Cotton Ranch Homeowners Association

Monthly Financial Packet

Period Ending: 08/31/2026

CMS
COMMUNITY MANAGEMENT SPECIALISTS

Cotton Ranch Homeowners Association

Balance Sheet as of 8/31/2026

Assets	Operating	Reserve	Total
Cash			
1001-00 - FCB OPERATING	$26,998.07		$26,998.07
1002-00 - FCB - RESERVE		$52,056.65	$52,056.65
1002-01 - APLINE - RESERVE		$3,352.98	$3,352.98
1002-10 - FCB - MM DRC		$46,608.52	$46,608.52
1005-01 - FCB CD - 3.25% 01/22/27 (9501)		$71,333.86	$71,333.86
1005-02 - ALPINE CD - 3.69% 11/10/26 (3128)		$103,774.61	$103,774.61
1005-03 - FCB CD - 4 % 8/27/26 (6601)		$35,746.23	$35,746.23
1005-04 - FCB CD - 4% 10/27/26 (7401)		$35,746.23	$35,746.23
Total Cash	**$26,998.07**	**$348,619.08**	**$375,617.15**
Accounts Receivable			
1100-00 - ACCOUNTS RECEIVABLE	$16,302.33		$16,302.33
Total Accounts Receivable	**$16,302.33**		**$16,302.33**
Other Assets			
1800-00 - PREPAID INSURANCE	$2,439.00		$2,439.00
1830-00 - PREPAID EXPENSE	$1,395.00		$1,395.00
Total Other Assets	**$3,834.00**		**$3,834.00**
Total Assets	**$47,134.40**	**$348,619.08**	**$395,753.48**

Liabilities / Equity	Operating	Reserve	Total
Liability			
2050-00 - PREPAID ASSESSMENTS	$6,028.93		$6,028.93
2100-00 - ACCOUNTS PAYABLE	$1,375.00		$1,375.00
2300-00 - COMPLIANCE DEPOSITS	$2,000.00	$40,500.00	$42,500.00
Total Liability	**$9,403.93**	**$40,500.00**	**$49,903.93**
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	$36,284.40	($20,611.56)	$15,672.84
Total Equity	**$37,730.47**	**$308,119.08**	**$345,849.55**
Total Liabilities / Equity	**$47,134.40**	**$348,619.08**	**$395,753.48**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	600.00	-	600.00	5,356.50	-	5,356.50	-
4010-10 - LATE FEE INTEREST	-	-	-	.27	-	.27	-
4030-00 - FINE/CHRG BACKS	-	42.00	(42.00)	100.00	336.00	(236.00)	500.00
4040-00 - NSF CHARGE	25.00	-	25.00	50.00	-	50.00	-
4070-00 - LEGAL REIMB	453.00	-	453.00	6,750.56	-	6,750.56	-
4090-00 - TRF FUNDS FROM RESERVE	-	-	-	20,000.00	16,662.00	3,338.00	33,325.00
4220-00 - DESIGN FEE	-	250.00	(250.00)	-	2,000.00	(2,000.00)	3,000.00
4600-00 - CERTIFIED MAIL	-	-	-	(100.00)	-	(100.00)	-
4775-00 - OPERATING INTEREST	1.38	8.00	(6.62)	12.11	64.00	(51.89)	100.00
Total Other Income	**1,079.38**	**300.00**	**779.38**	**32,169.44**	**19,062.00**	**13,107.44**	**36,925.00**
Total Income	**1,079.38**	**300.00**	**779.38**	**159,664.44**	**143,262.00**	**16,402.44**	**161,125.00**
Operating Expense							
Administrative							
5000-00 - BANK CHARGES	20.00	-	(20.00)	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
5350-00 - COMMERCIAL INSURANCE	-	417.00	417.00	2,212.00	3,336.00	1,124.00	5,000.00
5450-00 - LEGAL EXPENSE	-	208.00	208.00	15,012.64	1,664.00	(13,348.64)	2,500.00
5490-10 - THURSTON MANAGEMENT FEE	3,600.00	3,600.00	-	28,800.00	28,800.00	-	43,200.00
5500-00 - ACCOUNTING PM FEE	750.00	750.00	-	6,000.00	6,000.00	-	9,000.00
5600-00 - OFFICE EXPENSES	1,051.66	42.00	(1,009.66)	5,473.15	336.00	(5,137.15)	500.00
5630-00 - DRC EXPENSES	1,713.00	2,500.00	787.00	17,112.04	20,000.00	2,887.96	30,000.00
5760-00 - WEB PORTAL/TECH FEE	75.00	100.00	25.00	1,008.00	800.00	(208.00)	1,200.00
Total Administrative	**7,209.66**	**7,617.00**	**407.34**	**75,977.83**	**61,311.00**	**(14,666.83)**	**91,775.00**
Common							
6450-00 - DOG STATION BAGS	-	208.00	208.00	597.29	1,664.00	1,066.71	2,500.00
Total Common	**-**	**208.00**	**208.00**	**597.29**	**1,664.00**	**1,066.71**	**2,500.00**
Landscaping							
7300-00 - LANDSCAPE - VALLEY RD	-	625.00	625.00	16,347.07	5,000.00	(11,347.07)	7,500.00
7320-00 - LANDSCAPE - SKY LEGEND	-	375.00	375.00	-	3,000.00	3,000.00	4,500.00
7340-00 - SHRUBS/TREE CARE	-	750.00	750.00	8,000.00	6,000.00	(2,000.00)	9,000.00
7700-00 - SPRINKLER REPAIRS	-	1,333.00	1,333.00	1,368.27	10,664.00	9,295.73	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**	**44,664.00**	**2,448.66**	**58,500.00**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

