

Balance Sheet

HOA: Midtown Reserve Homeowners Association Inc
As of 09/30/20 (accrual basis)

ASSETS

| | |
|------------------------|------------------|
| Bank | |
| 1000 Midtown Operating | 12,178.81 |
| Total Bank | <u>12,178.81</u> |

TOTAL ASSETS **12,178.81**

LIABILITIES & EQUITY

Liabilities

| | |
|------------------------|------------------|
| Accounts Payable | |
| 2000 Accounts Payable | -1,170.00 |
| Total Accounts Payable | <u>-1,170.00</u> |

Total Liabilities **-1,170.00**

Equity

| | |
|------------------------|-----------------|
| 3000 Net Income | 7,900.98 |
| 3001 Retained Earnings | <u>5,447.83</u> |

Total Equity **13,348.81**

TOTAL LIABILITIES & EQUITY **12,178.81**

Profit & Loss

HOA: Midtown Reserve Homeowners Association Inc
07/01/20 - 09/30/20 (accrual basis)

| | <u>Amount</u> |
|--|-------------------------|
| INCOME | |
| 4100 HOA Income (non-posting) | |
| 4102 Transfer Fees | 315.00 |
| 4110 Annual Dues Income | |
| 4111 Builder Dues | 9,884.49 |
| 4112 Homeowner Dues | <u>1,239.74</u> |
| 4110 Total Annual Dues Income | <u>11,124.23</u> |
| 4100 Total HOA Income (non-posting) | <u>11,439.23</u> |
| TOTAL INCOME | 11,439.23 |
| EXPENSE | |
| 5000 HOA Mgmt/Assoc. Service | 3,006.00 |
| 5030 Grounds Maintenance (non-posting) | |
| 5032 Landscape & Turf Maintenance | <u>11,989.59</u> |
| 5030 Total Grounds Maintenance (non-posting) | <u>11,989.59</u> |
| 5400 Utilities Expense (non-posting) | |
| 5401 Electric | 3,745.84 |
| 5404 Fiber Connection | <u>1,125.00</u> |
| 5400 Total Utilities Expense (non-posting) | <u>4,870.84</u> |
| 5600 Office Expense (non-posting) | |
| 5605 Postage & Mail Out | <u>1.93</u> |
| 5600 Total Office Expense (non-posting) | <u>1.93</u> |
| TOTAL EXPENSE | 19,868.36 |
| NET INCOME | <u>-8,429.13</u> |

NET INCOME SUMMARY

| | |
|-------------------|-------------------------|
| Income | 11,439.23 |
| Expense | <u>-19,868.36</u> |
| NET INCOME | <u>-8,429.13</u> |

Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association Inc
 Comparison Periods: As of 06/30/20 and As of 09/30/20 (accrual basis)

