERMITS	25.00	-	(25.00)	25.00	-	(25.00)	-
5020-00 - AUDIT/TAX PREP	295.00	-	(295.00)	295.00	375.00	80.00	375.00
5350-00 - COMMERCIAL INSURANCE	(1,675.00)	417.00	2,092.00	2,212.00	2,085.00	(127.00)	5,000.00
5450-00 - LEGAL EXPENSE	-	208.00	208.00	15,012.64	1,040.00	(13,972.64)	2,500.00
5470-00 - CLIENT STATEMENTS	(1,440.00)	-	1,440.00	-	-	-	-
5490-10 - THURSTON MANAGEMENT FEE	3,600.00	3,600.00	-	18,000.00	18,000.00	-	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	3,750.00	3,750.00	-	9,000.00
5600-00 - OFFICE EXPENSES	1,360.58	42.00	(1,318.58)	2,462.52	210.00	(2,252.52)	500.00
5630-00 - DRC EXPENSES	2,575.00	2,500.00	(75.00)	12,137.50	12,500.00	362.50	30,000.00
5760-00 - WEB PORTAL/TECH FEE	150.00	100.00	(50.00)	375.00	500.00	125.00	1,200.00
Total Administrative	5,640.58	7,617.00	1,976.42	54,269.66	38,460.00	(15,809.66)	91,775.00
Common							
6450-00 - DOG STATION BAGS	-	208.00	208.00	339.53	1,040.00	700.47	2,500.00
Total Common	-	208.00	208.00	339.53	1,040.00	700.47	2,500.00
Landscaping							
7300-00 - LANDSCAPE - VALLEY RD	-	625.00	625.00	1,489.03	3,125.00	1,635.97	7,500.00
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	1,875.00	1,875.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	-	3,750.00	3,750.00	9,000.00
7700-00 - SPRINKLER REPAIRS	-	1,333.00	1,333.00	472.27	6,665.00	6,192.73	16,000.00
7820-00 - SNOW REMOVAL	3,300.00	-	(3,300.00)	16,500.00	20,000.00	3,500.00	21,500.00
Total Landscaping	3,300.00	3,083.00	(217.00)	18,461.30	35,415.00	16,953.70	58,500.00
Utilities							

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8780-00 - ELECTRIC	51.57	58.00	6.43	249.15	290.00	40.85	700.00
8950-00 - VALLEY ROAD WATER	1,395.00	638.00	(757.00)	1,395.00	3,190.00	1,795.00	7,650.00
Total Utilities	1,446.57	696.00	(750.57)	1,644.15	3,480.00	1,835.85	8,350.00
Total Expense	10,387.15	11,604.00	1,216.85	74,714.64	78,395.00	3,680.36	161,125.00
Operating Net Total	(1,431.25)	(11,304.00)	9,872.75	62,097.36	63,967.00	(1,869.64)	-

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4220-00 - DESIGN FEE	4,500.00	-	4,500.00	4,500.00	-	4,500.00	-
4700-00 - RESERVE INTEREST	753.95	-	753.95	4,828.43	-	4,828.43	-
Total Other Income	5,253.95	-	5,253.95	9,328.43	-	9,328.43	-
Total Income	5,253.95	-	5,253.95	9,328.43	-	9,328.43	-

Reserve Expense

Reserve/CapEx							
9020-00 - RESERVE EXPENSE	-	-	-	5,050.00	-	(5,050.00)	-
Total Reserve/CapEx	-	-	-	5,050.00	-	(5,050.00)	-
Total Expense	-	-	-	5,050.00	-	(5,050.00)	-
Reserve Net Total	5,253.95	-	5,253.95	4,278.43	-	4,278.43	-
Net Total	3,822.70	(11,304.00)	15,126.70	66,375.79	63,967.00	2,408.79	-

