

# Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 04/30/2026



# Cotton Ranch Homeowners Association

Balance Sheet as of 4/30/2026

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash</b>			
1001-00 - FCB OPERATING	\$42,909.51		\$42,909.51
1002-00 - FCB - RESERVE		\$1,513.31	\$1,513.31
1002-01 - APLINE - RESERVE		\$33,281.79	\$33,281.79
1002-10 - FCB - MM DRC		\$40,586.18	\$40,586.18
1005-00 - FCB CD - 3.60% 07/22/26 (8701)		\$70,624.10	\$70,624.10
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		\$70,563.18	\$70,563.18
1005-02 - ALPINE CD - 3.69% 5/14/26 (3128)		\$102,833.02	\$102,833.02
1009-01 - EDWARD JONES CASH		\$49,303.54	\$49,303.54
<b>Total Cash</b>	<b>\$42,909.51</b>	<b>\$368,705.12</b>	<b>\$411,614.63</b>
<b>Accounts Receivable</b>			
1100-00 - ACCOUNTS RECEIVABLE	\$35,995.00		\$35,995.00
<b>Total Accounts Receivable</b>	<b>\$35,995.00</b>		<b>\$35,995.00</b>
<b>Other Assets</b>			
1800-00 - PREPAID INSURANCE	\$2,439.00		\$2,439.00
<b>Total Other Assets</b>	<b>\$2,439.00</b>		<b>\$2,439.00</b>
<b>Total Assets</b>	<b>\$81,343.51</b>	<b>\$368,705.12</b>	<b>\$450,048.63</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
2050-00 - PREPAID ASSESSMENTS	\$1,962.00		\$1,962.00
2100-00 - ACCOUNTS PAYABLE	\$12,406.83	\$450.00	\$12,856.83
2300-00 - COMPLIANCE DEPOSITS	\$2,000.00	\$40,500.00	\$42,500.00
<b>Total Liability</b>	<b>\$16,368.83</b>	<b>\$40,950.00</b>	<b>\$57,318.83</b>
<b>Equity</b>			
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	\$63,528.61	(\$975.52)	\$62,553.09
<b>Total Equity</b>	<b>\$64,974.68</b>	<b>\$327,755.12</b>	<b>\$392,729.80</b>
<b>Total Liabilities / Equity</b>	<b>\$81,343.51</b>	<b>\$368,705.12</b>	<b>\$450,048.63</b>

# Cotton Ranch Homeowners Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Income</b>							
4000-00 - ASSESSMENT	-	-	-	128,100.00	124,200.00	3,900.00	124,200.00
<b>Total Assessment Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>128,100.00</b>	<b>124,200.00</b>	<b>3,900.00</b>	<b>124,200.00</b>
<b>Other Income</b>							
4010-00 - LATE CHARGE	-	-	-	(300.00)	-	(300.00)	-
4010-10 - LATE FEE INTEREST	.27	-	.27	.27	-	.27	-
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	100.00	168.00	(68.00)	500.00
4090-00 - TRF FUNDS FROM RESERVE	(30,000.00)	-	(30,000.00)	-	16,662.00	(16,662.00)	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	1,000.00	(1,000.00)	3,000.00
4600-00 - CERTIFIED MAIL	-	-	-	(50.00)	-	(50.00)	-
4775-00 - OPERATING INTEREST	2.94	8.00	(5.06)	5.83	32.00	(26.17)	100.00
<b>Total Other Income</b>	<b>(29,996.79)</b>	<b>300.00</b>	<b>(30,296.79)</b>	<b>(243.90)</b>	<b>17,862.00</b>	<b>(18,105.90)</b>	<b>36,925.00</b>
<b>Total Income</b>	<b>(29,996.79)</b>	<b>300.00</b>	<b>(30,296.79)</b>	<b>127,856.10</b>	<b>142,062.00</b>	<b>(14,205.90)</b>	<b>161,125.00</b>

