

# Midtown at Cottonwood Creek HOA, Inc.

## Balance Sheet

05/31/2021

### Assets

Accounts Receivable	710.50
Cash Operating - First Bank	94,383.60
<b>Reserve Funds</b>	
Reserve - First Bank	8,000.30
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
<b>TOTAL Reserve Funds</b>	<u>68,795.07</u>
<b><u>Total Assets</u></b>	<u>163,889.17</u>

### Liabilities

Prepaid Accounts Receivable	5,036.27
<b><u>Total Liabilities</u></b>	<u>5,036.27</u>

### Net Worth

<b>Reserve Funds</b>	
Reserve Interest Earned	792.91
Reserve-Consolidated	68,002.16
<b>TOTAL Reserve Funds</b>	<u>68,795.07</u>
<b>Retained Earnings</b>	58,876.54
<b>Net Income</b>	31,181.29
<b><u>Total Net Worth</u></b>	<u>158,852.90</u>
<b><u>Total Net Worth and Liabilities</u></b>	<u>163,889.17</u>

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## Income and Expense Comparative Statement

From 05/01/2021 to 05/31/2021

	<u>May 2021</u>		<u>January to May</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>
<b><u>Revenues</u></b>							
Monthly Dues		10,260	61,560	51,300	10,260	123,120	3,990
Late fee-Nsf Charges		10		50	(50)	120	120
Working Capital							20,520
Vacant Lot Assessment							7,296
<b>Total Revenues</b>	0	10,270	61,560	51,350	10,210	123,240	31,926
<b><u>Expenses</u></b>							
Accounting Fees			325	375	50	375	
Administration Costs	65	259	866	1,293	427	3,104	2,000
Insurance Property/Liability		125	576	625	49	1,500	1,000
Legal Expense		125	660	625	(35)	1,500	120
**Legal Reimb			(660)		660		
Lawn Contract / Maintenance	1,930	1,342	9,650	6,708	(2,942)	16,100	5,400
Management Fees	1,162	954	5,810	4,770	(1,040)	11,448	3,300
Misc. / Contingency		354		1,772	1,772	4,253	2,278
Social		417		2,083	2,083	5,000	1,000
Storm Water Fee	116		579		(579)		
Taxes-Federal/State			70		(70)		
Trash	954	1,080	4,770	5,400	630	12,960	2,448
Utilities		3,167		15,833	15,833	38,000	7,000
Website							1,080
Reserve Allocation Consolidated	1,000	1,000	5,000	5,000		12,000	3,000
Landscaping/Park		458		2,292	2,292	5,500	
Snow Removal		500	1,820	2,500	680	6,000	3,000
Tax Preparation							300
Sprinkler Repairs	913	125	913	625	(288)	1,500	
Tree Maintenance		333		1,667	1,667	4,000	
<b>Total Expenses</b>	6,140	10,239	30,379	51,568	21,189	123,240	31,926
<b>Net Income</b>	<b>(6,140)</b>	<b>31</b>	<b>31,181</b>	<b>(218)</b>	<b>(31,399)</b>	<b>0</b>	<b>0</b>