

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5568	\$35,701.92
10-1010-00	First Bank - Operating 0017	48,985.87

Total CASH - OPERATING:	<u>\$84,687.79</u>
-------------------------	--------------------

CASH - RESERVE

12-1210-00	First Bank - Reserve 7119	9,000.59
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>\$69,835.57</u>
-----------------------	--------------------

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	2,335.00
------------	---------------------------------	----------

Total ACCOUNTS RECEIVABLE:	<u>\$2,335.00</u>
----------------------------	-------------------

Total Assets:	<u><u>\$156,858.36</u></u>
----------------------	-----------------------------------

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	4,507.42
20-2100-00	Prepaid Assessments	5,536.55

Total CURRENT LIABILITIES:	<u>\$10,043.97</u>
----------------------------	--------------------

RESERVE FUNDS

25-2500-00	Reserves - General	69,002.16
25-2590-00	Reserves - Interest	833.41

Total RESERVE FUNDS:	<u>\$69,835.57</u>
----------------------	--------------------

EQUITY

30-3300-00	Working Capital	855.00
30-3500-00	Retained Earnings	58,876.54

Total EQUITY:	<u>\$59,731.54</u>
---------------	--------------------

Net Income Gain / Loss	17,247.28
------------------------	-----------

\$17,247.28

Total Liabilities & Equity:	<u><u>\$156,858.36</u></u>
--	-----------------------------------

Income Statement - Operating
 Midtown at Cottonwood Creek Homeowners Association
 09/30/2021

Date: 4/30/2022
 Time: 9:07 am
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME							
4000-00 Assessment Income	\$-	\$10,260.00	(\$10,260.00)	\$92,425.50	\$92,340.00	\$85.50	\$123,120.00
4015-00 NSF Charges	-	-	-	20.00	-	20.00	-
4020-00 Late Fees	-	10.00	(10.00)	-	90.00	(90.00)	120.00
Total INCOME	\$-	\$10,270.00	(\$10,270.00)	\$92,445.50	\$92,430.00	\$15.50	\$123,240.00
Total OPERATING INCOME	\$0.00	\$10,270.00	(\$10,270.00)	\$92,445.50	\$92,430.00	\$15.50	\$123,240.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,162.00	954.00	(208.00)	10,458.00	8,586.00	(1,872.00)	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	1,125.00	355.00	1,500.00
5049-00 Legal - Reimbursable	-	-	-	(770.00)	-	770.00	-
5065-00 Community Events	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
5075-00 Taxes - Federal/State	-	-	-	163.88	-	(163.88)	-
5095-00 Admin Miscellaneous	219.85	258.67	38.82	1,527.73	2,328.03	800.30	3,104.00
Total ADMINISTRATIVE EXPENSES	\$1,381.85	\$1,754.34	\$372.49	\$12,474.61	\$16,164.06	\$3,689.45	\$21,427.00
INSURANCE							
5100-00 Insurance Property/Liability	-	125.00	125.00	576.00	1,125.00	549.00	1,500.00
Total INSURANCE	\$-	\$125.00	\$125.00	\$576.00	\$1,125.00	\$549.00	\$1,500.00
LANDSCAPING							
5600-00 Lawn Contract/Maintenance	4,417.42	1,341.67	(3,075.75)	18,286.59	12,075.03	(6,211.56)	16,100.00
5610-00 Landscaping/Park	-	-	-	141.50	-	(141.50)	-
5620-00 Landscape Replacement	-	458.33	458.33	-	4,124.97	4,124.97	5,500.00
5630-00 Tree Maintenance	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
5650-00 Sprinkler Repair	90.00	125.00	35.00	1,002.70	1,125.00	122.30	1,500.00
Total LANDSCAPING	\$4,507.42	\$2,258.33	(\$2,249.09)	\$19,430.79	\$20,324.97	\$894.18	\$27,100.00
UTILITIES							
6030-00 Utilities	-	3,166.67	3,166.67	25,229.02	28,500.03	3,271.01	38,000.00
6035-00 Storm Water	133.26	-	(133.26)	1,081.80	-	(1,081.80)	-
6065-00 Trash	954.00	1,080.00	126.00	8,586.00	9,720.00	1,134.00	12,960.00
Total UTILITIES	\$1,087.26	\$4,246.67	\$3,159.41	\$34,896.82	\$38,220.03	\$3,323.21	\$50,960.00
REPAIRS & MAINTENANCE							
6590-00 Snow Removal	-	500.00	500.00	1,820.00	4,500.00	2,680.00	6,000.00
6599-00 Contingency	-	354.42	354.42	-	3,189.78	3,189.78	4,253.00
Total REPAIRS & MAINTENANCE	\$-	\$854.42	\$854.42	\$1,820.00	\$7,689.78	\$5,869.78	\$10,253.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	-	1,000.00	1,000.00	6,000.00	9,000.00	3,000.00	12,000.00
Total RESERVE CONTRIBUTIONS	\$-	\$1,000.00	\$1,000.00	\$6,000.00	\$9,000.00	\$3,000.00	\$12,000.00
Total OPERATING EXPENSE	\$6,976.53	\$10,238.76	\$3,262.23	\$75,198.22	\$92,523.84	\$17,325.62	\$123,240.00
Net Income:	(\$6,976.53)	\$31.24	(\$7,007.77)	\$17,247.28	(\$93.84)	\$17,341.12	\$0.00