# The Villas at Cotton Ranch Association, Inc.
## Profit and Loss by Class
### January 1-November 5, 2026

| | Reserve | Operating | Total |
|---|---|---|---|
| Income | | | |
| Fees | | 300.00 | 300.00 |
| Finance Charges and Late | | 525.00 | 525.00 |
| HOA Dues | | 183,517.00 | 183,517.00 |
| Services | | 813.00 | 813.00 |
| **Total Income** | **$0.00** | **185,155.00** | **$185,155.00** |
| **Gross Profit** | **$0.00** | **185,155.00** | **$185,155.00** |
| Expenses | | | |
| Accounting | | 4,272.20 | 4,272.20 |
| Association Meetings | | 171.74 | 171.74 |
| Bank Charges | | 12.00 | 12.00 |
| QuickBooks Payments Fees | | 1,263.34 | 1,263.34 |
| **Total for Bank Charges** | **$0.00** | **1,275.34** | **$1,275.34** |
| Dues & Subscriptions | | 35.00 | 35.00 |
| General Maintenance | | 780.00 | 780.00 |
| Driveway Sealing | | 16,000.00 | 16,000.00 |
| **Total for General Maintenance** | **$0.00** | **16,780.00** | **$16,780.00** |
| Landscaping | | 31,915.87 | 31,915.87 |
| Landscape - bark mulch | | 9,400.00 | 9,400.00 |
| Landscape - base | | 33,346.87 | 33,346.87 |
| Landscape - irrigation | | 7,760.00 | 7,760.00 |
| Landscape- - tree spray/fert | | 5,725.00 | 5,725.00 |
| **Total for Landscaping** | **$0.00** | **88,147.74** | **$88,147.74** |
| Legal & Professional Fees | | 2,204.18 | 2,204.18 |
| Office Expenses | | 623.09 | 623.09 |
| Reserve Fund Expenses | | | 0.00 |
| Painting | 127,214.41 | | 127,214.41 |
| **Total for Reserve Fund Expenses** | **127,214.41** | **$0.00** | **$127,214.41** |
| Snow Removal | | 2,190.00 | 2,190.00 |
| Supplies | | 626.47 | 626.47 |
| Taxes & Licenses | | 1,739.00 | 1,739.00 |
| Utilities - Water | | 7,672.50 | 7,672.50 |
| Utilities-Electrical | | 638.12 | 638.12 |
| Website | | 27.85 | 27.85 |
| **Total Expenses** | **127,214.41** | **126,403.23** | **$253,617.64** |
| **Net Operating Income** | **-127,214.41** | **58,751.77** | **-$68,462.64** |
| Other Income | | | |
| Interest Earned | | 4,564.83 | 4,564.83 |
| Other Ordinary Income | | 1,025.00 | 1,025.00 |
| **Total Other Income** | **$0.00** | **5,589.83** | **$5,589.83** |
| **Net Other Income** | **$0.00** | **5,589.83** | **$5,589.83** |
| **Net Income** | **-127,214.41** | **64,341.60** | **-$62,872.81** |