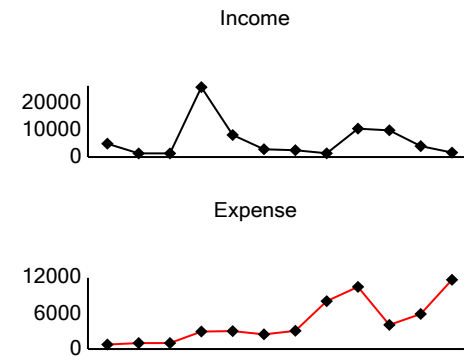
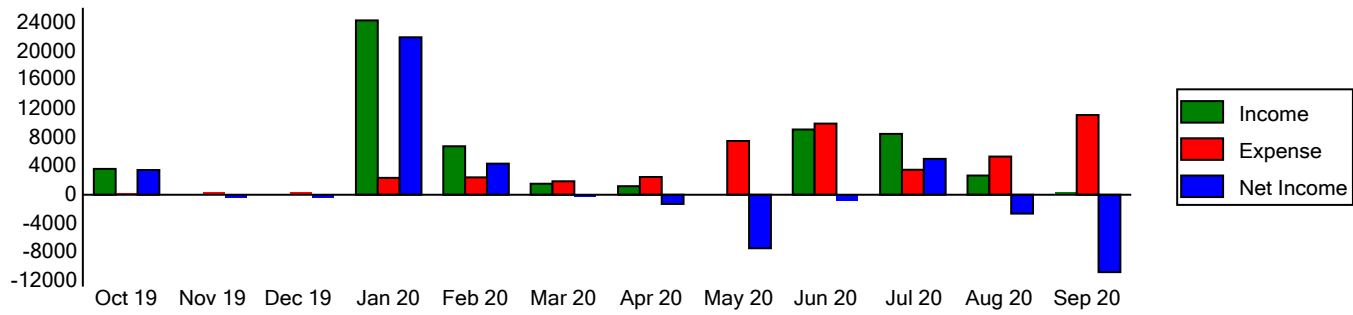
| | Amount as of 6/30/2020 | Amount as of 9/30/2020 | \$ Change | % Change |
|---------------------------------------|---------------------------|---------------------------|------------------|---------------|
| ASSETS | | | | |
| Bank | | | | |
| 1000 Midtown Operating | 22,445.16 | 12,178.81 | 10,266.35 | 84.3 % |
| Total Bank | 22,445.16 | 12,178.81 | 10,266.35 | 84.3 % |
| Accounts Receivable | | | | |
| 1100 Accounts Receivable | 188.53 | 0.00 | 188.53 | |
| Total Accounts Receivable | 188.53 | 0.00 | 188.53 | |
| TOTAL ASSETS | 22,633.69 | 12,178.81 | 10,454.88 | 85.8 % |
| LIABILITIES & EQUITY | | | | |
| Liabilities | | | | |
| Accounts Payable | | | | |
| 2000 Accounts Payable | 855.75 | -1,170.00 | 2,025.75 | 173.1 % |
| Total Accounts Payable | 855.75 | -1,170.00 | 2,025.75 | 173.1 % |
| Total Liabilities | 855.75 | -1,170.00 | 2,025.75 | 173.1 % |
| Equity | | | | |
| 3000 Net Income | 16,330.11 | 7,900.98 | 8,429.13 | 106.7 % |
| 3001 Retained Earnings | 5,447.83 | 5,447.83 | 0.00 | 0.0 % |
| Total Equity | 21,777.94 | 13,348.81 | 8,429.13 | 63.1 % |
| TOTAL LIABILITIES & EQUITY | 22,633.69 | 12,178.81 | 10,454.88 | 85.8 % |

Profit & Loss 12 Month Recap

HOA: Midtown Reserve Homeowners Association Inc
 Monthly recap 10/01/19 - 09/30/20 (accrual basis)

