

**Assets**

CASH - OPERATING

10-1000-00	South State - Operating 5568	\$33,642.36
10-1010-00	First Bank - Operating 0017	48,985.87

Total CASH - OPERATING: \$82,628.23

CASH - RESERVE

12-1210-00	First Bank - Reserve 7119	9,000.66
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: \$69,835.64

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	13,800.00
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Total ACCOUNTS RECEIVABLE: \$13,800.00

**Total Assets:** \$166,263.87

**Liabilities & Equity**

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	963.55
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Total CURRENT LIABILITIES: \$963.55

RESERVE FUNDS

25-2500-00	Reserves - General	69,002.16
25-2590-00	Reserves - Interest	833.48

Total RESERVE FUNDS: \$69,835.64

EQUITY

30-3300-00	Working Capital	1,710.00
30-3500-00	Retained Earnings	58,876.54

Total EQUITY: \$60,586.54

	Net Income Gain / Loss	34,878.14
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\$34,878.14

**Total Liabilities & Equity:** \$166,263.87

**Income Statement - Operating**  
 Midtown at Cottonwood Creek Homeowners Association  
 10/31/2021

Date: 4/30/2022  
 Time: 9:07 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	\$30,780.00	\$10,260.00	\$20,520.00	\$123,205.50	\$102,600.00	\$20,605.50	\$123,120.00
4015-00 NSF Charges	-	-	-	20.00	-	20.00	-
4020-00 Late Fees	-	10.00	(10.00)	-	100.00	(100.00)	120.00
<b>Total INCOME</b>	<b>\$30,780.00</b>	<b>\$10,270.00</b>	<b>\$20,510.00</b>	<b>\$123,225.50</b>	<b>\$102,700.00</b>	<b>\$20,525.50</b>	<b>\$123,240.00</b>
<b>Total OPERATING INCOME</b>	<b>\$30,780.00</b>	<b>\$10,270.00</b>	<b>\$20,510.00</b>	<b>\$123,225.50</b>	<b>\$102,700.00</b>	<b>\$20,525.50</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)	11,620.00	9,540.00	(2,080.00)	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	1,250.00	480.00	1,500.00
5049-00 Legal - Reimbursable	-	-	-	(770.00)	-	770.00	-
5065-00 Community Events	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
5075-00 Taxes - Federal/State	-	-	-	163.88	-	(163.88)	-
5095-00 Admin Miscellaneous	12.70	258.67	245.97	1,540.43	2,586.70	1,046.27	3,104.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,174.70</b>	<b>\$1,754.34</b>	<b>\$579.64</b>	<b>\$13,649.31</b>	<b>\$17,918.40</b>	<b>\$4,269.09</b>	<b>\$21,427.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Property/Liability	-	125.00	125.00	576.00	1,250.00	674.00	1,500.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$576.00</b>	<b>\$1,250.00</b>	<b>\$674.00</b>	<b>\$1,500.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract/Maintenance	2,100.53	1,341.67	(758.86)	20,387.12	13,416.70	(6,970.42)	16,100.00
5610-00 Landscaping/Park	(141.50)	-	141.50	-	-	-	-
5620-00 Landscape Replacement	-	458.33	458.33	-	4,583.30	4,583.30	5,500.00
5630-00 Tree Maintenance	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
5650-00 Sprinkler Repair	50.00	125.00	75.00	1,052.70	1,250.00	197.30	1,500.00
<b>Total LANDSCAPING</b>	<b>\$2,009.03</b>	<b>\$2,258.33</b>	<b>\$249.30</b>	<b>\$21,439.82</b>	<b>\$22,583.30</b>	<b>\$1,143.48</b>	<b>\$27,100.00</b>
<b>UTILITIES</b>							
6030-00 Utilities	9,983.21	3,166.67	(6,816.54)	35,212.23	31,666.70	(3,545.53)	38,000.00
6035-00 Storm Water	(1,081.80)	-	1,081.80	-	-	-	-
6065-00 Trash	954.00	1,080.00	126.00	9,540.00	10,800.00	1,260.00	12,960.00
<b>Total UTILITIES</b>	<b>\$9,855.41</b>	<b>\$4,246.67</b>	<b>(\$5,608.74)</b>	<b>\$44,752.23</b>	<b>\$42,466.70</b>	<b>(\$2,285.53)</b>	<b>\$50,960.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	500.00	500.00	1,820.00	5,000.00	3,180.00	6,000.00
6599-00 Contingency	110.00	354.42	244.42	110.00	3,544.20	3,434.20	4,253.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$110.00</b>	<b>\$854.42</b>	<b>\$744.42</b>	<b>\$1,930.00</b>	<b>\$8,544.20</b>	<b>\$6,614.20</b>	<b>\$10,253.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	-	1,000.00	1,000.00	6,000.00	10,000.00	4,000.00	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>\$10,000.00</b>	<b>\$4,000.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$13,149.14</b>	<b>\$10,238.76</b>	<b>(\$2,910.38)</b>	<b>\$88,347.36</b>	<b>\$102,762.60</b>	<b>\$14,415.24</b>	<b>\$123,240.00</b>
<b>Net Income:</b>	<b>\$17,630.86</b>	<b>\$31.24</b>	<b>\$17,599.62</b>	<b>\$34,878.14</b>	<b>(\$62.60)</b>	<b>\$34,940.74</b>	<b>\$0.00</b>