

Midtown at Cottonwood Creek HOA, Inc.

Balance Sheet

01/31/2021

Assets

Accounts Receivable	6,530.15
Cash Operating - First Bank	80,809.34
Reserve Funds	
Reserve - First Bank	3,000.13
Edward Jones Wealth Management Account	2.05
CD Ed Jones 1/07/21 1.6%	25,000.00
CD Ed Jones 4/22/21 1.15%	15,000.00
CD Ed Jones 6/30/21 0.2%	20,000.00
TOTAL Reserve Funds	63,002.18
<u>Total Assets</u>	<u>150,341.67</u>

Liabilities

Prepaid Accounts Receivable	2,497.55
<u>Total Liabilities</u>	<u>2,497.55</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	2.18
Reserve-Consolidated	63,000.00
TOTAL Reserve Funds	63,002.18
Retained Earnings	58,880.75
Net Income	25,961.19
<u>Total Net Worth</u>	<u>147,844.12</u>
<u>Total Net Worth and Liabilities</u>	<u>150,341.67</u>

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Income and Expense Comparative Statement

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

	<u>January 2021</u>		<u>January to January</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	30,780	10,260	30,780	10,260	(20,520)	123,120	3,990
Late fee-Nsf Charges		10		10	10	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
Total Revenues	30,780	10,270	30,780	10,270	(20,510)	123,240	31,926
<u>Expenses</u>							
Accounting Fees						375	
Administration Costs	87	259	87	259	172	3,104	2,000
Insurance Property/Liability		125		125	125	1,500	1,000
Legal Expense	275	125	275	125	(150)	1,500	120
**Legal Reimb	(55)		(55)		55		
Lawn Contract / Maintenance	1,930	1,342	1,930	1,342	(588)	16,100	5,400
Management Fees	1,162	954	1,162	954	(208)	11,448	3,300
Misc. / Contingency		354		354	354	4,253	2,278
Social		417		417	417	5,000	1,000
Storm Water Fee	116		116		(116)		
Taxes-Federal/State	70		70		(70)		
Trash	954	1,080	954	1,080	126	12,960	2,448
Utilities		3,167		3,167	3,167	38,000	7,000
Website							1,080
Reserve Allocation Consolidated		1,000		1,000	1,000	12,000	3,000
Landscaping/Park		458		458	458	5,500	
Snow Removal	280	500	280	500	220	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125		125	125	1,500	
Tree Maintenance		333		333	333	4,000	
Total Expenses	4,819	10,239	4,819	10,239	5,420	123,240	31,926
Net Income	25,961	31	25,961	31	(25,930)	0	0