



Prosperity Heights Financial update

Sept 2021

August Finance Committee Meeting

- Minutes have been sent to the board and will be posted to the website this week
 1. Audit report has been reviewed and will be posted to the website this week as well. We have found that most of the auditor's comments have been addressed. FC actioned one last comment which was the process of publishing and monitoring financial activities. New process now in place.
 2. FC agreed that future audit scope needs to be better defined as this audit seems to be focused a lots of the 'low risk' areas like cash vs accrual accounting. We will look at finding a new audit company before our next audit.
 3. Assessments still outstanding for 2021 are less than 20 however FC would like board support to send 3rd and final notices where we mention possible liens on properties or collections as permitted under the Declaration.

October Finance Committee Meeting Initial Agenda

1. 2022 budget (We will need a Nov Board meeting to approve)
2. Online payment options for upcoming assessments
3. Reserve Study
4. Budget for welcome committee
5. New banking options

YTD P&L thru August 31st

Landscaping and
Legal fees remain
as the only budget
concern for 2021

	Actuals	CY 2021
	YTD	(1/1/21-12/31/21)
	8/31/2021	
Description		Annual budget
<u>Income:</u>		
Dues Income	89,370	94,640
Homeowner Packets	1,800	1,000
Interest Income	22	5
Late Payment Fees	367	-
Legal Processing Fees		
Other Income		
Total Income	91,558	95,645
<u>Expenses:</u>		
<u>Operating Expenses:</u>		
Bank Service Charges	-	-
Electricity	120	200
FCHS Grad Party	-	500
HOA Audit	6,287	6,200
Insurance	2,218	1,900
Landscaping & Grounds Maintenance	9,485	10,045
Legal & Professional Fees	4,417	4,250
Reserve Study	-	-
License Fees	146	175
Newsletter/Communications	111	300
Office Expense	232	475
Playground Maintenance	1,237	1,250
Postage	330	250
Prosperity Day & Social Events	-	2,250
Reserve Contribution	-	-
Trash Removal	49,388	74,081
Total Operating Expenses	73,970	101,876
Net Income after Operating Expenses	17,588	(6,231)
Playground Equipment	-	-
Net Income (Loss)	17,588	(6,231)

Cash forecast is still very positive for the Year Ending 2021 with outlook of landing between 20%-25% of excess operating budget

\$ 56,115	Cash as of Aug 31st, 2021
\$ 32,697	YTG estimated expenses
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\$ 23,418	Estimated cash ending 2021
\$ 6,322	Total dues outstanding
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\$ 29,740	Potential cash ending 2021