



centro
MANAGEMENT

August 2020 Financial Reporting

1. Financial Summary Letter
2. Balance Sheet
3. Budget Comparison
4. Cash Flow Statement
5. Income Statement



centro

MANAGEMENT

DATE: September 30th, 2020
TO: Cottonwood Associates LLC
RE: Cottonwood Apartments, August 2020 Financial Summary Letter

Greetings:

Thank you so much for your continued patience. August 2020's financials have been finalized, and we are making progress on capturing all verified expenses. As always, please feel free to reach out to me if you have any questions about any of the elements in the report.

As of August 31st, we were 100% occupied and 100% leased. During August, the site had 3 new leases, with 1 denied application, for a net of 2 new leases.

Total rent charges for August were \$25,809. Total collections for August were \$23,394. Total Delinquency for current residents is \$17,078. We will continue to improve on collections as we work with residents individually with resources and needs that we find.

We have been reaching out to those residents with past due rents and working on payment plans as well as giving them a list of financial and rental resources. We will continue to track this weekly. We do anticipate all rent collection moratoriums to be extended through the end of 2020 and possibly to March 2021.

For more details on revenues and expenses, please see below.

SUMMARY:

Total Revenue

Month actual: \$25,385

Month budget: \$25,975

Variance: (\$590)

Y-T-D actual: \$194,373

Y-T-D budget: \$207,891

Variance: (\$13,518)

Total Revenue is in line budget MTD and 6.5% below budget YTD. The primary variance was due to the inability to increase rents, concessions for leasing, and the bad debt that was written off by the previous management company. We are experiencing most new

leases are expecting some sort of concession. This is typically the rest of the month free to close and secure a lease to help lower moving cost.

Total Operating Expenses

<i>Month actual: \$9,819</i>	<i>Month budget: \$9,556</i>	<i>Variance: (\$263)</i>
<i>Y-T-D actual: \$78,553</i>	<i>Y-T-D budget: \$76,640</i>	<i>Variance: (\$1,913)</i>

Total Operating Expenses were in line with the budget MTD. Please note July's water bill was realized in August. The managers salary is higher due to the current allocation split with Cedar Lane. Property taxes and insurance will be reclassified YTD and accrued in operations expenses in the September Financial Statement.

Net Operating Income

<i>Month actual: \$15,566</i>	<i>Month budget: \$16,418</i>	<i>Variance: (\$852)</i>
<i>Y-T-D actual: \$115,820</i>	<i>Y-T-D budget: \$131,251</i>	<i>Variance: (\$15,431)</i>

Net Operating Income was in line with the budget MTD and 11.7% under budget YTD. The YTD variance is primarily due to revenue. The current rents cannot be increased due to the COVID-19 Moratorium, we also are having to give concessions upon move in to capture leases during this time.

Total Reserves and Replacements

<i>Month actual: \$0</i>	<i>Month budget: \$810</i>	<i>Variance: \$810</i>
<i>Y-T-D actual: \$30,671</i>	<i>Y-T-D budget: \$7,490</i>	<i>Variance: (\$23,181)</i>

Total Reserves and Replacement Expenses were 100% under budget MTD. This was due to reviewing large invoices from prior management and verifying the work was completed. We will have a better understanding of expenses in September's financials. YTD expenses were 309% above the budget. The primary variance was due to building repairs in March from the prior management and unit repairs for flooring, doors, and plumbing.

At the time of reporting our Operating Account Balance was \$176,778 and the Security Deposit account balance was \$17,310.

Should you have any questions regarding Cottonwood Apartments, please contact me directly at 808-280-9054 or via email at Garett@centromgt.com.

Sincerely,



Garett Randall
Regional Property Manager

Balance Sheet

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)
 Cottonwood Apartments
 Month = Aug 2020
 Book = Accrual

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1050	Current Assets	
1100	Cash	
1105	Cash Operating	176,778.82
1115	Cash - Security Deposits	17,310.03
1199	Total Cash	194,088.85
1200	Accounts Receivable	
1205	Accounts Receivable - Tenant	21,174.19
1208	Allowance for Doubtful Accounts	-8,052.61
1299	Total Accounts Receivable	13,121.58
1300	Prepaid Expense	
1305	Prepaid Insurance	360.88
1310	Prepaid Taxes	10,248.38
1399	Total Prepaid Expense	10,609.26
1430	Other Current Assets	
1435	Construction In Progress	8,179.53
1459	TOTAL OTHER CURRENT ASSETS	8,179.53
1499	Total Current Assets	225,999.22
1501	Fixed Assets	
1510	Land	421,757.26
1515	Land Improvements	8,369.81
1520	Buildings	851,349.82
1535	Furnishings	7,508.65
1539	Landscaping	680.00
1585	Accumulated Depreciation	-200,110.00
1599	Total Fixed Assets	1,089,555.54
1600	Long Term Assets	
1605	Finance Costs	26,733.85
1609	Loan Fees	8,437.50
1620	Accum Amortization	-11,144.00
1699	Total Long Term Assets	24,027.35
1999	TOTAL ASSETS	1,339,582.11
2000	LIABILITIES AND CAPITAL	
2001	Liabilities	
2050	Current Liabilities	
2100	Accounts Payable	
2105	Accounts Payable	10,413.42
2130	Intercompany - Due to/from	5,307.89
2199	Total Accounts Payable	15,721.31
2200	Accrued Expenses	
2220	Other Accruals	2,900.00
2299	Total Accrued Expenses	2,900.00
2300	Tenant Deposits	