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	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)	-	2,950	-	-	-	-	-	-	-	2,650
4010-10 - LATE FEE INTEREST	-	-	-	-	-	-	-	-	-	-	-	-	0
4030-00 - FINE/CHRG BACKS	-	-	100	-	-	-	-	-	-	-	-	-	100
4070-00 - LEGAL REIMB	-	-	-	-	6,004	-	-	-	-	-	-	-	6,004
4090-00 - TRF FUNDS FROM RESERVE	-	30,000	-	(30,000)	-	-	-	-	-	-	-	-	0
4600-00 - CERTIFIED MAIL	-	-	(50)	-	-	-	-	-	-	-	-	-	-50
4775-00 - OPERATING INTEREST	-	1	2	3	2	-	-	-	-	-	-	-	8
Total Other Income	30,001	(248)	(29,997)	8,956	-	-	-	-	-	-	-	-	8,712
Total Income	1,800	30,001	126,052	(29,997)	8,956	-	-	-	-	-	-	-	136,812

Operating Expense

Administrative													
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	-	-	-	-	-	-	-	18,000
5500-00 - ACCOUNTING PM FEE	-	750	1,500	750	750	-	-	-	-	-	-	-	3,750
5600-00 - OFFICE EXPENSES	191	232	678	-	1,361	-	-	-	-	-	-	-	2,463
5630-00 - DRC EXPENSES	-	-	-	9,563	2,575	-	-	-	-	-	-	-	12,138
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	150	-	-	-	-	-	-	-	375
Total Administrative	12,787	3,892	6,968	24,982	5,641	-	-	-	-	-	-	-	54,270

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Common													
6450-00 - DOG STATION BAGS	-	-	-	340	-	-	-	-	-	-	-	-	340
Total Common	-	-	-	340	-	-	-	-	-	-	-	-	340
Landscaping													
7300-00 - LANDSCAPE - VALLEY RD	-	-	-	1,489	-	-	-	-	-	-	-	-	1,489
7310-00 - ADDITIONAL LANDSCAPE	-	-	1,489	(1,489)	-	-	-	-	-	-	-	-	0
7700-00 - SPRINKLER REPAIRS	-	-	472	-	-	-	-	-	-	-	-	-	472
7820-00 - SNOW REMOVAL	-	9,900	-	3,300	3,300	-	-	-	-	-	-	-	16,500
Total Landscaping	-	9,900	1,961	3,300	3,300	-	-	-	-	-	-	-	18,461
Utilities													
8780-00 - ELECTRIC	49	52	52	45	52	-	-	-	-	-	-	-	249
8950-00 - VALLEY ROAD WATER	-	-	-	-	1,395	-	-	-	-	-	-	-	1,395
Total Utilities	49	52	52	45	1,447	-	-	-	-	-	-	-	1,644
Total Expense	12,836	13,844	8,981	28,666	10,387	-	-	-	-	-	-	-	74,715
Operating Net Total	(\$11,035)	\$16,157	\$117,070	(\$58,663)	(\$1,431)	-	-	-	-	-	-	-	\$62,097

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 5/31/2026

	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	-	-	-	-	-	-	-	4,828
Total Other Income	1,910	743	687	735	5,254	-	-	-	-	-	-	-	9,328
Total Income	1,910	743	687	735	5,254	-	-	-	-	-	-	-	9,328

Reserve Expense

Reserve/CapEx													
9000-00 - TRF FUNDS TO OPERATING	-	30,000	-	(30,000)	-	-	-	-	-	-	-	-	0
9020-00 - RESERVE EXPENSE	-	-	4,600	450	-	-	-	-	-	-	-	-	5,050
Total Reserve/CapEx	-	30,000	4,600	(29,550)	-	-	-	-	-	-	-	-	5,050
Total Expense	-	30,000	4,600	(29,550)	-	-	-	-	-	-	-	-	5,050
Reserve Net Total													
Reserve Net Total	\$1,910	(\$29,257)	(\$3,913)	\$30,285	\$5,254	-	-	-	-	-	-	-	\$4,278
Net Total	(\$9,126)	(\$13,100)	\$113,157	(\$28,378)	\$3,823	-	-	-	-	-	-	-	\$66,376