## Operating Expense

<b>Administrative</b>							
5020-00 - AUDIT/TAX PREP	-	375.00	375.00	-	375.00	375.00	375.00
5350-00 - COMMERCIAL INSURANCE	1,452.00	417.00	(1,035.00)	3,887.00	1,668.00	(2,219.00)	5,000.00
5450-00 - LEGAL EXPENSE	7,392.30	208.00	(7,184.30)	15,012.64	832.00	(14,180.64)	2,500.00
5470-00 - COVENANT ENFORCEMENT	(1,375.00)	-	1,375.00	1,440.00	-	(1,440.00)	-
5490-10 - THURSTON MANAGEMENT FEE	7,200.00	3,600.00	(3,600.00)	14,400.00	14,400.00	-	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	3,000.00	3,000.00	-	9,000.00
5600-00 - OFFICE EXPENSES	-	42.00	42.00	1,101.94	168.00	(933.94)	500.00
5630-00 - DRC EXPENSES	9,562.50	2,500.00	(7,062.50)	9,562.50	10,000.00	437.50	30,000.00
5760-00 - WEB PORTAL/TECH FEE	-	100.00	100.00	225.00	400.00	175.00	1,200.00
<b>Total Administrative</b>	<b>24,981.80</b>	<b>7,992.00</b>	<b>(16,989.80)</b>	<b>48,629.08</b>	<b>30,843.00</b>	<b>(17,786.08)</b>	<b>91,775.00</b>
<b>Common</b>							
6450-00 - DOG STATION BAGS	339.53	208.00	(131.53)	339.53	832.00	492.47	2,500.00
<b>Total Common</b>	<b>339.53</b>	<b>208.00</b>	<b>(131.53)</b>	<b>339.53</b>	<b>832.00</b>	<b>492.47</b>	<b>2,500.00</b>
<b>Landscaping</b>							
7300-00 - LANDSCAPE - VALLEY RD	1,489.03	625.00	(864.03)	1,489.03	2,500.00	1,010.97	7,500.00
7310-00 - ADDITIONAL LANDSCAPE	(1,489.03)	-	1,489.03	-	-	-	-
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	-	3,000.00	3,000.00	9,000.00
7700-00 - SPRINKLER REPAIRS	-	1,333.00	1,333.00	472.27	5,332.00	4,859.73	16,000.00
7820-00 - SNOW REMOVAL	3,300.00	5,000.00	1,700.00	13,200.00	20,000.00	6,800.00	21,500.00
<b>Total Landscaping</b>	<b>3,300.00</b>	<b>8,083.00</b>	<b>4,783.00</b>	<b>15,161.30</b>	<b>32,332.00</b>	<b>17,170.70</b>	<b>58,500.00</b>
<b>Utilities</b>							
8780-00 - ELECTRIC	45.12	58.00	12.88	197.58	232.00	34.42	700.00

# Cotton Ranch Homeowners Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8950-00 - VALLEY ROAD WATER	-	638.00	638.00	-	2,552.00	2,552.00	7,650.00
<b>Total Utilities</b>	<b>45.12</b>	<b>696.00</b>	<b>650.88</b>	<b>197.58</b>	<b>2,784.00</b>	<b>2,586.42</b>	<b>8,350.00</b>
<b>Total Expense</b>	<b>28,666.45</b>	<b>16,979.00</b>	<b>(11,687.45)</b>	<b>64,327.49</b>	<b>66,791.00</b>	<b>2,463.51</b>	<b>161,125.00</b>
<b>Operating Net Total</b>	<b>(58,663.24)</b>	<b>(16,679.00)</b>	<b>(41,984.24)</b>	<b>63,528.61</b>	<b>75,271.00</b>	<b>(11,742.39)</b>	<b>-</b>

# Cotton Ranch Homeowners Association

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Other Income</b>							
4700-00 - RESERVE INTEREST	735.37	-	735.37	4,074.48	-	4,074.48	-
<b>Total Other Income</b>	<b>735.37</b>	<b>-</b>	<b>735.37</b>	<b>4,074.48</b>	<b>-</b>	<b>4,074.48</b>	<b>-</b>
<b>Total Income</b>	<b>735.37</b>	<b>-</b>	<b>735.37</b>	<b>4,074.48</b>	<b>-</b>	<b>4,074.48</b>	<b>-</b>
<b>Reserve Expense</b>							
<b>Reserve/CapEx</b>							
9000-00 - TRF FUNDS TO OPERATING	(30,000.00)	-	30,000.00	-	-	-	-
9020-00 - RESERVE EXPENSE	450.00	-	(450.00)	5,050.00	-	(5,050.00)	-
<b>Total Reserve/CapEx</b>	<b>(29,550.00)</b>	<b>-</b>	<b>29,550.00</b>	<b>5,050.00</b>	<b>-</b>	<b>(5,050.00)</b>	<b>-</b>
<b>Total Expense</b>	<b>(29,550.00)</b>	<b>-</b>	<b>29,550.00</b>	<b>5,050.00</b>	<b>-</b>	<b>(5,050.00)</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>30,285.37</b>	<b>-</b>	<b>30,285.37</b>	<b>(975.52)</b>	<b>-</b>	<b>(975.52)</b>	<b>-</b>
<b>Net Total</b>	<b>(28,377.87)</b>	<b>(16,679.00)</b>	<b>(11,698.87)</b>	<b>62,553.09</b>	<b>75,271.00</b>	<b>(12,717.91)</b>	<b>-</b>