Balance Sheet

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		CURRENT BALANCE
2305	Security Deposits	17,385.00
2310	Deposits Pet	300.00
2321	Clearing Acct - Rent and Other	270.37
2399	Total Tenant Deposits	17,955.37
2400	Prepaid Rent	4,139.70
2459	Total Prepaid Liabilities	4,139.70
2499	Total Current Liabilities	40,716.38
2500	Long Term Liabilites	
2505	Mortgage Principal	1,230,963.10
2518	Notes Payable	3,500.00
2599	Total Long Term Liabilities	1,234,463.10
2699	TOTAL LIABILITIES	1,275,179.48
3100	Owner Equity	41,169.34
3105	Owner Contribution	496,443.00
3110	Owner Draw	-719,857.82
3199	Total Owners Equity	-182,245.48
3200	Retained Earnings	
3205	Retained Earnings	246,648.11
3299	Total Retained Earnings	246,648.11
3399	TOTAL EQUITY	64,402.63
3999	TOTAL LIABILITIES AND CAPITAL	1,339,582.11

Budget Comparison

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4100	Gross Potential Rent	29,000.00	28,500.00	500.00	1.75	228,500.00	228,000.00	500.00	0.22	342,000.00
4150	Loss to Lease	-3,498.74	-2,684.00	-814.74	-30.36	-23,627.06	-21,472.00	-2,155.06	-10.04	-32,208.00
4199	Total Actual Potential Rent	25,501.26	25,816.00	-314.74	-1.22	204,872.94	206,528.00	-1,655.06	-0.80	309,792.00
4300	Rental Adjustments									
4310	Vacancy	-1,405.00	-1,290.80	-114.20	-8.85	-10,989.58	-10,326.40	-663.18	-6.42	-15,489.60
4320	Bad Debt	0.00	-150.00	150.00	100.00	-6,247.96	-1,200.00	-5,047.96	-420.66	-1,800.00
4325	Bad Debt Recovery	0.00	25.00	-25.00	-100.00	0.00	200.00	-200.00	-100.00	300.00
4340	Concessions	0.00	0.00	0.00	N/A	-3,788.50	0.00	-3,788.50	N/A	0.00
4398	Total Rental Adjustments	-1,405.00	-1,415.80	10.80	0.76	-21,026.04	-11,326.40	-9,699.64	-85.64	-16,989.60
4399	Net Rental Income	24,096.26	24,400.20	-303.94	-1.25	183,846.90	195,201.60	-11,354.70	-5.82	292,802.40
4400	Other Income									
4405	Screening Fees (Commercial)	0.00	0.00	0.00	N/A	0.00	90.00	-90.00	-100.00	135.00
4407	Administrative Fees	0.00	0.00	0.00	N/A	200.00	0.00	200.00	N/A	0.00
4409	Application fees (Residential)	180.00	0.00	180.00	N/A	630.00	0.00	630.00	N/A	0.00
4413	Pet Premium	5.65	45.00	-39.35	-87.44	215.33	360.00	-144.67	-40.19	540.00
4420	Late Fees	0.00	400.00	-400.00	-100.00	0.00	3,200.00	-3,200.00	-100.00	4,800.00
4421	Late Fee	0.00	0.00	0.00	N/A	1,674.00	0.00	1,674.00	N/A	0.00
4450	RUB Revenue	1,103.55	1,075.00	28.55	2.66	7,118.39	8,600.00	-1,481.61	-17.23	12,900.00
4452	Other Income	0.00	0.00	0.00	N/A	45.14	0.00	45.14	N/A	0.00
4455	Security Deposits Forfeited	0.00	55.00	-55.00	-100.00	644.11	440.00	204.11	46.39	660.00
4499	Total Other Income	1,289.20	1,575.00	-285.80	-18.15	10,526.97	12,690.00	-2,163.03	-17.05	19,035.00
4990	TOTAL INCOME	25,385.46	25,975.20	-589.74	-2.27	194,373.87	207,891.60	-13,517.73	-6.50	311,837.40
5050	Operating Expenses									
5100	Administrative Expenses									
5105	Manager Salary	1,040.00	575.00	-465.00	-80.87	7,269.59	4,600.00	-2,669.59	-58.03	6,900.00
5125	Health and Dental Insurance	97.95	143.42	45.47	31.70	577.59	1,147.36	569.77	49.66	1,721.04
5130	FICA and Medicare	79.56	36.65	-42.91	-117.08	518.64	293.20	-225.44	-76.89	439.80
5135	SUTA	12.17	17.82	5.65	31.71	256.16	142.56	-113.60	-79.69	213.84
5140	FUTA	1.79	3.84	2.05	53.39	54.42	30.72	-23.70	-77.15	46.08
5150	Workers Compensation	115.65	36.41	-79.24	-217.63	565.07	291.28	-273.79	-94.00	436.92
5153	Employee Reimbursement	67.75	0.00	-67.75	N/A	67.75	0.00	-67.75	N/A	0.00
5158	Resident Services	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00