Operating Expense

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Utilities							
8780-00 - ELECTRIC	52.02	58.00	5.98	404.58	464.00	59.42	700.00
8950-00 - VALLEY ROAD WATER	1,395.00	638.00	(757.00)	4,185.00	5,104.00	919.00	7,650.00
Total Utilities	**1,447.02**	**696.00**	**(751.02)**	**4,589.58**	**5,568.00**	**978.42**	**8,350.00**
Total Expense	**8,656.68**	**11,604.00**	**2,947.32**	**123,380.04**	**113,207.00**	**(10,173.04)**	**161,125.00**
Operating Net Total	**(7,577.30)**	**(11,304.00)**	**3,726.70**	**36,284.40**	**30,055.00**	**6,229.40**	**-**

Cotton Ranch Homeowners Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	6,000.00	-	6,000.00	-
4700-00 - RESERVE INTEREST	2,089.13	-	2,089.13	8,210.29	-	8,210.29	-
Total Other Income	**3,589.13**	**-**	**3,589.13**	**14,210.29**	**-**	**14,210.29**	**-**
Total Income	**3,589.13**	**-**	**3,589.13**	**14,210.29**	**-**	**14,210.29**	**-**
Reserve Expense							
Reserve/CapEx							
9000-00 - TRF FUNDS TO OPERATING	-	-	-	20,000.00	-	(20,000.00)	-
9020-00 - RESERVE EXPENSE	-	-	-	14,821.85	-	(14,821.85)	-
Total Reserve/CapEx	**-**	**-**	**-**	**34,821.85**	**-**	**(34,821.85)**	**-**
Total Expense	**-**	**-**	**-**	**34,821.85**	**-**	**(34,821.85)**	**-**
Reserve Net Total	**3,589.13**	**-**	**3,589.13**	**(20,611.56)**	**-**	**(20,611.56)**	**-**
Net Total	**(3,988.17)**	**(11,304.00)**	**7,315.83**	**15,672.84**	**30,055.00**	**(14,382.16)**	**-**