| | OCT 19 | NOV 19 | DEC 19 | JAN 20 | FEB 20 | MAR 20 | APR 20 | MAY 20 | JUN 20 | JUL 20 | AUG 20 | SEP 20 | TOTAL |
|----------------------------|-----------------|----------------|----------------|------------------|-----------------|-----------------|------------------|------------------|-----------------|-----------------|------------------|-------------------|------------------|
| INCOME | | | | | | | | | | | | | |
| 4100 HOA Income (non-p | | | | | | | | | | | | | |
| 4102 Transfer Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 70.00 | 70.00 | 35.00 | 90.00 | 175.00 | 70.00 | 70.00 | 580.00 |
| 4110 Annual Dues Inco | | | | | | | | | | | | | |
| 4111 Builder Dues | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | -288.93 | 0.00 | 0.00 | 8,146.38 | 7,428.50 | 2,455.99 | 0.00 | 52,314.10 |
| 4112 Homeowner D. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,747.94 | 1,108.61 | 0.00 | 829.92 | 850.40 | 147.54 | 241.80 | 4,926.21 |
| 4110 Total Annual D | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,459.01 | 1,108.61 | 0.00 | 8,976.30 | 8,278.90 | 2,603.53 | 241.80 | 57,240.31 |
| 4100 Total HOA Incom | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,529.01 | 1,178.61 | 35.00 | 9,066.30 | 8,453.90 | 2,673.53 | 311.80 | 57,820.31 |
| TOTAL INCOME | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,529.01 | 1,178.61 | 35.00 | 9,066.30 | 8,453.90 | 2,673.53 | 311.80 | 57,820.31 |
| EXPENSE | | | | | | | | | | | | | |
| 5000 HOA Mgmt/Assoc. S | 150.00 | 396.00 | 396.00 | 396.00 | 402.00 | 522.00 | 522.00 | 522.00 | 522.00 | 768.00 | 1,068.00 | 1,170.00 | 6,834.00 |
| 5030 Grounds Maintenanc | | | | | | | | | | | | | |
| 5032 Landscape & Turf | 0.00 | 0.00 | 0.00 | 1,948.50 | 1,623.75 | 1,353.13 | 1,623.75 | 6,170.26 | 1,623.75 | 2,327.38 | 3,767.10 | 5,895.11 | 26,332.73 |
| 5030 Total Grounds Ma | 0.00 | 0.00 | 0.00 | 1,948.50 | 1,623.75 | 1,353.13 | 1,623.75 | 6,170.26 | 1,623.75 | 2,327.38 | 3,767.10 | 5,895.11 | 26,332.73 |
| 5400 Utilities Expense (nc | | | | | | | | | | | | | |
| 5401 Electric | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 220.79 | 42.56 | 72.67 | 52.29 | 99.31 | 3,594.24 | 4,081.86 |
| 5404 Fiber Connection | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 250.00 | 200.00 | 325.00 | 375.00 | 425.00 | 1,675.00 |
| 5400 Total Utilities Expi | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 320.79 | 292.56 | 272.67 | 377.29 | 474.31 | 4,019.24 | 5,756.86 |
| 5600 Office Expense (non | | | | | | | | | | | | | |
| 5605 Postage & Mail O | 0.00 | 0.00 | 0.00 | 0.00 | 2.60 | 1.50 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.93 | 8.03 |
| 5600 Total Office Exper | 0.00 | 0.00 | 0.00 | 0.00 | 2.60 | 1.50 | 2.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.93 | 8.03 |
| 5800 Other Expenses | | | | | | | | | | | | | |
| 5806 Other Service Fee | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,471.06 | 0.00 | 0.00 | 0.00 | 7,471.06 |
| 5800 Total Other Exper | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,471.06 | 0.00 | 0.00 | 0.00 | 7,471.06 |
| 6100 Construction Expens | | | | | | | | | | | | | |
| 6101 Contractors | 0.00 | 0.00 | 0.00 | 0.00 | 386.25 | 0.00 | 0.00 | 491.06 | 0.00 | 0.00 | 0.00 | 0.00 | 877.31 |
| 6100 Total Constructor | 0.00 | 0.00 | 0.00 | 0.00 | 386.25 | 0.00 | 0.00 | 491.06 | 0.00 | 0.00 | 0.00 | 0.00 | 877.31 |
| TOTAL EXPENSE | 150.00 | 396.00 | 396.00 | 2,344.50 | 2,414.60 | 1,876.63 | 2,468.54 | 7,475.88 | 9,889.48 | 3,472.67 | 5,309.41 | 11,086.28 | 47,279.99 |
| NET INCOME | 3,431.34 | -396.00 | -396.00 | 21,906.52 | 4,325.20 | -347.62 | -1,289.93 | -7,440.88 | -823.18 | 4,981.23 | -2,635.88 | -10,774.48 | 10,540.32 |

| | OCT 19 | NOV 19 | DEC 19 | JAN 20 | FEB 20 | MAR 20 | APR 20 | MAY 20 | JUN 20 | JUL 20 | AUG 20 | SEP 20 | TOTAL |
|---------------------------|-----------------|----------------|----------------|------------------|-----------------|----------------|------------------|------------------|----------------|-----------------|------------------|-------------------|------------------|
| NET INCOME SUMMARY | | | | | | | | | | | | | |
| Income | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,529.01 | 1,178.61 | 35.00 | 9,066.30 | 8,453.90 | 2,673.53 | 311.80 | 57,820.31 |
| Expense | -150.00 | -396.00 | -396.00 | -2,344.50 | -2,414.60 | -1,876.63 | -2,468.54 | -7,475.88 | -9,889.48 | -3,472.67 | -5,309.41 | -11,086.28 | -47,279.99 |
| NET INCOME | 3,431.34 | -396.00 | -396.00 | 21,906.52 | 4,325.20 | -347.62 | -1,289.93 | -7,440.88 | -823.18 | 4,981.23 | -2,635.88 | -10,774.48 | 10,540.32 |



Trial Balance Activity

HOA: Midtown Reserve Homeowners Association Inc

Date Range: 07/01/20 - 09/30/20 (accrual basis)