Budget Comparison

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5160	Management Fee	916.60	910.71	-5.89	-0.65	6,543.84	7,285.68	741.84	10.18	10,928.52
5165	Office Supplies- Furniture	0.00	35.00	35.00	100.00	253.70	280.00	26.30	9.39	420.00
5170	Postage	0.00	13.25	13.25	100.00	52.99	106.00	53.01	50.01	159.00
5175	Bank Fees	0.00	0.00	0.00	N/A	41.47	0.00	-41.47	N/A	0.00
5176	Permits and Licenses	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
5180	Web Access	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5181	Software	39.00	0.00	-39.00	N/A	931.16	0.00	-931.16	N/A	0.00
5182	Equipment	0.00	0.00	0.00	N/A	18.46	0.00	-18.46	N/A	0.00
5185	Telephone	0.00	11.27	11.27	100.00	54.74	90.16	35.42	39.29	135.24
5190	Other Administration	0.00	225.00	225.00	100.00	630.54	1,800.00	1,169.46	64.97	2,700.00
5195	Legal and Accounting	0.00	350.00	350.00	100.00	270.59	2,800.00	2,529.41	90.34	4,200.00
5199	Total Administrative Expenses	2,370.47	2,458.37	87.90	3.58	18,306.71	19,666.96	1,360.25	6.92	29,500.44
5200	Advertising and Marketing									
5210	Signs and Printing	0.00	0.00	0.00	N/A	477.54	0.00	-477.54	N/A	0.00
5215	Tenant Relations	0.00	5.00	5.00	100.00	0.00	40.00	40.00	100.00	60.00
5224	Community Website	0.00	50.00	50.00	100.00	279.45	400.00	120.55	30.14	600.00
5245	Tenant Screening	0.00	45.00	45.00	100.00	98.00	360.00	262.00	72.78	540.00
5250	Training	0.00	10.00	10.00	100.00	157.25	80.00	-77.25	-96.56	120.00
5255	Other Advertising	173.34	5.00	-168.34	-3,366.80	173.34	40.00	-133.34	-333.35	60.00
5299	Total Advertising and Marketing	173.34	115.00	-58.34	-50.73	1,185.58	920.00	-265.58	-28.87	1,380.00
5300	Utilities									
5305	Electricity - Common Area	0.00	25.00	25.00	100.00	485.82	200.00	-285.82	-142.91	300.00
5310	Electricity - Interim	0.00	28.75	28.75	100.00	418.23	230.00	-188.23	-81.84	345.00
5320	Water	1,919.87	435.00	-1,484.87	-341.35	7,173.55	3,560.00	-3,613.55	-101.50	5,300.00
5325	Sewer	0.00	420.00	420.00	100.00	4,312.99	3,360.00	-952.99	-28.36	5,040.00
5330	Garbage	787.19	800.00	12.81	1.60	6,273.02	6,400.00	126.98	1.98	9,600.00
5331	Trash Hauling-only for Junk	250.00	250.00	0.00	0.00	2,310.00	2,000.00	-310.00	-15.50	3,000.00
5399	Total Utilities	2,957.06	1,958.75	-998.31	-50.97	20,973.61	15,750.00	-5,223.61	-33.17	23,585.00
5400	Repairs and Maintenance									
5405	Maintenance Supervisor	1,938.00	1,317.23	-620.77	-47.13	7,524.42	10,537.84	3,013.42	28.60	15,806.78
5415	FICA and Medicare	0.00	0.00	0.00	N/A	301.91	0.00	-301.91	N/A	0.00
5420	SUTA	0.00	0.00	0.00	N/A	149.68	0.00	-149.68	N/A	0.00
5425	FUTA	0.00	0.00	0.00	N/A	31.93	0.00	-31.93	N/A	0.00
5435	Workers Compensation	0.00	0.00	0.00	N/A	283.98	0.00	-283.98	N/A	0.00
5440	Health and Dental Insurance	97.95	0.00	-97.95	N/A	643.00	0.00	-643.00	N/A	0.00

