

**Assets**

CASH - OPERATING

10-1000-00	South State - Operating 5568	\$101,431.78	
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Total CASH - OPERATING:			<u>\$101,431.78</u>
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CASH - RESERVE

12-1200-00	South State - Reserve 5571	16,001.62	
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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:			<u>\$76,836.60</u>
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ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	7,145.00	
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Total ACCOUNTS RECEIVABLE:			<u>\$7,145.00</u>
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<b>Total Assets:</b>			<b><u><u>\$185,413.38</u></u></b>
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**Liabilities & Equity**

CURRENT LIABILITIES

20-2000-00	Accounts Payable	265.00	
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20-2100-00	Prepaid Assessments	1,598.73	
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Total CURRENT LIABILITIES:			<u>\$1,863.73</u>
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RESERVE FUNDS

25-2500-00	Reserves - General	75,002.16	
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25-2590-00	Reserves - Interest	834.44	
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Total RESERVE FUNDS:			<u>\$75,836.60</u>
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EQUITY

30-3300-00	Working Capital	4,275.00	
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30-3500-00	Retained Earnings	78,744.63	
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Total EQUITY:			<u>\$83,019.63</u>
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	Net Income Gain / Loss	24,693.42	
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		<u>\$24,693.42</u>
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<b>Total Liabilities &amp; Equity:</b>			<b><u><u>\$185,413.38</u></u></b>
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**Income Statement - Operating**  
 Midtown at Cottonwood Creek Homeowners Association  
 01/31/2022

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	\$30,780.00	\$10,260.00	\$20,520.00	\$123,120.00
4020-00 Late Fees	-	8.33	(8.33)	-	8.33	(8.33)	100.00
<b>Total INCOME</b>	<b>\$30,780.00</b>	<b>\$10,268.33</b>	<b>\$20,511.67</b>	<b>\$30,780.00</b>	<b>\$10,268.33</b>	<b>\$20,511.67</b>	<b>\$123,220.00</b>
<b>Total OPERATING INCOME</b>	<b>\$30,780.00</b>	<b>\$10,268.33</b>	<b>\$20,511.67</b>	<b>\$30,780.00</b>	<b>\$10,268.33</b>	<b>\$20,511.67</b>	<b>\$123,220.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Contract	1,162.00	1,162.00	-	1,162.00	1,162.00	-	13,944.00
5030-00 Audit/Accounting Fees	-	-	-	-	-	-	325.00
5040-00 Legal - General	385.00	62.50	(322.50)	385.00	62.50	(322.50)	750.00
5045-00 Legal - Collections	60.00	-	(60.00)	60.00	-	(60.00)	-
5095-00 Admin Miscellaneous	240.45	166.67	(73.78)	240.45	166.67	(73.78)	2,000.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$1,847.45</b>	<b>\$1,391.17</b>	<b>(\$456.28)</b>	<b>\$1,847.45</b>	<b>\$1,391.17</b>	<b>(\$456.28)</b>	<b>\$17,019.00</b>
<b>INSURANCE</b>							
5100-00 Insurance Property/Liability	-	166.67	166.67	-	166.67	166.67	2,000.00
<b>Total INSURANCE</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$-</b>	<b>\$166.67</b>	<b>\$166.67</b>	<b>\$2,000.00</b>
<b>LANDSCAPING</b>							
5600-00 Lawn Contract/Maintenance	2,631.00	2,000.00	(631.00)	2,631.00	2,000.00	(631.00)	24,000.00
5610-00 Landscaping/Park	273.00	-	(273.00)	273.00	-	(273.00)	-
5620-00 Landscape Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
5630-00 Tree Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
5650-00 Sprinkler Repair	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total LANDSCAPING</b>	<b>\$2,904.00</b>	<b>\$2,666.67</b>	<b>(\$237.33)</b>	<b>\$2,904.00</b>	<b>\$2,666.67</b>	<b>(\$237.33)</b>	<b>\$32,000.00</b>
<b>UTILITIES</b>							
6030-00 Utilities	126.38	3,166.67	3,040.29	126.38	3,166.67	3,040.29	38,000.00
6035-00 Storm Water	156.35	125.00	(31.35)	156.35	125.00	(31.35)	1,500.00
6065-00 Trash	1,052.40	1,000.00	(52.40)	1,052.40	1,000.00	(52.40)	12,000.00
<b>Total UTILITIES</b>	<b>\$1,335.13</b>	<b>\$4,291.67</b>	<b>\$2,956.54</b>	<b>\$1,335.13</b>	<b>\$4,291.67</b>	<b>\$2,956.54</b>	<b>\$51,500.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6590-00 Snow Removal	-	333.33	333.33	-	333.33	333.33	4,000.00
6599-00 Contingency	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$416.66</b>	<b>\$416.66</b>	<b>\$-</b>	<b>\$416.66</b>	<b>\$416.66</b>	<b>\$5,000.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
6900-00 Reserve Contribution	-	1,016.75	1,016.75	-	1,016.75	1,016.75	12,201.00
<b>Total RESERVE CONTRIBUTIONS</b>	<b>\$-</b>	<b>\$1,016.75</b>	<b>\$1,016.75</b>	<b>\$-</b>	<b>\$1,016.75</b>	<b>\$1,016.75</b>	<b>\$12,201.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$6,086.58</b>	<b>\$9,949.59</b>	<b>\$3,863.01</b>	<b>\$6,086.58</b>	<b>\$9,949.59</b>	<b>\$3,863.01</b>	<b>\$119,720.00</b>
<b>Net Income:</b>	<b>\$24,693.42</b>	<b>\$318.74</b>	<b>\$24,374.68</b>	<b>\$24,693.42</b>	<b>\$318.74</b>	<b>\$24,374.68</b>	<b>\$3,500.00</b>