| Account | Beginning Balance | Debit | Credit | Ending Balance |
|-----------------------------------|-------------------|------------------|------------------|----------------|
| 1000 Midtown Operating | 22,445.16 | | 10,266.35 | 12,178.81 |
| 1100 Accounts Receivable | 188.53 | | 188.53 | 0.00 |
| 2000 Accounts Payable | -855.75 | 2,025.75 | | 1,170.00 |
| 3001 Retained Earnings | -5,447.83 | | | -5,447.83 |
| 4102 Transfer Fees | -265.00 | | 315.00 | -580.00 |
| 4111 Builder Dues | -38,848.27 | | 9,884.49 | -48,732.76 |
| 4112 Homeowner Dues | -3,686.47 | | 1,239.74 | -4,926.21 |
| 5000 HOA Mgmt/Assoc. Service | 2,886.00 | 3,006.00 | | 5,892.00 |
| 5032 Landscape & Turf Maintenance | 14,343.14 | 11,989.59 | | 26,332.73 |
| 5401 Electric | 336.02 | 3,745.84 | | 4,081.86 |
| 5404 Fiber Connection | 550.00 | 1,125.00 | | 1,675.00 |
| 5605 Postage & Mail Out | 6.10 | 1.93 | | 8.03 |
| 5806 Other Service Fees | 7,471.06 | | | 7,471.06 |
| 6101 Contractors | 877.31 | | | 877.31 |
| | 0.00 | 21,894.11 | 21,894.11 | 0.00 |

Cash Flow 12 Month Recap

All HOAs

10/01/19 - 09/30/20 (accrual basis)

| | OCT 19 | NOV 19 | DEC 19 | JAN 20 | FEB 20 | MAR 20 | APR 20 | MAY 20 | JUN 20 | JUL 20 | AUG 20 | SEP 20 | TOTAL |
|--|-----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|
| OPERATING ACTIVITIES | | | | | | | | | | | | | |
| INCOME | | | | | | | | | | | | | |
| 4000 Management Fee Income | 150.00 | -300.00 | 396.00 | -396.00 | 402.00 | -402.00 | 522.00 | -522.00 | -768.00 | 768.00 | 0.00 | -1,170.00 | -1,320.00 |
| 4100 HOA Income (non-posting) | | | | | | | | | | | | | |
| 4102 Transfer Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 70.00 | 70.00 | 35.00 | 90.00 | 175.00 | 70.00 | 70.00 | 580.00 |
| 4110 Annual Dues Income | | | | | | | | | | | | | |
| 4111 Builder Dues | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | -288.93 | 0.00 | 0.00 | 8,146.38 | 7,428.50 | 2,455.99 | 0.00 | 52,314.10 |
| 4112 Homeowner Dues | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,747.94 | 1,108.61 | 0.00 | 829.92 | 850.40 | 147.54 | 241.80 | 4,926.21 |
| 4110 Total Annual Dues Income | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,459.01 | 1,108.61 | 0.00 | 8,976.30 | 8,278.90 | 2,603.53 | 241.80 | 57,240.31 |
| 4100 Total HOA Income (non-posting) | 3,581.34 | 0.00 | 0.00 | 24,251.02 | 6,739.80 | 1,529.01 | 1,178.61 | 35.00 | 9,066.30 | 8,453.90 | 2,673.53 | 311.80 | 57,820.31 |
| TOTAL INCOME | 3,731.34 | -300.00 | 396.00 | 23,855.02 | 7,141.80 | 1,127.01 | 1,700.61 | -487.00 | 8,298.30 | 9,221.90 | 2,673.53 | -858.20 | 56,500.31 |
| EXPENSE | | | | | | | | | | | | | |
| 5000 HOA Mgmt/Assoc. Service | -150.00 | -396.00 | -396.00 | -396.00 | -402.00 | -522.00 | -522.00 | -522.00 | -522.00 | -768.00 | -1,068.00 | -1,170.00 | -6,834.00 |
| 5030 Grounds Maintenance (non-posting) | | | | | | | | | | | | | |
| 5032 Landscape & Turf Maintenance | 0.00 | 0.00 | 0.00 | -1,948.50 | -1,623.75 | -1,353.13 | -1,623.75 | -6,170.26 | -1,623.75 | -2,327.38 | -3,767.10 | -5,895.11 | -26,332.73 |
| 5030 Total Grounds Maintenance (non-posting) | 0.00 | 0.00 | 0.00 | -1,948.50 | -1,623.75 | -1,353.13 | -1,623.75 | -6,170.26 | -1,623.75 | -2,327.38 | -3,767.10 | -5,895.11 | -26,332.73 |
| 5400 Utilities Expense (non-posting) | | | | | | | | | | | | | |
| 5401 Electric | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -220.79 | -42.56 | -72.67 | -52.29 | -99.31 | -3,594.24 | -4,081.86 |
| 5404 Fiber Connection | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -100.00 | -250.00 | -200.00 | -325.00 | -375.00 | -425.00 | -1,675.00 |
| 5400 Total Utilities Expense (non-posting) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -320.79 | -292.56 | -272.67 | -377.29 | -474.31 | -4,019.24 | -5,756.86 |
| 5600 Office Expense (non-posting) | | | | | | | | | | | | | |
| 5601 Office supplies | 0.00 | -159.01 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -159.01 |
| 5605 Postage & Mail Out | 0.00 | -0.50 | 0.00 | 2.60 | -2.60 | -2.60 | 0.00 | -3.50 | 0.00 | 0.00 | 0.00 | -1.93 | -8.53 |
| 5600 Total Office Expense (non-posting) | 0.00 | -159.51 | 0.00 | 2.60 | -2.60 | -2.60 | 0.00 | -3.50 | 0.00 | 0.00 | 0.00 | -1.93 | -167.54 |
| 5800 Other Expenses | | | | | | | | | | | | | |
| 5806 Other Service Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -7,471.06 | 0.00 | 0.00 | 0.00 | -7,471.06 |
| 5807 Reimbursable Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 38.32 | -38.32 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5800 Total Other Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 38.32 | -38.32 | -7,471.06 | 0.00 | 0.00 | 0.00 | -7,471.06 |
| 6100 Construction Expense (non-posting) | | | | | | | | | | | | | |
| 6101 Contractors | 0.00 | 0.00 | 0.00 | 0.00 | -386.25 | 0.00 | 0.00 | -491.06 | 0.00 | 0.00 | 0.00 | 0.00 | -877.31 |
| 6100 Total Construction Expense (non-posting) | 0.00 | 0.00 | 0.00 | 0.00 | -386.25 | 0.00 | 0.00 | -491.06 | 0.00 | 0.00 | 0.00 | 0.00 | -877.31 |
| TOTAL EXPENSE | -150.00 | -555.51 | -396.00 | -2,341.90 | -2,414.60 | -1,877.73 | -2,428.22 | -7,517.70 | -9,889.48 | -3,472.67 | -5,309.41 | -11,086.28 | -47,439.50 |
| Net Income | 3,581.34 | -855.51 | 0.00 | 21,513.12 | 4,727.20 | -750.72 | -727.61 | -8,004.70 | -1,591.18 | 5,749.23 | -2,635.88 | -11,944.48 | 9,060.81 |
| Adjustments to reconcile Net Income to net cash provided by operations | | | | | | | | | | | | | |
| 1100 Accounts Receivable | -150.00 | 459.51 | -396.00 | -23,857.62 | 524.60 | 24,473.42 | -1,463.96 | 719.56 | 579.47 | 331.77 | -911.24 | 1,170.00 | 1,479.51 |