Budget Comparison

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5450	Tools and Equipment	0.00	3.50	3.50	100.00	45.76	28.00	-17.76	-63.43	42.00
5455	General Parts and Supplies	372.39	10.00	-362.39	-3,623.90	567.37	80.00	-487.37	-609.21	120.00
5460	Appliance Supplies	0.00	5.00	5.00	100.00	0.00	40.00	40.00	100.00	60.00
5475	Plumbing Parts and Supplies	0.00	0.00	0.00	N/A	24.07	0.00	-24.07	N/A	0.00
5480	Paint Supplies	484.16	0.00	-484.16	N/A	484.16	0.00	-484.16	N/A	0.00
5485	Appliance Repairs	0.00	0.00	0.00	N/A	18.76	0.00	-18.76	N/A	0.00
5490	Doors Roof and Hardware Supp	0.00	5.00	5.00	100.00	182.11	40.00	-142.11	-355.28	60.00
5495	Plumbing Services	520.27	165.00	-355.27	-215.32	2,082.33	1,320.00	-762.33	-57.75	1,980.00
5500	Pest Control Services	130.00	100.00	-30.00	-30.00	2,034.07	800.00	-1,234.07	-154.26	1,200.00
5505	Roof and Gutter Repair Srvcs	0.00	200.00	200.00	100.00	542.00	1,600.00	1,058.00	66.12	2,400.00
5515	HVAC Services	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
5520	Grounds - Contract -Landscaping etc	0.00	737.12	737.12	100.00	3,603.44	5,896.96	2,293.52	38.89	8,845.44
5530	Grounds - Other - Landscaping etc	0.00	0.00	0.00	N/A	3,523.00	0.00	-3,523.00	N/A	0.00
5543	Security Patrol	0.00	350.00	350.00	100.00	131.77	2,800.00	2,668.23	95.29	4,200.00
5545	Fire Alarm Monitoring	0.00	0.00	0.00	N/A	166.01	0.00	-166.01	N/A	0.00
5570	Other Repairs	0.00	55.00	55.00	100.00	519.37	440.00	-79.37	-18.04	660.00
5599	Total Repairs and Maintenance	3,542.77	2,957.85	-584.92	-19.78	22,859.14	23,662.80	803.66	3.40	35,494.22
5600	Turnover									
5605	Turnover- Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	110.00	110.00	100.00	110.00
5610	Turnover Painting	500.48	0.00	-500.48	N/A	2,051.45	0.00	-2,051.45	N/A	0.00
5615	Turnover- Cleaning	264.00	25.00	-239.00	-956.00	480.80	200.00	-280.80	-140.40	300.00
5625	Turnover- Bathroom tile-tub reglazing	0.00	35.00	35.00	100.00	0.00	280.00	280.00	100.00	420.00
5649	Total Turnover	764.48	60.00	-704.48	-1,174.13	2,532.25	590.00	-1,942.25	-329.19	830.00
5700	Insurance and Taxes									
5705	Insurance- Umbrella	0.00	0.00	0.00	N/A	2,165.52	0.00	-2,165.52	N/A	0.00
5707	Insurance-Management Liability	0.00	360.92	360.92	100.00	0.00	2,887.36	2,887.36	100.00	4,331.04
5710	Taxes-Property	0.00	1,645.39	1,645.39	100.00	10,519.74	13,163.12	2,643.38	20.08	19,744.68
5722	Sales Tax	10.94	0.00	-10.94	N/A	10.94	0.00	-10.94	N/A	0.00
5799	Total Insurance and Taxes	10.94	2,006.31	1,995.37	99.45	12,696.20	16,050.48	3,354.28	20.90	24,075.72
5899	Total Operating Expense	9,819.06	9,556.28	-262.78	-2.75	78,553.49	76,640.24	-1,913.25	-2.50	114,865.38
5999	Net Operating Income	15,566.40	16,418.92	-852.52	-5.19	115,820.38	131,251.36	-15,430.98	-11.76	196,972.02
6000	Reserves and Replacements									
6010	Replacement- Range	0.00	0.00	0.00	N/A	508.40	510.00	1.60	0.31	510.00

Budget Comparison

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
6015	Replacement- Refrigerator	0.00	0.00	0.00	N/A	622.19	0.00	-622.19	N/A	0.00
6020	Replacement- Washer & Dryer	0.00	0.00	0.00	N/A	1,880.68	0.00	-1,880.68	N/A	0.00
6025	Replacement- Water Heater	0.00	0.00	0.00	N/A	1,312.68	500.00	-812.68	-162.54	500.00
6030	Replacement Window Coverings	0.00	10.00	10.00	100.00	111.95	80.00	-31.95	-39.94	120.00
6045	Replacement- Flooring	0.00	0.00	0.00	N/A	1,138.20	0.00	-1,138.20	N/A	0.00
6050	Fences	0.00	0.00	0.00	N/A	813.00	0.00	-813.00	N/A	0.00
6056	Replacement-Windows	0.00	0.00	0.00	N/A	-658.00	0.00	658.00	N/A	0.00
6063	Replacement-Doors	0.00	0.00	0.00	N/A	1,355.00	0.00	-1,355.00	N/A	0.00
6065	Replacement- Tub-Shower	0.00	25.00	25.00	100.00	849.79	200.00	-649.79	-324.90	300.00
6070	Plumbing	0.00	250.00	250.00	100.00	2,080.19	2,000.00	-80.19	-4.01	3,000.00
6073	Electrical	0.00	0.00	0.00	N/A	295.87	0.00	-295.87	N/A	0.00
6075	Building Repairs	0.00	500.00	500.00	100.00	19,912.38	4,000.00	-15,912.38	-397.81	6,000.00
6080	Other	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
6090	Apartment Upgrades	0.00	0.00	0.00	N/A	448.90	0.00	-448.90	N/A	0.00
6099	Total Reserves and Replacements	0.00	810.00	810.00	100.00	30,671.23	7,490.00	-23,181.23	-309.50	10,730.00
6299	Total Property Expenses	0.00	810.00	810.00	100.00	30,671.23	7,490.00	-23,181.23	-309.50	10,730.00
6800	Debt Service									
6810	Interest on Mortgage	4,288.54	4,333.52	44.98	1.04	34,406.39	34,668.16	261.77	0.76	52,002.24
6880	Miscellaneous Expenses	0.00	0.00	0.00	N/A	45.14	0.00	-45.14	N/A	0.00
6899	Total Debt Service	4,288.54	4,333.52	44.98	1.04	34,451.53	34,668.16	216.63	0.62	52,002.24
8000	Partnership Expenses									
8005	Asset Management Fee	375.38	256.20	-119.18	-46.52	1,814.67	2,049.60	234.93	11.46	3,074.40
8099	TOTAL PARTNERSHIP EXPENSES	375.38	256.20	-119.18	-46.52	1,814.67	2,049.60	234.93	11.46	3,074.40
8999	Partnership Expenses	375.38	256.20	-119.18	-46.52	1,814.67	2,049.60	234.93	11.46	3,074.40
9998	NET INCOME	10,902.48	11,019.20	-116.72	-1.06	48,882.95	87,043.60	-38,160.65	-43.84	131,165.38
	ADJUSTMENTS									
1105	Cash Operating	-12,913.14	0.00	-12,913.14	N/A	-39,529.64	0.00	-39,529.64	N/A	0.00
1115	Cash - Security Deposits	0.00	0.00	0.00	N/A	-615.03	0.00	-615.03	N/A	0.00
1130	Cash - Reserves	0.00	0.00	0.00	N/A	14,850.00	0.00	14,850.00	N/A	0.00
1205	Accounts Receivable - Tenant	-3,715.00	0.00	-3,715.00	N/A	-12,936.23	0.00	-12,936.23	N/A	0.00
1208	Allowance for Doubtful Accounts	0.00	0.00	0.00	N/A	6,559.29	0.00	6,559.29	N/A	0.00
1210	Other Receivables	0.00	0.00	0.00	N/A	849.00	0.00	849.00	N/A	0.00
1299	Total Accounts Receivable	-16,628.14	0.00	-16,628.14	N/A	-30,822.61	0.00	-30,822.61	N/A	0.00

