

**Assets**
**CASH - OPERATING**

10-1000-00	South State - Operating 5568	\$83,509.74	
10-1010-00	First Bank - Operating 0017	5,000.00	

**Total CASH - OPERATING:**
\$88,509.74
**CASH - RESERVE**

12-1200-00	South State - Reserve 5571	7,500.80	
12-1210-00	First Bank - Reserve 7119	1,500.05	
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:**
\$69,835.83
**ACCOUNTS RECEIVABLE**

14-1400-00	Accounts Receivable - Homeowner	4,655.00	
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**Total ACCOUNTS RECEIVABLE:**
\$4,655.00
**Total Assets:**
**\$163,000.57**
**Liabilities & Equity**
**CURRENT LIABILITIES**

20-2100-00	Prepaid Assessments	1,588.55	
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**Total CURRENT LIABILITIES:**
\$1,588.55
**RESERVE FUNDS**

25-2500-00	Reserves - General	69,002.16	
25-2590-00	Reserves - Interest	833.67	

**Total RESERVE FUNDS:**
\$69,835.83
**EQUITY**

30-3300-00	Working Capital	3,420.00	
30-3500-00	Retained Earnings	58,876.54	

**Total EQUITY:**
\$62,296.54

	Net Income Gain / Loss	29,279.65	
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\$29,279.65
**Total Liabilities & Equity:**
**\$163,000.57**

**Income Statement - Operating**  
 Midtown at Cottonwood Creek Homeowners Association  
 11/30/2021

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	\$-	\$10,260.00	(\$10,260.00)	\$123,205.50	\$112,860.00	\$10,345.50	\$123,120.00
4015-00 NSF Charges	-	-	-	20.00	-	20.00	-
4020-00 Late Fees	-	10.00	(10.00)	-	110.00	(110.00)	120.00
<b>Total INCOME</b>	<b>\$-</b>	<b>\$10,270.00</b>	<b>(\$10,270.00)</b>	<b>\$123,225.50</b>	<b>\$112,970.00</b>	<b>\$10,255.50</b>	<b>\$123,240.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$10,270.00</b>	<b>(\$10,270.00)</b>	<b>\$123,225.50</b>	<b>\$112,970.00</b>	<b>\$10,255.50</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)	12,782.00	10,494.00	(2,288.00)	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	1,375.00	605.00	1,500.00
5049-00 Legal - Reimbursable	-	-	-	(770.00)	-	770.00	-
5065-00 Community Events	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
5075-00 Taxes - Federal/State	-	-	-	163.88	-	(163.88)	-
5095-00 Admin Miscellaneous	142.00	258.67	116.67	1,682.43	2,845.37	1,162.94	3,104.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,304.00</b>	<b>\$1,754.34</b>	<b>\$450.34</b>	<b>\$14,953.31</b>	<b>\$19,672.74</b>	<b>\$4,719.43</b>	<b>\$21,427.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Property/Liability	-	125.00	125.00	576.00	1,375.00	799.00	1,500.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$576.00</b>	<b>\$1,375.00</b>	<b>\$799.00</b>	<b>\$1,500.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract/Maintenance	-	1,341.67	1,341.67	20,387.12	14,758.37	(5,628.75)	16,100.00
5620-00 Landscape Replacement	-	458.33	458.33	-	5,041.63	5,041.63	5,500.00
5630-00 Tree Maintenance	-	333.33	333.33	-	3,666.63	3,666.63	4,000.00
5650-00 Sprinkler Repair	-	125.00	125.00	1,052.70	1,375.00	322.30	1,500.00
<b>Total LANDSCAPING</b>	<b>\$-</b>	<b>\$2,258.33</b>	<b>\$2,258.33</b>	<b>\$21,439.82</b>	<b>\$24,841.63</b>	<b>\$3,401.81</b>	<b>\$27,100.00</b>
<b>UTILITIES</b>							
6030-00 Utilities	3,184.14	3,166.67	(17.47)	38,396.37	34,833.37	(3,563.00)	38,000.00
6035-00 Storm Water	156.35	-	(156.35)	156.35	-	(156.35)	-
6065-00 Trash	954.00	1,080.00	126.00	10,494.00	11,880.00	1,386.00	12,960.00
<b>Total UTILITIES</b>	<b>\$4,294.49</b>	<b>\$4,246.67</b>	<b>(\$47.82)</b>	<b>\$49,046.72</b>	<b>\$46,713.37</b>	<b>(\$2,333.35)</b>	<b>\$50,960.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	500.00	500.00	1,820.00	5,500.00	3,680.00	6,000.00
6599-00 Contingency	-	354.42	354.42	110.00	3,898.62	3,788.62	4,253.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$854.42</b>	<b>\$854.42</b>	<b>\$1,930.00</b>	<b>\$9,398.62</b>	<b>\$7,468.62</b>	<b>\$10,253.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	-	1,000.00	1,000.00	6,000.00	11,000.00	5,000.00	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>\$11,000.00</b>	<b>\$5,000.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$5,598.49</b>	<b>\$10,238.76</b>	<b>\$4,640.27</b>	<b>\$93,945.85</b>	<b>\$113,001.36</b>	<b>\$19,055.51</b>	<b>\$123,240.00</b>
<b>Net Income:</b>	<b>(\$5,598.49)</b>	<b>\$31.24</b>	<b>(\$5,629.73)</b>	<b>\$29,279.65</b>	<b>(\$31.36)</b>	<b>\$29,311.01</b>	<b>\$0.00</b>