

**Assets**

CASH - OPERATING

10-1000-00	South State - Operating 5568	\$49,098.10
10-1010-00	First Bank - Operating 0017	48,985.87

Total CASH - OPERATING:	<u>\$98,083.97</u>
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CASH - RESERVE

12-1210-00	First Bank - Reserve 7119	9,000.52
12-1220-00	Edward Jones - Wealth Mgmt 4316	399.34
12-1250-00	CD Ed Jones 6/30/21 0.2%	20,000.00
12-1255-00	CD Ed Jones 9/20/21 1.85%	24,435.64
12-1265-00	SEC Ed Jones 4/22/22 0.05%	16,000.00

Total CASH - RESERVE:	<u>\$69,835.50</u>
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ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	4,045.00
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Total ACCOUNTS RECEIVABLE:	<u>\$4,045.00</u>
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<b>Total Assets:</b>	<b><u><u>\$171,964.47</u></u></b>
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**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	16,627.07
20-2100-00	Prepaid Assessments	2,401.55

Total CURRENT LIABILITIES:	<u>\$19,028.62</u>
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RESERVE FUNDS

25-2500-00	Reserves - General	69,002.16
25-2590-00	Reserves - Interest	833.34

Total RESERVE FUNDS:	<u>\$69,835.50</u>
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EQUITY

30-3500-00	Retained Earnings	58,876.54
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Total EQUITY:	<u>\$58,876.54</u>
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Net Income Gain / Loss	24,223.81
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\$24,223.81

<b>Total Liabilities &amp; Equity:</b>	<b><u><u>\$171,964.47</u></u></b>
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**Income Statement - Operating**  
 Midtown at Cottonwood Creek Homeowners Association  
 08/31/2021

Date: 4/30/2022  
 Time: 9:06 am  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>INCOME</b>							
4000-00 Assessment Income	(\$4,404.50)	\$10,260.00	(\$14,664.50)	\$92,425.50	\$82,080.00	\$10,345.50	\$123,120.00
4015-00 NSF Charges	-	-	-	20.00	-	20.00	-
4020-00 Late Fees	-	10.00	(10.00)	-	80.00	(80.00)	120.00
<b>Total INCOME</b>	<b>(\$4,404.50)</b>	<b>\$10,270.00</b>	<b>(\$14,674.50)</b>	<b>\$92,445.50</b>	<b>\$82,160.00</b>	<b>\$10,285.50</b>	<b>\$123,240.00</b>
<b>Total OPERATING INCOME</b>	<b>(\$4,404.50)</b>	<b>\$10,270.00</b>	<b>(\$14,674.50)</b>	<b>\$92,445.50</b>	<b>\$82,160.00</b>	<b>\$10,285.50</b>	<b>\$123,240.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Contract	1,162.00	954.00	(208.00)	9,296.00	7,632.00	(1,664.00)	11,448.00
5030-00 Audit/Accounting Fees	-	-	-	325.00	375.00	50.00	375.00
5040-00 Legal - General	-	125.00	125.00	770.00	1,000.00	230.00	1,500.00
5049-00 Legal - Reimbursable	-	-	-	(770.00)	-	770.00	-
5065-00 Community Events	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
5075-00 Taxes - Federal/State	-	-	-	163.88	-	(163.88)	-
5095-00 Admin Miscellaneous	91.11	258.67	167.56	1,307.88	2,069.36	761.48	3,104.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,253.11</b>	<b>\$1,754.34</b>	<b>\$501.23</b>	<b>\$11,092.76</b>	<b>\$14,409.72</b>	<b>\$3,316.96</b>	<b>\$21,427.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Property/Liability	-	125.00	125.00	576.00	1,000.00	424.00	1,500.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$576.00</b>	<b>\$1,000.00</b>	<b>\$424.00</b>	<b>\$1,500.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract/Maintenance	2,289.17	1,341.67	(947.50)	13,869.17	10,733.36	(3,135.81)	16,100.00
5610-00 Landscaping/Park	141.50	-	(141.50)	141.50	-	(141.50)	-
5620-00 Landscape Replacement	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
5630-00 Tree Maintenance	-	333.33	333.33	-	2,666.64	2,666.64	4,000.00
5650-00 Sprinkler Repair	-	125.00	125.00	912.70	1,000.00	87.30	1,500.00
<b>Total LANDSCAPING</b>	<b>\$2,430.67</b>	<b>\$2,258.33</b>	<b>(\$172.34)</b>	<b>\$14,923.37</b>	<b>\$18,066.64</b>	<b>\$3,143.27</b>	<b>\$27,100.00</b>
<b>UTILITIES</b>							
6030-00 Utilities	13,039.36	3,166.67	(9,872.69)	25,229.02	25,333.36	104.34	38,000.00
6035-00 Storm Water	155.04	-	(155.04)	948.54	-	(948.54)	-
6065-00 Trash	954.00	1,080.00	126.00	7,632.00	8,640.00	1,008.00	12,960.00
<b>Total UTILITIES</b>	<b>\$14,148.40</b>	<b>\$4,246.67</b>	<b>(\$9,901.73)</b>	<b>\$33,809.56</b>	<b>\$33,973.36</b>	<b>\$163.80</b>	<b>\$50,960.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	500.00	500.00	1,820.00	4,000.00	2,180.00	6,000.00
6599-00 Contingency	-	354.42	354.42	-	2,835.36	2,835.36	4,253.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$854.42</b>	<b>\$854.42</b>	<b>\$1,820.00</b>	<b>\$6,835.36</b>	<b>\$5,015.36</b>	<b>\$10,253.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	-	1,000.00	1,000.00	6,000.00	8,000.00	2,000.00	12,000.00
<b>Total RESERVE CONTRIBUTIONS</b>	<b>\$-</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$6,000.00</b>	<b>\$8,000.00</b>	<b>\$2,000.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$17,832.18</b>	<b>\$10,238.76</b>	<b>(\$7,593.42)</b>	<b>\$68,221.69</b>	<b>\$82,285.08</b>	<b>\$14,063.39</b>	<b>\$123,240.00</b>
<b>Net Income:</b>	<b>(\$22,236.68)</b>	<b>\$31.24</b>	<b>(\$22,267.92)</b>	<b>\$24,223.81</b>	<b>(\$125.08)</b>	<b>\$24,348.89</b>	<b>\$0.00</b>