

# Midtown at Cottonwood Creek HOA, Inc.

## Balance Sheet

04/30/2021

### Assets

Accounts Receivable	1,897.50
Cash Operating - First Bank	96,485.80
<b>Reserve Funds</b>	
Reserve - First Bank	7,000.25
Edward Jones Wealth Management Account	359.13
CD Ed Jones 6/30/21 0.2%	20,000.00
CD Ed Jones 9/20/21 1.85%	24,435.64
ED JONES SEC 4/22/2022 .05%	16,000.00
<b>TOTAL Reserve Funds</b>	<u>67,795.02</u>
<b><u>Total Assets</u></b>	<u>166,178.32</u>

### Liabilities

Prepaid Accounts Receivable	2,186.27
<b><u>Total Liabilities</u></b>	<u>2,186.27</u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	792.86
Reserve-Consolidated	67,002.16
<b>TOTAL Reserve Funds</b>	<u>67,795.02</u>
<b>Retained Earnings</b>	58,876.54
<b>Net Income</b>	37,320.49
<b><u>Total Net Worth</u></b>	<u>163,992.05</u>
<b><u>Total Net Worth and Liabilities</u></b>	<u>166,178.32</u>

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## Income and Expense Comparative Statement

From 04/01/2021 to 04/30/2021

	<u>April 2021</u>		<u>January to April</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b><u>Revenues</u></b>							
Monthly Dues	30,780	10,260	61,560	41,040	20,520	123,120	3,990
Late fee-Nsf Charges		10		40	(40)	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
<b>Total Revenues</b>	30,780	10,270	61,560	41,080	20,480	123,240	31,926
<b><u>Expenses</u></b>							
Accounting Fees			325	375	50	375	
Administration Costs	34	259	801	1,035	234	3,104	2,000
Insurance Property/Liability		125	576	500	(76)	1,500	1,000
Legal Expense	330	125	660	500	(160)	1,500	120
**Legal Reimb			(660)		660		
Lawn Contract / Maintenance	1,930	1,342	7,720	5,367	(2,353)	16,100	5,400
Management Fees	1,162	954	4,648	3,816	(832)	11,448	3,300
Misc. / Contingency		354		1,418	1,418	4,253	2,278
Social		417		1,667	1,667	5,000	1,000
Storm Water Fee	116		463		(463)		
Taxes-Federal/State			70		(70)		
Trash	954	1,080	3,816	4,320	504	12,960	2,448
Utilities		3,167		12,667	12,667	38,000	7,000
Website							1,080
Reserve Allocation Consolidated	1,000	1,000	4,000	4,000		12,000	3,000
Landscaping/Park		458		1,833	1,833	5,500	
Snow Removal		500	1,820	2,000	180	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125		500	500	1,500	
Tree Maintenance		333		1,333	1,333	4,000	
<b>Total Expenses</b>	5,526	10,239	24,239	41,331	17,092	123,240	31,926
<b>Net Income</b>	<b>25,254</b>	<b>31</b>	<b>37,321</b>	<b>(251)</b>	<b>(37,572)</b>	<b>0</b>	<b>0</b>