

Midtown at Cottonwood Creek HOA, Inc.

Balance Sheet

02/28/2021

Assets

Accounts Receivable	2,475.22
Cash Operating - First Bank	78,776.89
Reserve Funds	
Reserve - First Bank	5,000.16
Edward Jones Wealth Management Account	966.45
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	<u>65,402.25</u>
<u>Total Assets</u>	<u><u>146,654.36</u></u>

Liabilities

Prepaid Accounts Receivable	2,848.24
<u>Total Liabilities</u>	<u><u>2,848.24</u></u>

Net Worth

Reserve Funds	
Reserve Interest Earned	400.09
Reserve-Consolidated	65,002.16
TOTAL Reserve Funds	<u>65,402.25</u>
Retained Earnings	58,876.54
Net Income	19,527.33
<u>Total Net Worth</u>	<u><u>143,806.12</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>146,654.36</u></u>

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Income and Expense Comparative Statement

From 02/01/2021 to 02/28/2021

	<u>February 2021</u>		<u>January to February</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	20,520	(10,260)	123,120	3,990
Late fee-Nsf Charges		10		20	20	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
Total Revenues	0	10,270	30,780	20,540	(10,240)	123,240	31,926
<u>Expenses</u>							
Accounting Fees		375		375	375	375	
Administration Costs	42	259	129	517	388	3,104	2,000
Insurance Property/Liability		125		250	250	1,500	1,000
Legal Expense	55	125	330	250	(80)	1,500	120
**Legal Reimb	(385)		(440)		440		
Lawn Contract / Maintenance	1,930	1,342	3,860	2,683	(1,177)	16,100	5,400
Management Fees	1,162	954	2,324	1,908	(416)	11,448	3,300
Misc. / Contingency		354		709	709	4,253	2,278
Social		417		833	833	5,000	1,000
Storm Water Fee	116		232		(232)		
Taxes-Federal/State			70		(70)		
Trash	954	1,080	1,908	2,160	252	12,960	2,448
Utilities		3,167		6,333	6,333	38,000	7,000
Website							1,080
Reserve Allocation Consolidated	1,000	1,000	2,000	2,000		12,000	3,000
Landscaping/Park		458		917	917	5,500	
Snow Removal	560	500	840	1,000	160	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125		250	250	1,500	
Tree Maintenance		333		667	667	4,000	
Total Expenses	5,434	10,614	11,253	20,852	9,599	123,240	31,926
Net Income	(5,434)	(344)	19,527	(312)	(19,839)	0	0