Budget Comparison

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
1305	Prepaid Insurance	0.00	0.00	0.00	N/A	2,165.52	0.00	2,165.52	N/A	0.00
1310	Prepaid Taxes	0.00	0.00	0.00	N/A	-10,248.38	0.00	-10,248.38	N/A	0.00
1399	Total Prepaid Expense	0.00	0.00	0.00	N/A	-8,082.86	0.00	-8,082.86	N/A	0.00
1499	Total Current Assets	-16,628.14	0.00	-16,628.14	N/A	-38,905.47	0.00	-38,905.47	N/A	0.00
1501	Fixed Assets									
1539	Landscaping	0.00	0.00	0.00	N/A	-680.00	0.00	-680.00	N/A	0.00
1599	Total Fixed Assets	0.00	0.00	0.00	N/A	-680.00	0.00	-680.00	N/A	0.00
1699	Total Long Term Assets	-16,628.14	0.00	-16,628.14	N/A	-39,585.47	0.00	-39,585.47	N/A	0.00
2105	Accounts Payable	6,069.14	0.00	6,069.14	N/A	10,413.42	0.00	10,413.42	N/A	0.00
2130	Intercompany - Due to/from	0.00	0.00	0.00	N/A	5,307.89	0.00	5,307.89	N/A	0.00
2199	Total Accounts Payable	-10,559.00	0.00	-10,559.00	N/A	-23,864.16	0.00	-23,864.16	N/A	0.00
2220	Other Accruals	0.00	0.00	0.00	N/A	-1,214.16	0.00	-1,214.16	N/A	0.00
2299	Total Accrued Expenses	0.00	0.00	0.00	N/A	-1,214.16	0.00	-1,214.16	N/A	0.00
2300	Tenant Deposits									
2305	Security Deposits	350.00	0.00	350.00	N/A	-2,758.00	0.00	-2,758.00	N/A	0.00
2321	Clearing Acct - Rent and Other	270.37	0.00	270.37	N/A	270.37	0.00	270.37	N/A	0.00
2399	Total Tenant Deposits	620.37	0.00	620.37	N/A	-2,487.63	0.00	-2,487.63	N/A	0.00
2400	Prepaid Rent	1,310.00	0.00	1,310.00	N/A	4,139.70	0.00	4,139.70	N/A	0.00
2459	Total Prepaid Liabilities	1,310.00	0.00	1,310.00	N/A	4,139.70	0.00	4,139.70	N/A	0.00
2499	Total Current Liabilities	-8,628.63	0.00	-8,628.63	N/A	-23,426.25	0.00	-23,426.25	N/A	0.00
2500	Long Term Liabilites									
2505	Mortgage Principal	-2,273.85	0.00	-2,273.85	N/A	-18,112.73	0.00	-18,112.73	N/A	0.00
2599	Total Long Term Liabilities	-2,273.85	0.00	-2,273.85	N/A	-18,112.73	0.00	-18,112.73	N/A	0.00
3100	Owner Equity	0.00	0.00	0.00	N/A	4,048.00	0.00	4,048.00	N/A	0.00
3199	Total Owners Equity	-10,902.48	0.00	-10,902.48	N/A	-37,490.98	0.00	-37,490.98	N/A	0.00
3299	Total Retained Earnings	-10,902.48	0.00	-10,902.48	N/A	-37,490.98	0.00	-37,490.98	N/A	0.00
	TOTAL ADJUSTMENTS	-10,902.48	0.00	-10,902.48	N/A	-37,490.98	0.00	-37,490.98	N/A	0.00
	CASH FLOW	0.00	11,019.20	-11,019.20	-100.00	11,391.97	87,043.60	-75,651.63	-86.91	131,165.38