# Cotton Ranch Homeowners Association

## Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>													
<b>Assessment Income</b>													
4000-00 - ASSESSMENT	1,800	-	126,300	-	-	-	-	-	-	-	-	-	128,100
<b>Total Assessment Income</b>	<b>1,800</b>	<b>-</b>	<b>126,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>128,100</b>
<b>Other Income</b>													
4010-00 - LATE CHARGE	-	-	(300)	-	-	-	-	-	-	-	-	-	-300
4010-10 - LATE FEE INTEREST	-	-	-	-	-	-	-	-	-	-	-	-	0
4030-00 - FINE/CHRG BACKS	-	-	100	-	-	-	-	-	-	-	-	-	100
4090-00 - TRF FUNDS FROM RESERVE	-	30,000	-	(30,000)	-	-	-	-	-	-	-	-	0
4600-00 - CERTIFIED MAIL	-	-	(50)	-	-	-	-	-	-	-	-	-	-50
4775-00 - OPERATING INTEREST	-	1	2	3	-	-	-	-	-	-	-	-	6
<b>Total Other Income</b>	<b>-</b>	<b>30,001</b>	<b>(248)</b>	<b>(29,997)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-244</b>
<b>Total Income</b>	<b>1,800</b>	<b>30,001</b>	<b>126,052</b>	<b>(29,997)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>127,856</b>

## Operating Expense

<b>Administrative</b>													
5350-00 - COMMERCIAL INSURANCE	-	-	2,435	1,452	-	-	-	-	-	-	-	-	3,887
5450-00 - LEGAL EXPENSE	6,970	335	315	7,392	-	-	-	-	-	-	-	-	15,013
5470-00 - COVENANT EFORCMENT	1,200	1,375	240	(1,375)	-	-	-	-	-	-	-	-	1,440
5490-10 - THURSTON MANAGEMENT FEE	4,350	1,125	1,725	7,200	-	-	-	-	-	-	-	-	14,400
5500-00 - ACCOUNTING PM FEE	-	750	1,500	750	-	-	-	-	-	-	-	-	3,000
5600-00 - OFFICE EXPENSES	191	232	678	-	-	-	-	-	-	-	-	-	1,102
5630-00 - DRC EXPENSES	-	-	-	9,563	-	-	-	-	-	-	-	-	9,563
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	-	-	-	-	-	-	-	-	225
<b>Total Administrative</b>	<b>12,787</b>	<b>3,892</b>	<b>6,968</b>	<b>24,982</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,629</b>
<b>Common</b>													
6450-00 - DOG STATION BAGS	-	-	-	340	-	-	-	-	-	-	-	-	340
<b>Total Common</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>340</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>340</b>

# Cotton Ranch Homeowners Association

## Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>													
<b>Landscaping</b>													
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	-	-	-	-	-	-	-	-	13,200
<b>Total Landscaping</b>	<b>-</b>	<b>9,900</b>	<b>1,961</b>	<b>3,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,161</b>
<b>Utilities</b>													
8780-00 - ELECTRIC	49	52	52	45	-	-	-	-	-	-	-	-	198
<b>Total Utilities</b>	<b>49</b>	<b>52</b>	<b>52</b>	<b>45</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>198</b>
<b>Total Expense</b>	<b>12,836</b>	<b>13,844</b>	<b>8,981</b>	<b>28,666</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>64,327</b>
<b>Operating Net Total</b>	<b>(\$11,035)</b>	<b>\$16,157</b>	<b>\$117,070</b>	<b>(\$58,663)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$63,529</b>

# Cotton Ranch Homeowners Association

## Summary Statement of Revenues and Expenses For 4/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>													
<b>Other Income</b>													
4700-00 - RESERVE INTEREST	1,910	743	687	735	-	-	-	-	-	-	-	-	4,074
<b>Total Other Income</b>	<b>1,910</b>	<b>743</b>	<b>687</b>	<b>735</b>	-	-	-	-	-	-	-	-	<b>4,074</b>
<b>Total Income</b>	<b>1,910</b>	<b>743</b>	<b>687</b>	<b>735</b>	-	-	-	-	-	-	-	-	<b>4,074</b>
<b>Reserve Expense</b>													
<b>Reserve/CapEx</b>													
9000-00 - TRF FUNDS TO OPERATING	-	30,000	-	(30,000)	-	-	-	-	-	-	-	-	0
9020-00 - RESERVE EXPENSE	-	-	4,600	450	-	-	-	-	-	-	-	-	5,050
<b>Total Reserve/CapEx</b>	-	<b>30,000</b>	<b>4,600</b>	<b>(29,550)</b>	-	-	-	-	-	-	-	-	<b>5,050</b>
<b>Total Expense</b>	-	<b>30,000</b>	<b>4,600</b>	<b>(29,550)</b>	-	-	-	-	-	-	-	-	<b>5,050</b>
<b>Reserve Net Total</b>	<b>\$1,910</b>	<b>(\$29,257)</b>	<b>(\$3,913)</b>	<b>\$30,285</b>	-	-	-	-	-	-	-	-	<b>(\$976)</b>
<b>Net Total</b>	<b>(\$9,126)</b>	<b>(\$13,100)</b>	<b>\$113,157</b>	<b>(\$28,378)</b>	-	-	-	-	-	-	-	-	<b>\$62,553</b>