

Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 09/30/2026



Cotton Ranch Homeowners Association

Balance Sheet as of 9/30/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	\$12,321.49		\$12,321.49
1002-00 - FCB - RESERVE		\$22,061.10	\$22,061.10
1002-01 - APLINE - RESERVE		\$3,355.92	\$3,355.92
1002-10 - FCB - MM DRC		\$48,114.35	\$48,114.35
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		\$71,531.02	\$71,531.02
1005-02 - ALPINE CD - 3.69% 11/10/26 (3128)		\$103,981.88	\$103,981.88
1005-03 - FCB CD - 4 % 10/27/26 (6601)		\$35,867.87	\$35,867.87
1005-04 - FCB CD - 4% 10/27/26 (7401)		\$50,867.87	\$50,867.87
1005-05 - FCB CD - 4% 30 day (6101)		\$15,000.00	\$15,000.00
Total Cash	\$12,321.49	\$350,780.01	\$363,101.50
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	\$16,039.48		\$16,039.48
Total Accounts Receivable	\$16,039.48		\$16,039.48
Other Assets			
1800-00 - PREPAID INSURANCE	\$2,439.00		\$2,439.00
Total Other Assets	\$2,439.00		\$2,439.00
Total Assets	\$30,799.97	\$350,780.01	\$381,579.98
Liabilities / Equity	Operating	Reserve	Total
Liability			
2050-00 - PREPAID ASSESSMENTS	\$5,663.93		\$5,663.93
2100-00 - ACCOUNTS PAYABLE		\$616.00	\$616.00
2300-00 - COMPLIANCE DEPOSITS	\$2,000.00	\$40,500.00	\$42,500.00
Total Liability	\$7,663.93	\$41,116.00	\$48,779.93
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	\$21,689.97	(\$19,066.63)	\$2,623.34
Total Equity	\$23,136.04	\$309,664.01	\$332,800.05
Total Liabilities / Equity	\$30,799.97	\$350,780.01	\$381,579.98

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	850.00	-	850.00	6,206.50	-	6,206.50	-
4010-10 - LATE FEE INTEREST	-	-	-	.27	-	.27	-
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	100.00	378.00	(278.00)	500.00
4040-00 - NSF CHARGE	-	-	-	50.00	-	50.00	-
4070-00 - LEGAL REIMB	1,292.15	-	1,292.15	8,042.71	-	8,042.71	-
4090-00 - TRF FUNDS FROM RESERVE	-	16,663.00	(16,663.00)	20,000.00	33,325.00	(13,325.00)	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	2,250.00	(2,250.00)	3,000.00
4600-00 - CERTIFIED MAIL	-	-	-	(100.00)	-	(100.00)	-
4775-00 - OPERATING INTEREST	.89	8.00	(7.11)	13.00	72.00	(59.00)	100.00
Total Other Income	2,143.04	16,963.00	(14,819.96)	34,312.48	36,025.00	(1,712.52)	36,925.00
Total Income	2,143.04	16,963.00	(14,819.96)	161,807.48	160,225.00	1,582.48	161,125.00

Operating Expense

Administrative

5000-00 - BANK CHARGES	-	-	-	40.00	-	(40.00)	-
5010-00 - FILING, LICENSE, PERMITS	-	-	-	25.00	-	(25.00)	-
5020-00 - AUDIT/TAX PREP	-	-	-	295.00	375.00	80.00	375.00
5210-00 - LEGAL EXP - REIMBURSABLE	12,906.55	-	(12,906.55)	12,906.55	-	(12,906.55)	-
5350-00 - COMMERCIAL INSURANCE	-	417.00	417.00	2,212.00	3,753.00	1,541.00	5,000.00
5450-00 - LEGAL EXPENSE	(10,547.25)	208.00	10,755.25	4,465.39	1,872.00	(2,593.39)	2,500.00
5490-10 - THURSTON MANAGEMENT FEE	3,600.00	3,600.00	-	32,400.00	32,400.00	-	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	6,750.00	6,750.00	-	9,000.00
5600-00 - OFFICE EXPENSES	7.73	42.00	34.27	5,480.88	378.00	(5,102.88)	500.00
5630-00 - DRC EXPENSES	6,775.00	2,500.00	(4,275.00)	23,887.04	22,500.00	(1,387.04)	30,000.00
5760-00 - WEB PORTAL/TECH FEE	75.00	100.00	25.00	1,083.00	900.00	(183.00)	1,200.00
Total Administrative	13,567.03	7,617.00	(5,950.03)	89,544.86	68,928.00	(20,616.86)	91,775.00