Cash Flow Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
4100	Gross Potential Rent	29,000.00	114.24	228,500.00	117.56
4150	Loss to Lease	-3,498.74	-13.78	-23,627.06	-12.16
4199	Total Actual Potential Rent	25,501.26	100.46	204,872.94	105.40
4300	Rental Adjustments				
4310	Vacancy	-1,405.00	-5.53	-10,989.58	-5.65
4320	Bad Debt	0.00	0.00	-6,247.96	-3.21
4340	Concessions	0.00	0.00	-3,788.50	-1.95
4398	Total Rental Adjustmets	-1,405.00	-5.53	-21,026.04	-10.82
4399	Net Rental Income	24,096.26	94.92	183,846.90	94.58
4400	Other Income				
4407	Administrative Fees	0.00	0.00	200.00	0.10
4409	Application fees (Residential)	180.00	0.71	630.00	0.32
4413	Pet Premium	5.65	0.02	215.33	0.11
4421	Late Fee	0.00	0.00	1,674.00	0.86
4450	RUB Revenue	1,103.55	4.35	7,118.39	3.66
4452	Other Income	0.00	0.00	45.14	0.02
4455	Security Deposits Forfeited	0.00	0.00	644.11	0.33
4499	Total Other Income	1,289.20	5.08	10,526.97	5.42
4990	TOTAL INCOME	25,385.46	100.00	194,373.87	100.00
5050	Operating Expenses				
5100	Administrative Expenses				
5105	Manager Salary	1,040.00	4.10	7,269.59	3.74
5125	Health and Dental Insurance	97.95	0.39	577.59	0.30
5130	FICA and Medicare	79.56	0.31	518.64	0.27
5135	SUTA	12.17	0.05	256.16	0.13
5140	FUTA	1.79	0.01	54.42	0.03
5150	Workers Compensation	115.65	0.46	565.07	0.29
5153	Employee Reimbursement	67.75	0.27	67.75	0.03
5158	Resident Services	0.00	0.00	100.00	0.05
5160	Management Fee	916.60	3.61	6,543.84	3.37
5165	Office Supplies- Furniture	0.00	0.00	253.70	0.13
5170	Postage	0.00	0.00	52.99	0.03
5175	Bank Fees	0.00	0.00	41.47	0.02
5176	Permits and Licenses	0.00	0.00	100.00	0.05
5181	Software	39.00	0.15	931.16	0.48
5182	Equipment	0.00	0.00	18.46	0.01
5185	Telephone	0.00	0.00	54.74	0.03
5190	Other Administration	0.00	0.00	630.54	0.32
5195	Legal and Accounting	0.00	0.00	270.59	0.14
5199	Total Administrative Expenses	2,370.47	9.34	18,306.71	9.42
5200	Advertising and Marketing				
5210	Signs and Printing	0.00	0.00	477.54	0.25
5224	Community Website	0.00	0.00	279.45	0.14
5245	Tenant Screening	0.00	0.00	98.00	0.05
5250	Training	0.00	0.00	157.25	0.08
5255	Other Advertising	173.34	0.68	173.34	0.09

Cash Flow Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
5299	Total Advertising and Marketing	173.34	0.68	1,185.58	0.61
5300	Utilities				
5305	Electricity - Common Area	0.00	0.00	485.82	0.25
5310	Electricity - Interim	0.00	0.00	418.23	0.22
5320	Water	1,919.87	7.56	7,173.55	3.69
5325	Sewer	0.00	0.00	4,312.99	2.22
5330	Garbage	787.19	3.10	6,273.02	3.23
5331	Trash Hauling-only for Junk	250.00	0.98	2,310.00	1.19
5399	Total Utilites	2,957.06	11.65	20,973.61	10.79
5400	Repairs and Maintenance				
5405	Maintenance Supervisor	1,938.00	7.63	7,524.42	3.87
5415	FICA and Medicare	0.00	0.00	301.91	0.16
5420	SUTA	0.00	0.00	149.68	0.08
5425	FUTA	0.00	0.00	31.93	0.02
5435	Workers Compensation	0.00	0.00	283.98	0.15
5440	Health and Dental Insurance	97.95	0.39	643.00	0.33
5450	Tools and Equipment	0.00	0.00	45.76	0.02
5455	General Parts and Supplies	372.39	1.47	567.37	0.29
5475	Plumbing Parts and Supplies	0.00	0.00	24.07	0.01
5480	Paint Supplies	484.16	1.91	484.16	0.25
5485	Appliance Repairs	0.00	0.00	18.76	0.01
5490	Doors Roof and Hardware Supp	0.00	0.00	182.11	0.09
5495	Plumbing Services	520.27	2.05	2,082.33	1.07
5500	Pest Control Services	130.00	0.51	2,034.07	1.05
5505	Roof and Gutter Repair Srvc	0.00	0.00	542.00	0.28
5520	Grounds - Contract -Landscaping etc	0.00	0.00	3,603.44	1.85
5530	Grounds - Other - Landscaping etc	0.00	0.00	3,523.00	1.81
5543	Security Patrol	0.00	0.00	131.77	0.07
5545	Fire Alarm Monitoring	0.00	0.00	166.01	0.09
5570	Other Repairs	0.00	0.00	519.37	0.27
5599	Total Repairs and Maintenance	3,542.77	13.96	22,859.14	11.76
5600	Turnover				
5610	Turnover Painting	500.48	1.97	2,051.45	1.06
5615	Turnover- Cleaning	264.00	1.04	480.80	0.25
5649	Total Turnover	764.48	3.01	2,532.25	1.30
5700	Insurance and Taxes				
5705	Insurance- Umbrella	0.00	0.00	2,165.52	1.11
5710	Taxes-Property	0.00	0.00	10,519.74	5.41
5722	Sales Tax	10.94	0.04	10.94	0.01
5799	Total Insurance and Taxes	10.94	0.04	12,696.20	6.53
5899	Total Operating Expense	9,819.06	38.68	78,553.49	40.41
5999	Net Operating Income	15,566.40	61.32	115,820.38	59.59
6000	Reserves and Replacements				
6010	Replacement- Range	0.00	0.00	508.40	0.26
6015	Replacement- Refrigerator	0.00	0.00	622.19	0.32
6020	Replacement- Washer & Dryer	0.00	0.00	1,880.68	0.97

