

Midtown at Cottonwood Creek HOA, Inc.

Balance Sheet

07/31/2021

Assets

Accounts Receivable	4,330.00
Cash Operating - First Bank	102,869.08
Reserve Funds	
Reserve - First Bank	9,000.44
Edward Jones Wealth Management Account	399.34
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
TOTAL Reserve Funds	<u>69,835.42</u>
<u>Total Assets</u>	<u>177,034.50</u>

Liabilities

Prepaid Accounts Receivable	1,862.05
<u>Total Liabilities</u>	<u>1,862.05</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	833.26
Reserve-Consolidated	69,002.16
TOTAL Reserve Funds	<u>69,835.42</u>
Retained Earnings	58,876.54
Net Income	46,460.49
<u>Total Net Worth</u>	<u>175,172.45</u>
<u>Total Net Worth and Liabilities</u>	<u>177,034.50</u>

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Income and Expense Comparative Statement

From 07/01/2021 to 07/31/2021

	<u>July 2021</u>		<u>January to July</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	35,270	10,260	96,830	71,820	25,010	123,120	3,990
Late fee-Nsf Charges	20	10	20	70	(50)	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
Total Revenues	35,290	10,270	96,850	71,890	24,960	123,240	31,926
<u>Expenses</u>							
Accounting Fees			325	375	50	375	
Administration Costs	43	259	947	1,811	864	3,104	2,000
Insurance Property/Liability		125	576	875	299	1,500	1,000
Legal Expense	110	125	770	875	105	1,500	120
**Legal Reimb			(770)		770		
Lawn Contract / Maintenance		1,342	11,580	9,392	(2,188)	16,100	5,400
Management Fees	1,162	954	8,134	6,678	(1,456)	11,448	3,300
Misc. / Contingency		354	270	2,481	2,211	4,253	2,278
Social		417		2,917	2,917	5,000	1,000
Storm Water Fee	99		794		(794)		
Taxes-Federal/State	(15)		164		(164)		
Trash	954	1,080	6,678	7,560	882	12,960	2,448
Utilities	10,645	3,167	12,190	22,167	9,977	38,000	7,000
Website							1,080
Reserve Allocation Consolidated		1,000	6,000	7,000	1,000	12,000	3,000
Landscaping/Park		458		3,208	3,208	5,500	
Snow Removal		500	1,820	3,500	1,680	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125	913	875	(38)	1,500	
Tree Maintenance		333		2,333	2,333	4,000	
Total Expenses	12,998	10,239	50,391	72,047	21,656	123,240	31,926
Net Income	22,292	31	46,459	(157)	(46,616)	0	0