

Midtown at Cottonwood Creek HOA, Inc.

Balance Sheet

06/30/2021

Assets

Accounts Receivable	140.50
Cash Operating - First Bank	94,772.33
Reserve Funds	
Reserve - First Bank	9,000.37
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
TOTAL Reserve Funds	<u>69,795.14</u>
<u>Total Assets</u>	<u><u>164,707.97</u></u>

Liabilities

Prepaid Accounts Receivable	9,938.27
Accounts Payable - Net Total	1,930.00
<u>Total Liabilities</u>	<u><u>11,868.27</u></u>

Net Worth

Reserve Funds	
Reserve Interest Earned	792.98
Reserve-Consolidated	69,002.16
TOTAL Reserve Funds	<u>69,795.14</u>
Retained Earnings	58,876.54
Net Income	24,168.02
<u>Total Net Worth</u>	<u><u>152,839.70</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>164,707.97</u></u>

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Income and Expense Comparative Statement

From 06/01/2021 to 06/30/2021

	<u>June 2021</u>		<u>January to June</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	61,560	61,560		123,120	3,990
Late fee-Nsf Charges		10		60	(60)	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
Total Revenues	0	10,270	61,560	61,620	(60)	123,240	31,926
<u>Expenses</u>							
Accounting Fees			325	375	50	375	
Administration Costs	38	259	904	1,552	648	3,104	2,000
Insurance Property/Liability		125	576	750	174	1,500	1,000
Legal Expense		125	660	750	90	1,500	120
**Legal Reimb	(110)		(770)		770		
Lawn Contract / Maintenance	1,930	1,342	11,580	8,050	(3,530)	16,100	5,400
Management Fees	1,162	954	6,972	5,724	(1,248)	11,448	3,300
Misc. / Contingency	270	354	270	2,127	1,857	4,253	2,278
Social		417		2,500	2,500	5,000	1,000
Storm Water Fee	116		695		(695)		
Taxes-Federal/State	108		179		(179)		
Trash	954	1,080	5,724	6,480	756	12,960	2,448
Utilities	1,545	3,167	1,545	19,000	17,455	38,000	7,000
Website							1,080
Reserve Allocation Consolidated	1,000	1,000	6,000	6,000		12,000	3,000
Landscaping/Park		458		2,750	2,750	5,500	
Snow Removal		500	1,820	3,000	1,180	6,000	3,000
Tax Preparation							300
Sprinkler Repairs		125	913	750	(163)	1,500	
Tree Maintenance		333		2,000	2,000	4,000	
Total Expenses	7,013	10,239	37,393	61,808	24,415	123,240	31,926
Net Income	(7,013)	31	24,167	(188)	(24,355)	0	0