Cash Flow Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
6025	Replacement- Water Heater	0.00	1,312.68	0.68
6030	Replacement Window Coverings	0.00	111.95	0.06
6045	Replacement- Flooring	0.00	1,138.20	0.59
6050	Fences	0.00	813.00	0.42
6056	Replacement-Windows	0.00	-658.00	-0.34
6063	Replacement-Doors	0.00	1,355.00	0.70
6065	Replacement- Tub-Shower	0.00	849.79	0.44
6070	Plumbing	0.00	2,080.19	1.07
6073	Electrical	0.00	295.87	0.15
6075	Building Repairs	0.00	19,912.38	10.24
6090	Apartment Upgrades	0.00	448.90	0.23
6099	Total Reserves and Replacements	0.00	30,671.23	15.78
6299	Total Property Expenses	0.00	30,671.23	15.78
6800	Debt Service			
6810	Interest on Mortgage	4,288.54	34,406.39	17.70
6880	Miscellaneous Expenses	0.00	45.14	0.02
6899	Total Debt Service	4,288.54	34,451.53	17.72
8000	Partnership Expenses			
8005	Asset Management Fee	375.38	1,814.67	0.93
8099	TOTAL PARTNERSHIP EXPENSES	375.38	1,814.67	0.93
8999	Partnership Expenses	375.38	1,814.67	0.93
9998	NET INCOME	10,902.48	48,882.95	25.15
	ADJUSTMENTS			
2105	Accounts Payable	6,069.14	10,413.42	5.36
2305	Security Deposits	350.00	-2,758.00	-1.42
2505	Mortgage Principal	-2,273.85	-18,112.73	-9.32
3110	Owner Draw	0.00	-11,091.97	-5.71
	TOTAL ADJUSTMENTS	4,145.29	-21,549.28	-11.09
	CASH FLOW	15,047.77	27,333.67	14.06
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1105	Cash Operating	163,865.68	176,778.82	12,913.14
1115	Cash - Security Deposits	17,310.03	17,310.03	0.00
1130	Cash - Reserves	0.00	0.00	0.00
	TOTAL CASH	181,175.71	194,088.85	12,913.14
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1105	Cash Operating	137,249.18	176,778.82	39,529.64
1115	Cash - Security Deposits	16,695.00	17,310.03	615.03
1130	Cash - Reserves	14,850.00	0.00	-14,850.00
	TOTAL CASH	168,794.18	194,088.85	25,294.67

Income Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
4100	Gross Potential Rent	29,000.00	114.24	228,500.00	117.56
4150	Loss to Lease	-3,498.74	-13.78	-23,627.06	-12.16
4199	Total Actual Potential Rent	25,501.26	100.46	204,872.94	105.40
4300	Rental Adjustments				
4310	Vacancy	-1,405.00	-5.53	-10,989.58	-5.65
4320	Bad Debt	0.00	0.00	-6,247.96	-3.21
4340	Concessions	0.00	0.00	-3,788.50	-1.95
4398	Total Rental Adjustmets	-1,405.00	-5.53	-21,026.04	-10.82
4399	Net Rental Income	24,096.26	94.92	183,846.90	94.58
4400	Other Income				
4407	Administrative Fees	0.00	0.00	200.00	0.10
4409	Application fees (Residential)	180.00	0.71	630.00	0.32
4413	Pet Premium	5.65	0.02	215.33	0.11
4421	Late Fee	0.00	0.00	1,674.00	0.86
4450	RUB Revenue	1,103.55	4.35	7,118.39	3.66
4452	Other Income	0.00	0.00	45.14	0.02
4455	Security Deposits Forfeited	0.00	0.00	644.11	0.33
4499	Total Other Income	1,289.20	5.08	10,526.97	5.42
4990	TOTAL INCOME	25,385.46	100.00	194,373.87	100.00
5050	Operating Expenses				
5100	Administrative Expenses				
5105	Manager Salary	1,040.00	4.10	7,269.59	3.74
5125	Health and Dental Insurance	97.95	0.39	577.59	0.30
5130	FICA and Medicare	79.56	0.31	518.64	0.27
5135	SUTA	12.17	0.05	256.16	0.13
5140	FUTA	1.79	0.01	54.42	0.03
5150	Workers Compensation	115.65	0.46	565.07	0.29
5153	Employee Reimbursement	67.75	0.27	67.75	0.03
5158	Resident Services	0.00	0.00	100.00	0.05
5160	Management Fee	916.60	3.61	6,543.84	3.37
5165	Office Supplies- Furniture	0.00	0.00	253.70	0.13
5170	Postage	0.00	0.00	52.99	0.03
5175	Bank Fees	0.00	0.00	41.47	0.02
5176	Permits and Licenses	0.00	0.00	100.00	0.05
5181	Software	39.00	0.15	931.16	0.48
5182	Equipment	0.00	0.00	18.46	0.01
5185	Telephone	0.00	0.00	54.74	0.03
5190	Other Administration	0.00	0.00	630.54	0.32
5195	Legal and Accounting	0.00	0.00	270.59	0.14
5199	Total Administrative Expenses	2,370.47	9.34	18,306.71	9.42
5200	Advertising and Marketing				
5210	Signs and Printing	0.00	0.00	477.54	0.25
5224	Community Website	0.00	0.00	279.45	0.14
5245	Tenant Screening	0.00	0.00	98.00	0.05
5250	Training	0.00	0.00	157.25	0.08
5255	Other Advertising	173.34	0.68	173.34	0.09