Common

6450-00 - DOG STATION BAGS	339.93	208.00	(131.93)	937.22	1,872.00	934.78	2,500.00
Total Common	339.93	208.00	(131.93)	937.22	1,872.00	934.78	2,500.00

Landscaping

7300-00 - LANDSCAPE - VALLEY RD - Mowing/Aeration/Fertilization	(14,574.47)	625.00	15,199.47	1,772.60	5,625.00	3,852.40	7,500.00
7300-01 - LANDSCAPE - VALLEY RD - Flowers	7,877.48	-	(7,877.48)	7,877.48	-	(7,877.48)	-
7300-02 - LANDSCAPE - VALLEY RD - Spring/Fall Clean Up	6,702.39	-	(6,702.39)	6,702.39	-	(6,702.39)	-
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	3,375.00	3,375.00	4,500.00

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	8,000.00	6,750.00	(1,250.00)	9,000.00
7700-00 - SPRINKLER REPAIRS	(5.40)	1,333.00	1,338.40	1,362.87	11,997.00	10,634.13	16,000.00
7820-00 - SNOW REMOVAL	-	-	-	16,500.00	20,000.00	3,500.00	21,500.00
Total Landscaping	-	3,083.00	3,083.00	42,215.34	47,747.00	5,531.66	58,500.00
Utilities							
8780-00 - ELECTRIC	40.51	58.00	17.49	445.09	522.00	76.91	700.00
8950-00 - VALLEY ROAD WATER	2,790.00	638.00	(2,152.00)	6,975.00	5,742.00	(1,233.00)	7,650.00
Total Utilities	2,830.51	696.00	(2,134.51)	7,420.09	6,264.00	(1,156.09)	8,350.00
Total Expense	16,737.47	11,604.00	(5,133.47)	140,117.51	124,811.00	(15,306.51)	161,125.00
Operating Net Total	(14,594.43)	5,359.00	(19,953.43)	21,689.97	35,414.00	(13,724.03)	-

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
4220-00 - DESIGN FEE	1,500.00	-	1,500.00	7,500.00	-	7,500.00	-
4700-00 - RESERVE INTEREST	660.93	-	660.93	8,871.22	-	8,871.22	-
Total Other Income	2,160.93	-	2,160.93	16,371.22	-	16,371.22	-
Total Income	2,160.93	-	2,160.93	16,371.22	-	16,371.22	-

Reserve Expense

Reserve/CapEx							
9000-00 - TRF FUNDS TO OPERATING	-	-	-	20,000.00	-	(20,000.00)	-
9020-00 - RESERVE EXPENSE	616.00	-	(616.00)	15,437.85	-	(15,437.85)	-
Total Reserve/CapEx	616.00	-	(616.00)	35,437.85	-	(35,437.85)	-
Total Expense	616.00	-	(616.00)	35,437.85	-	(35,437.85)	-
Reserve Net Total	1,544.93	-	1,544.93	(19,066.63)	-	(19,066.63)	-
Net Total	(13,049.50)	5,359.00	(18,408.50)	2,623.34	35,414.00	(32,790.66)	-

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 9/30/2026

	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	600	850	-	-	-	6,207
4010-10 - LATE FEE INTEREST	-	-	-	-	-	-	-	-	-	-	-	-	0
4030-00 - FINE/CHRG BACKS	-	-	100	-	-	-	-	-	-	-	-	-	100
4040-00 - NSF CHARGE	-	-	-	-	-	25	-	25	-	-	-	-	50
4070-00 - LEGAL REIMB	-	-	-	-	6,004	-	294	453	1,292	-	-	-	8,043
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	1	1	-	-	-	13
Total Other Income	30,001	(248)	(29,997)	8,956	1,676	20,702	1,079	2,143	-	-	-	-	34,312
Total Income	1,800	30,001	126,052	(29,997)	8,956	1,071	20,702	1,079	2,143	-	-	-	161,807

