

**COTTON RANCH ASSOCIATION
2025 PROJECTION AND 2026 BUDGET**

	Acutal Jan - Oct 2025	Projection Nov-Dec 2025	Total Projection 2025	2025	2026	Variance		NOTES
				Approved Annual Budget	PROPOSED Annual Budget	Budget to Budget Dollars	%	
Revenues								
Operating Assessments	124,800.00	-	124,800.00	124,800.00	124,200.00	(600.00)	-0.48%	
Design Fee	4,500.00	-	4,500.00	3,000.00	3,000.00	-	0.00%	
Operating Interest Income	14.21	9.00	23.21	8,000.00	100.00	(7,900.00)	-98.75%	Only operating interest
Compliance Fees	-	-	-	-	-	-	-	
Misc Income	-	-	-	-	-	-	-	
Late Fees/Interest Charges	3,800.00	-	3,800.00	500.00	500.00	-	0.00%	
Attorney Stmt Fee	-	-	-	1,400.00	-	-	-	
Legal Cost Reimbursement	1,225.00	-	1,225.00	-	-	-	-	
Transfer from Reserve to Operating	-	-	-	-	33,325.00	-	-	
Total Revenues	134,339.21	9.00	134,348.21	137,700.00	161,125.00	(8,500.00)	(0.99)	
Operating Expenses								
Administrative Expenses								
Tax Return Prep/Filing	449.00	-	449.00	850.00	375.00	(475.00)	-55.88%	Tax Return Filing
Billing Expense	-	-	-	500.00	-	-	-	
Insurance	4,294.00	-	4,294.00	5,000.00	5,000.00	-	0.00%	
Legal Fees	2,149.00	-	2,149.00	2,500.00	2,500.00	-	0.00%	CTA, Collection, Covenant Enforcement Policy revisions - general legal also
Property Statements	250.00	-	250.00	1,000.00	-	-	-	
Collection/Lien Fees	352.00	-	352.00	1,400.00	-	-	-	Remove line item
Covenant Enforcement	10,800.00	3,600.00	14,400.00	15,000.00	-	-	-	Remove line item
Management Fee	44,970.00	7,200.00	52,170.00	45,000.00	43,200.00	(1,800.00)	-4.00%	Thurston - \$3,600/mo
Accounting Fee	4,725.00	1,500.00	6,225.00	6,225.00	9,000.00	9,000.00	900000.00%	CMS - \$750/mo
Quick Books	1,356.54	-	1,356.54	3,000.00	-	-	-	Remove line item
DRC Expense	200.00	-	200.00	750.00	-	-	-	
DRC Administration	7,560.00	-	7,560.00	15,000.00	30,000.00	-	-	Estimated 2.33 hrs/week @ \$100/hr plus \$1,200/month for code enforcement/dog station restocking
Miscellaneous	-	-	-	2,000.00	-	-	-	
Copies/Postage/Admin	4,127.00	-	4,127.00	800.00	500.00	-	-	Rename from "Billing Expense"
Licenses and Dues	-	-	-	300.00	-	-	-	Remove line item - CTA N/A to HOA's
Social Functions	6,324.00	-	6,324.00	7,000.00	-	-	-	Remove item
Web Site Maint	849.00	170.00	1,019.00	1,000.00	1,200.00	200.00	20.00%	
Total Administrative Expenses	88,405.54	12,470.00	100,875.54	101,100.00	91,775.00	(9,325.00)	-9.22%	
Common Area								
Mowing - Valley Rd	-	7,500.00	7,500.00	7,000.00	7,500.00	500.00	7.14%	
Tree Care - Valley Rd	4,430.00	3,512.00	7,942.00	9,000.00	9,000.00	-	0.00%	To be discussed
Landscape Improvement	-	-	-	6,000.00	-	-	-	Capital Improvement
Sky Legend Landscape Reimbursement	-	-	-	4,500.00	4,500.00	-	-	
Irrigation/spring fall clean/garden beds - Valley Rd	14,137.45	-	14,137.45	8,000.00	16,000.00	8,000.00	100.00%	
Dog Station Supplies	1,258.50	-	1,258.50	2,500.00	2,500.00	-	-	To be discussed
Snow Removal	25,690.00	13,425.00	39,115.00	35,000.00	21,500.00	(13,500.00)	-38.57%	
Total Common	45,515.95	24,437.00	68,694.45	72,000.00	61,000.00	(11,000.00)	-15.28%	
Utilities								
Electric	483.29	50.00	533.29	1,000.00	700.00	(300.00)	-30.00%	
Water	6,350.40	1,000.00	7,350.40	7,650.00	7,650.00	-	0.00%	
Total Utilities	6,833.69	1,050.00	7,883.69	8,650.00	8,350.00	(300.00)	-3.47%	
Reserve Funding	-	-	-	-	-	-	0.00%	
Total Operating Expenses	140,755.18	37,957.00	177,453.68	181,750.00	161,125.00			
Net Operating Surplus/(Deficit)	(6,415.97)	(37,948.00)	(43,105.47)	(44,050.00)	-			
				2025	2026			
			Annual Dues	300.00	300.00			