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessment Income													
4000-00 - ASSESSMENT	1,800	-	126,300	-	-	(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	-	-	-	-	5,357
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	-	-	-	-	6,751
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	-	-	-	-	12
Total Other Income		**30,001**	**(248)**	**(29,997)**	**8,956**	**1,676**	**20,702**	**1,079**	**-**	**-**	**-**	**-**	**32,169**
Total Income	**1,800**	**30,001**	**126,052**	**(29,997)**	**8,956**	**1,071**	**20,702**	**1,079**	**-**	**-**	**-**	**-**	**159,664**
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
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	3,600	3,600	3,600	-	-	-	-	28,800
5500-00 - ACCOUNTING PM FEE	-	750	1,500	750	750	750	750	750	-	-	-	-	6,000
5600-00 - OFFICE EXPENSES	191	232	678	-	1,361	1,776	183	1,052	-	-	-	-	5,473
5630-00 - DRC EXPENSES	-	-	-	9,563	2,575	-	3,262	1,713	-	-	-	-	17,112
5760-00 - WEB PORTAL/TECH FEE	75	75	75	-	150	75	483	75	-	-	-	-	1,008

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense													
Total Administrative	**12,787**	**3,892**	**6,968**	**24,982**	**5,641**	**6,211**	**8,287**	**7,210**	**-**	**-**	**-**	**-**	**75,978**
Common													
6450-00 - DOG STATION BAGS	-	-	-	340	-	-	258	-	-	-	-	-	597
Total Common	**-**	**-**	**-**	**340**	**-**	**-**	**258**	**-**	**-**	**-**	**-**	**-**	**597**
Landscaping													
7300-00 - LANDSCAPE - VALLEY RD	-	-	-	1,489	-	-	14,858	-	-	-	-	-	16,347
7310-00 - ADDITIONAL LANDSCAPE	-	-	1,489	(1,489)	-	-	-	-	-	-	-	-	0
7340-00 - SHRUBS/TREE CARE	-	-	-	-	-	8,000	-	-	-	-	-	-	8,000
7700-00 - SPRINKLER REPAIRS	-	-	472	-	-	-	896	-	-	-	-	-	1,368
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	-	-	-	-	405
8950-00 - VALLEY ROAD WATER	-	-	-	-	1,395	-	1,395	1,395	-	-	-	-	4,185
Total Utilities	**49**	**52**	**52**	**45**	**1,447**	**52**	**1,447**	**1,447**	**-**	**-**	**-**	**-**	**4,590**
Total Expense	**12,836**	**13,844**	**8,981**	**28,666**	**10,387**	**14,263**	**25,746**	**8,657**	**-**	**-**	**-**	**-**	**123,380**
Operating Net Total	**($11,035)**	**$16,157**	**$117,070**	**($58,663)**	**($1,431)**	**($13,191)**	**($5,044)**	**($7,577)**	**-**	**-**	**-**	**-**	**$36,284**

Cotton Ranch Homeowners Association

Summary Statement of Revenues and Expenses For 8/31/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Other Income													
4220-00 - DESIGN FEE	-	-	-	-	4,500	-	-	1,500	-	-	-	-	6,000
4700-00 - RESERVE INTEREST	1,910	743	687	735	754	652	641	2,089	-	-	-	-	8,210
Total Other Income	**1,910**	**743**	**687**	**735**	**5,254**	**652**	**641**	**3,589**	**-**	**-**	**-**	**-**	**14,210**
Total Income	**1,910**	**743**	**687**	**735**	**5,254**	**652**	**641**	**3,589**	**-**	**-**	**-**	**-**	**14,210**
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	-	-	-	-	-	14,822
Total Reserve/CapEx	**-**	**30,000**	**4,600**	**(29,550)**	**-**	**-**	**29,772**	**-**	**-**	**-**	**-**	**-**	**34,822**
Total Expense	**-**	**30,000**	**4,600**	**(29,550)**	**-**	**-**	**29,772**	**-**	**-**	**-**	**-**	**-**	**34,822**
Reserve Net Total	**$1,910**	**($29,257)**	**($3,913)**	**$30,285**	**$5,254**	**$652**	**($29,131)**	**$3,589**	**-**	**-**	**-**	**-**	**($20,612)**
Net Total	**($9,126)**	**($13,100)**	**$113,157**	**($28,378)**	**$3,823**	**($12,540)**	**($34,175)**	**($3,988)**	**-**	**-**	**-**	**-**	**$15,673**