

Cotton Ranch Homeowners Association

Financial Package

June 2025

Professionally Managed by
Community Management Specialists, Inc.

GL Balance Sheet by Fund 5

Thursday, July 3, 2025

14:21

Not Active No

Posted 06/30/2025

Cotton Ranch Homeowners Association

	OPERATING	RESERVE	Total
Assets			
<u>Cash</u>			
FCB OPERATING	80,617.71		80,617.71
FCB MM SAVINGS		1,031.75	1,031.75
FCB MM DRC		65,023.69	65,023.69
EDWARD JONES 4.25% 11/28/25		140,066.77	140,066.77
ALPINE CD 3.64% 7/5/25		180,963.49	180,963.49
<u>Total Cash</u>	<u>80,617.71</u>	<u>387,085.70</u>	<u>467,703.41</u>
<u>Accounts Receivable</u>			
ACCOUNTS RECEIVABLE	13,879.00		13,879.00
<u>Total Accounts Receivable</u>	<u>13,879.00</u>		<u>13,879.00</u>
<u>Total Assets</u>	<u>94,496.71</u>	<u>387,085.70</u>	<u>481,582.41</u>
Liabilities & Equity			
<u>Liability</u>			
PREPAID ASSESSMENTS	4,748.87		4,748.87
ACCOUNTS PAYABLE	4,271.83		4,271.83
COMPLIANCE DEPOSITS	65,000.00		65,000.00
<u>Total Liability</u>	<u>74,020.70</u>		<u>74,020.70</u>
<u>Equity</u>			
GENERAL FUND	(5,922.91)		(5,922.91)
WORKING CAPITAL		80,703.28	80,703.28
RESERVE FUND		302,616.02	302,616.02
Current YTD Income(Deficit)	26,398.92	3,766.40	30,165.32
<u>Total Equity</u>	<u>20,476.01</u>	<u>387,085.70</u>	<u>407,561.71</u>
<u>Total Liabilities & Equity</u>	<u>94,496.71</u>	<u>387,085.70</u>	<u>481,582.41</u>