Operating Expense

Administrative													
5000-00 - BANK CHARGES	-	-	-	-	-	10	10	20	-	-	-	-	40
5010-00 - FILING, LICENSE, PERMITS	-	-	-	-	25	-	-	-	-	-	-	-	25
5020-00 - AUDIT/TAX PREP	-	-	-	-	295	-	-	-	-	-	-	-	295
5210-00 - LEGAL EXP - REIMBURSABLE	-	-	-	-	-	-	-	-	12,907	-	-	-	12,907
5350-00 - COMMERCIAL INSURANCE	-	-	2,435	1,452	(1,675)	-	-	-	-	-	-	-	2,212
5450-00 - LEGAL EXPENSE	6,970	335	315	7,392	-	-	-	-	(10,547)	-	-	-	4,465
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	3,600	3,600	-	-	-	32,400
5500-00 - ACCOUNTING PM FEE	-	750	1,500	750	750	750	750	750	750	-	-	-	6,750
5600-00 - OFFICE EXPENSES	191	232	678	-	1,361	1,776	183	1,052	8	-	-	-	5,481
5630-00 - DRC EXPENSES	-	-	-	9,563	2,575	-	3,262	1,713	6,775	-	-	-	23,887

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 9/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	150	75	483	75	75	-	-	-	1,083
Total Administrative	12,787	3,892	6,968	24,982	5,641	6,211	8,287	7,210	13,567	-	-	-	89,545
Common													
6450-00 - DOG STATION BAGS	-	-	-	340	-	-	258	-	340	-	-	-	937
Total Common	-	-	-	340	-	-	258	-	340	-	-	-	937
Landscaping													
7300-00 - LANDSCAPE - VALLEY RD - Mowing/Aeration/Fertilization	-	-	-	1,489	-	-	14,858	-	(14,574)	-	-	-	1,773
7300-01 - LANDSCAPE - VALLEY RD - Flowers	-	-	-	-	-	-	-	-	7,877	-	-	-	7,877
7300-02 - LANDSCAPE - VALLEY RD - Spring/Fall Clean Up	-	-	-	-	-	-	-	-	6,702	-	-	-	6,702
7310-00 - ADDITIONAL LANDSCAPE	-	-	1,489	(1,489)	-	-	-	-	-	-	-	-	0
7340-00 - SHRUBS/TREE CARE	-	-	-	-	-	8,000	-	-	-	-	-	-	8,000
7700-00 - SPRINKLER REPAIRS	-	-	472	-	-	-	896	-	(5)	-	-	-	1,363
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	52	41	-	-	-	445
8950-00 - VALLEY ROAD WATER	-	-	-	-	1,395	-	1,395	1,395	2,790	-	-	-	6,975
Total Utilities	49	52	52	45	1,447	52	1,447	1,447	2,831	-	-	-	7,420
Total Expense	12,836	13,844	8,981	28,666	10,387	14,263	25,746	8,657	16,737	-	-	-	140,118
Operating Net Total	(\$11,035)	\$16,157	\$117,070	(\$58,663)	(\$1,431)	(\$13,191)	(\$5,044)	(\$7,577)	(\$14,594)	-	-	-	\$21,690

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 9/30/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Other Income													
4220-00 - DESIGN FEE	-	-	-	-	4,500	-	-	1,500	1,500	-	-	-	7,500
4700-00 - RESERVE INTEREST	1,910	743	687	735	754	652	641	2,089	661	-	-	-	8,871
Total Other Income	1,910	743	687	735	5,254	652	641	3,589	2,161	-	-	-	16,371
Total Income	1,910	743	687	735	5,254	652	641	3,589	2,161	-	-	-	16,371

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	-	616	-	-	-	15,438
Total Reserve/CapEx	-	30,000	4,600	(29,550)	-	-	29,772	-	616	-	-	-	35,438
Total Expense	-	30,000	4,600	(29,550)	-	-	29,772	-	616	-	-	-	35,438
Reserve Net Total	\$1,910	(\$29,257)	(\$3,913)	\$30,285	\$5,254	\$652	(\$29,131)	\$3,589	\$1,545	-	-	-	(\$19,067)
Net Total	(\$9,126)	(\$13,100)	\$113,157	(\$28,378)	\$3,823	(\$12,540)	(\$34,175)	(\$3,988)	(\$13,050)	-	-	-	\$2,623