Income Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
5299	Total Advertising and Marketing	173.34	0.68	1,185.58	0.61
5300	Utilities				
5305	Electricity - Common Area	0.00	0.00	485.82	0.25
5310	Electricity - Interim	0.00	0.00	418.23	0.22
5320	Water	1,919.87	7.56	7,173.55	3.69
5325	Sewer	0.00	0.00	4,312.99	2.22
5330	Garbage	787.19	3.10	6,273.02	3.23
5331	Trash Hauling-only for Junk	250.00	0.98	2,310.00	1.19
5399	Total Utilites	2,957.06	11.65	20,973.61	10.79
5400	Repairs and Maintenance				
5405	Maintenance Supervisor	1,938.00	7.63	7,524.42	3.87
5415	FICA and Medicare	0.00	0.00	301.91	0.16
5420	SUTA	0.00	0.00	149.68	0.08
5425	FUTA	0.00	0.00	31.93	0.02
5435	Workers Compensation	0.00	0.00	283.98	0.15
5440	Health and Dental Insurance	97.95	0.39	643.00	0.33
5450	Tools and Equipment	0.00	0.00	45.76	0.02
5455	General Parts and Supplies	372.39	1.47	567.37	0.29
5475	Plumbing Parts and Supplies	0.00	0.00	24.07	0.01
5480	Paint Supplies	484.16	1.91	484.16	0.25
5485	Appliance Repairs	0.00	0.00	18.76	0.01
5490	Doors Roof and Hardware Supp	0.00	0.00	182.11	0.09
5495	Plumbing Services	520.27	2.05	2,082.33	1.07
5500	Pest Control Services	130.00	0.51	2,034.07	1.05
5505	Roof and Gutter Repair Srvc	0.00	0.00	542.00	0.28
5520	Grounds - Contract -Landscaping etc	0.00	0.00	3,603.44	1.85
5530	Grounds - Other - Landscaping etc	0.00	0.00	3,523.00	1.81
5543	Security Patrol	0.00	0.00	131.77	0.07
5545	Fire Alarm Monitoring	0.00	0.00	166.01	0.09
5570	Other Repairs	0.00	0.00	519.37	0.27
5599	Total Repairs and Maintenance	3,542.77	13.96	22,859.14	11.76
5600	Turnover				
5610	Turnover Painting	500.48	1.97	2,051.45	1.06
5615	Turnover- Cleaning	264.00	1.04	480.80	0.25
5649	Total Turnover	764.48	3.01	2,532.25	1.30
5700	Insurance and Taxes				
5705	Insurance- Umbrella	0.00	0.00	2,165.52	1.11
5710	Taxes-Property	0.00	0.00	10,519.74	5.41
5722	Sales Tax	10.94	0.04	10.94	0.01
5799	Total Insurance and Taxes	10.94	0.04	12,696.20	6.53
5899	Total Operating Expense	9,819.06	38.68	78,553.49	40.41
5999	Net Operating Income	15,566.40	61.32	115,820.38	59.59
6000	Reserves and Replacements				
6010	Replacement- Range	0.00	0.00	508.40	0.26
6015	Replacement- Refrigerator	0.00	0.00	622.19	0.32
6020	Replacement- Washer & Dryer	0.00	0.00	1,880.68	0.97

Income Statement

Owner = Cottonwood Associates, LLC (Cottonwood Apartments)

Cottonwood Apartments

Month = Aug 2020

Book = Accrual

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
6025	Replacement- Water Heater	0.00	0.00	1,312.68	0.68
6030	Replacement Window Coverings	0.00	0.00	111.95	0.06
6045	Replacement- Flooring	0.00	0.00	1,138.20	0.59
6050	Fences	0.00	0.00	813.00	0.42
6056	Replacement-Windows	0.00	0.00	-658.00	-0.34
6063	Replacement-Doors	0.00	0.00	1,355.00	0.70
6065	Replacement- Tub-Shower	0.00	0.00	849.79	0.44
6070	Plumbing	0.00	0.00	2,080.19	1.07
6073	Electrical	0.00	0.00	295.87	0.15
6075	Building Repairs	0.00	0.00	19,912.38	10.24
6090	Apartment Upgrades	0.00	0.00	448.90	0.23
6099	Total Reserves and Replacements	0.00	0.00	30,671.23	15.78
6299	Total Property Expenses	0.00	0.00	30,671.23	15.78
6800	Debt Service				
6810	Interest on Mortgage	4,288.54	16.89	34,406.39	17.70
6880	Miscellaneous Expenses	0.00	0.00	45.14	0.02
6899	Total Debt Service	4,288.54	16.89	34,451.53	17.72
8000	Partnership Expenses				
8005	Asset Management Fee	375.38	1.48	1,814.67	0.93
8099	TOTAL PARTNERSHIP EXPENSES	375.38	1.48	1,814.67	0.93
8999	Partnership Expenses	375.38	1.48	1,814.67	0.93
9998	NET INCOME	10,902.48	42.95	48,882.95	25.15