Cotton Ranch Homeowners Association

Budget Comparison Standard Code Dollar Variance

Posted 6/1/2025 To 6/30/2025 11:59:00 PM

		Current Month OPERATING			Year to Date OPERATING			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Assessment Revenue								
4000	ASSESSMENT	0.00	0.00	0.00	124,800.00	124,800.00	0.00	124,800.00
4220	DESIGN FEE	0.00	250.00	(250.00)	4,500.00	1,500.00	3,000.00	3,000.00
TOTAL Assessment Revenue		0.00	250.00	(250.00)	129,300.00	126,300.00	3,000.00	127,800.00
Other Revenue								
4010	LATE CHARGE	(130.00)	42.00	(172.00)	565.00	252.00	313.00	500.00
4020	AT ATTORNEY STMT FEE	0.00	117.00	(117.00)	100.00	702.00	(602.00)	1,400.00
4030	FINE/CHARGS	0.00	0.00	0.00	500.00	0.00	500.00	0.00
4070	LEGAL COST REIMB	0.00	83.00	(83.00)	1,255.00	498.00	757.00	1,000.00
4775	OPERATING INTEREST	3.96	667.00	(663.04)	5.21	4,002.00	(3,996.79)	8,000.00
TOTAL Other Revenue		(126.04)	909.00	(1,035.04)	2,425.21	5,454.00	(3,028.79)	10,900.00
TOTAL REVENUES		(126.04)	1,159.00	(1,285.04)	131,725.21	131,754.00	(28.79)	138,700.00
EXPENSES								
Administrative								
5000	BANK CHARGES	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
5010	FILING, LICENSE, PERMIT	0.00	0.00	0.00	0.00	300.00	300.00	300.00
5030	BILLING EXPENSE	0.00	42.00	42.00	0.00	252.00	252.00	500.00
5260	WORKER'S COMP	0.00	0.00	0.00	0.00	850.00	850.00	850.00
5350	COMMERCIAL INSURANC	0.00	417.00	417.00	4,294.00	2,502.00	(1,792.00)	5,000.00
5450	LEGAL EXPENSE	0.00	208.00	208.00	1,409.28	1,248.00	(161.28)	2,500.00
5460	CLIENT STATEMENTS	0.00	83.00	83.00	250.00	498.00	248.00	1,000.00
5470	COVENANT EFORCEMEN	1,200.00	1,250.00	50.00	6,000.00	7,500.00	1,500.00	15,000.00
5480	COLLECTION/LIEN FEES	0.00	117.00	117.00	352.79	702.00	349.21	1,400.00
5490	MANAGEMENT	11,700.00	3,750.00	(7,950.00)	32,295.00	22,500.00	(9,795.00)	45,000.00
5500	QUICK BOOKS	0.00	250.00	250.00	1,356.54	1,500.00	143.46	3,000.00
5560	SOCIAL FUNCTIONS	0.00	0.00	0.00	6,324.67	0.00	(6,324.67)	2,000.00
5600	OFFICE EXPENSES	2,632.63	67.00	(2,565.63)	3,523.07	402.00	(3,121.07)	800.00
5630	DRC EXPENSES	0.00	63.00	63.00	200.00	378.00	178.00	750.00
5710	DRC ADMINISTRATON	2,400.00	1,250.00	(1,150.00)	5,460.00	7,500.00	2,040.00	15,000.00
5760	WEBSITE	75.00	42.00	(33.00)	363.00	252.00	(111.00)	500.00
TOTAL Administrative		18,007.63	7,539.00	(10,468.63)	61,858.35	46,384.00	(15,474.35)	93,600.00
Common								
6450	DOG STATION BAGS	449.50	208.00	(241.50)	1,258.50	1,248.00	(10.50)	2,500.00
TOTAL Common		449.50	208.00	(241.50)	1,258.50	1,248.00	(10.50)	2,500.00
Landscaping								
7300	GROUNDS CONTRACT	192.00	375.00	183.00	8,043.71	2,250.00	(5,793.71)	4,500.00
7310	LANDSCAPE REPAIR	8,202.35	667.00	(7,535.35)	8,202.35	4,002.00	(4,200.35)	8,000.00
7340	SHRUBS/TREE CARE	0.00	750.00	750.00	0.00	4,500.00	4,500.00	9,000.00
7820	SNOW REMOVAL	0.00	0.00	0.00	25,690.00	13,000.00	(12,690.00)	17,000.00
TOTAL Landscaping		8,394.35	1,792.00	(6,602.35)	41,936.06	23,752.00	(18,184.06)	38,500.00
Utility								
8780	ELECTRIC	0.00	83.00	83.00	273.38	498.00	224.62	1,000.00
8950	WATER/SEWER	0.00	638.00	638.00	0.00	3,828.00	3,828.00	7,650.00
TOTAL Utility		0.00	721.00	721.00	273.38	4,326.00	4,052.62	8,650.00

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	Current Month OPERATING			Year to Date OPERATING			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	
TOTAL EXPENSES	26,851.48	10,260.00	(16,591.48)	105,326.29	75,710.00	(29,616.29)	143,250.00
Excess Revenue / Expense	(26,977.52)	(9,101.00)	(17,876.52)	26,398.92	56,044.00	(29,645.08)	(4,550.00)

Cotton Ranch Homeowners Association
Budget Comparison Standard Code Dollar Variance

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		Current Month RESERVE			Year to Date RESERVE			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Reserve Revenue</u>								
4700	SAVINGS INTEREST	549.93	0.00	549.93	3,766.40	0.00	3,766.40	0.00
TOTAL Reserve Revenue		549.93	0.00	549.93	3,766.40	0.00	3,766.40	0.00
TOTAL REVENUES		549.93	0.00	549.93	3,766.40	0.00	3,766.40	0.00
Excess Revenue / Expense		549.93	0.00	549.93	3,766.40	0.00	3,766.40	0.00