

Midtown at Cottonwood Creek HOA, Inc.

Balance Sheet

03/31/2021

Assets

Accounts Receivable	332.00
Cash Operating - First Bank	84,353.23
Reserve Funds	
Reserve - First Bank	6,000.20
Edward Jones Wealth Management Account	1,186.63
CD Ed Jones 4/22/21 1.15%	15,000.00
CD Ed Jones 6/30/21 0.2%	20,000.00
CD Ed Jones 9/20/21 1.85%	24,435.64
TOTAL Reserve Funds	66,622.47
<u>Total Assets</u>	<u>151,307.70</u>

Liabilities

Prepaid Accounts Receivable	13,742.55
<u>Total Liabilities</u>	<u>13,742.55</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	620.31
Reserve-Consolidated	66,002.16
TOTAL Reserve Funds	66,622.47
Retained Earnings	58,876.54
Net Income	12,066.14
<u>Total Net Worth</u>	<u>137,565.15</u>
<u>Total Net Worth and Liabilities</u>	<u>151,307.70</u>

Midtown at Cottonwood Creek HOA, Inc.

Income and Expense Comparative Statement

From 03/01/2021 to 03/31/2021

	<u>March 2021</u>		<u>January to March</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>
<u>Revenues</u>							
Monthly Dues		10,260	30,780	30,780		123,120	3,990
Late fee-Nsf Charges		10		30	30	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
Total Revenues	0	10,270	30,780	30,810	30	123,240	31,926
<u>Expenses</u>							
Accounting Fees	325		325	375	50	375	
Administration Costs	638	259	767	776	9	3,104	2,000
Insurance Property/Liability	576	125	576	375	(201)	1,500	1,000
Legal Expense		125	330	375	45	1,500	120
**Legal Reimb	(220)		(660)		660		
Lawn Contract / Maintenance	1,930	1,342	5,790	4,025	(1,765)	16,100	5,400
Management Fees	1,162	954	3,486	2,862	(624)	11,448	3,300
Misc. / Contingency		354		1,063	1,063	4,253	2,278
Social		417		1,250	1,250	5,000	1,000
Storm Water Fee	116		347		(347)		
Taxes-Federal/State			70		(70)		
Trash	954	1,080	2,862	3,240	378	12,960	2,448
Utilities		3,167		9,500	9,500	38,000	7,000
Website							1,080
Reserve Allocation Consolidated	1,000	1,000	3,000	3,000		12,000	3,000
Landscaping/Park		458		1,375	1,375	5,500	
Snow Removal	980	500	1,820	1,500	(320)	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125		375	375	1,500	
Tree Maintenance		333		1,000	1,000	4,000	
Total Expenses	7,461	10,239	18,713	31,091	12,378	123,240	31,926
Net Income	(7,461)	31	12,067	(281)	(12,348)	0	0