

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5568	\$79,232.83	
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Total CASH - OPERATING:

\$79,232.83

CASH - RESERVE

12-1200-00	South State - Reserve 5571	36,003.17	
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12-1220-00	Edward Jones - Wealth Mgmt 4316	399.34	
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12-1250-00	CD Ed Jones 6/30/21 0.2%	20,000.00	
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12-1255-00	CD Ed Jones 9/20/21 1.85%	24,435.64	
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12-1265-00	SEC Ed Jones 4/22/22 0.05%	16,000.00	
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Total CASH - RESERVE:

\$96,838.15

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	7,357.86	
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Total ACCOUNTS RECEIVABLE:

\$7,357.86
Total Assets:
\$183,428.84
Liabilities & Equity

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	2,263.73	
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Total CURRENT LIABILITIES:

\$2,263.73

RESERVE FUNDS

25-2500-00	Reserves - General	95,002.16	
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25-2590-00	Reserves - Interest	835.99	
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Total RESERVE FUNDS:

\$95,838.15

EQUITY

30-3300-00	Working Capital	5,130.00	
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30-3500-00	Retained Earnings	78,744.63	
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Total EQUITY:

\$83,874.63

	Net Income Gain / Loss	1,452.33	
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\$1,452.33
Total Liabilities & Equity:
\$183,428.84

Income Statement - Operating
 Midtown at Cottonwood Creek Homeowners Association
 02/28/2022

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)	\$30,780.00	\$20,520.00	\$10,260.00	\$123,120.00
4020-00 Late Fees	425.00	8.33	416.67	425.00	16.66	408.34	100.00
4025-00 Late Fee Interest	86.42	-	86.42	86.42	-	86.42	-
Total INCOME	\$511.42	\$10,268.33	(\$9,756.91)	\$31,291.42	\$20,536.66	\$10,754.76	\$123,220.00
Total OPERATING INCOME	\$511.42	\$10,268.33	(\$9,756.91)	\$31,291.42	\$20,536.66	\$10,754.76	\$123,220.00
OPERATING EXPENSE							
ADMINISTRATIVE EXPENSES							
5000-00 Management Contract	1,162.00	1,162.00	-	2,324.00	2,324.00	-	13,944.00
5030-00 Audit/Accounting Fees	-	-	-	-	-	-	325.00
5040-00 Legal - General	-	62.50	62.50	385.00	125.00	(260.00)	750.00
5045-00 Legal - Collections	(960.00)	-	960.00	(900.00)	-	900.00	-
5049-00 Legal - Reimbursable	(440.00)	-	440.00	(440.00)	-	440.00	-
5095-00 Admin Miscellaneous	60.45	166.67	106.22	300.90	333.34	32.44	2,000.00
Total ADMINISTRATIVE EXPENSES	(\$177.55)	\$1,391.17	\$1,568.72	\$1,669.90	\$2,782.34	\$1,112.44	\$17,019.00
INSURANCE							
5100-00 Insurance Property/Liability	-	166.67	166.67	-	333.34	333.34	2,000.00
Total INSURANCE	\$-	\$166.67	\$166.67	\$-	\$333.34	\$333.34	\$2,000.00
LANDSCAPING							
5600-00 Lawn Contract/Maintenance	2,366.00	2,000.00	(366.00)	4,997.00	4,000.00	(997.00)	24,000.00
5610-00 Landscaping/Park	-	-	-	273.00	-	(273.00)	-
5620-00 Landscape Replacement	-	416.67	416.67	-	833.34	833.34	5,000.00
5630-00 Tree Maintenance	-	166.67	166.67	-	333.34	333.34	2,000.00
5650-00 Sprinkler Repair	50.00	83.33	33.33	50.00	166.66	116.66	1,000.00
Total LANDSCAPING	\$2,416.00	\$2,666.67	\$250.67	\$5,320.00	\$5,333.34	\$13.34	\$32,000.00
UTILITIES							
6030-00 Utilities	115.31	3,166.67	3,051.36	241.69	6,333.34	6,091.65	38,000.00
6035-00 Storm Water	156.35	125.00	(31.35)	312.70	250.00	(62.70)	1,500.00
6065-00 Trash	1,052.40	1,000.00	(52.40)	2,104.80	2,000.00	(104.80)	12,000.00
Total UTILITIES	\$1,324.06	\$4,291.67	\$2,967.61	\$2,659.19	\$8,583.34	\$5,924.15	\$51,500.00
REPAIRS & MAINTENANCE							
6500-00 General Repairs & Maint	190.00	-	(190.00)	190.00	-	(190.00)	-
6590-00 Snow Removal	-	333.33	333.33	-	666.66	666.66	4,000.00
6599-00 Contingency	-	83.33	83.33	-	166.66	166.66	1,000.00
Total REPAIRS & MAINTENANCE	\$190.00	\$416.66	\$226.66	\$190.00	\$833.32	\$643.32	\$5,000.00
RESERVE CONTRIBUTIONS							
6900-00 Reserve Contribution	20,000.00	1,016.75	(18,983.25)	20,000.00	2,033.50	(17,966.50)	12,201.00
Total RESERVE CONTRIBUTIONS	\$20,000.00	\$1,016.75	(\$18,983.25)	\$20,000.00	\$2,033.50	(\$17,966.50)	\$12,201.00
Total OPERATING EXPENSE	\$23,752.51	\$9,949.59	(\$13,802.92)	\$29,839.09	\$19,899.18	(\$9,939.91)	\$119,720.00
Net Income:	(\$23,241.09)	\$318.74	(\$23,559.83)	\$1,452.33	\$637.48	\$814.85	\$3,500.00