| | OCT 19 | NOV 19 | DEC 19 | JAN 20 | FEB 20 | MAR 20 | APR 20 | MAY 20 | JUN 20 | JUL 20 | AUG 20 | SEP 20 | TOTAL |
|--|-----------------|------------------|-------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|
| 2000 Accounts Payable | 150.00 | -459.51 | 396.00 | -396.00 | -522.00 | 523.50 | 2,286.07 | 2,366.00 | -3,797.82 | -1,923.75 | 5,210.10 | -5,312.10 | -1,479.51 |
| Net cash provided by Operating Activities | 3,581.34 | -855.51 | 0.00 | -2,740.50 | 4,729.80 | 24,246.20 | 94.50 | -4,919.14 | -4,809.53 | 4,157.25 | 1,662.98 | -16,086.58 | 9,060.81 |
| FINANCING ACTIVITIES | | | | | | | | | | | | | |
| EQUITY | | | | | | | | | | | | | |
| 3003 Owner Contribution | | | | | | | | | | | | | |
| 3004 Partner Equity - Aggieland Construction | 0.00 | 50,041.00 | -50,041.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3003 Total Owner Contribution | 0.00 | 50,041.00 | -50,041.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL EQUITY | 0.00 | 50,041.00 | -50,041.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net cash provided by Financing Activities | 0.00 | 50,041.00 | -50,041.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Net cash increase for period | 3,581.34 | 49,185.49 | -50,041.00 | -2,740.50 | 4,729.80 | 24,246.20 | 94.50 | -4,919.14 | -4,809.53 | 4,157.25 | 1,662.98 | -16,086.58 | 9,060.81 |
| Cash at beginning of period | 3,118.00 | 6,699.34 | 55,884.83 | 5,843.83 | 3,103.33 | 7,833.13 | 32,079.33 | 32,173.83 | 27,254.69 | 22,445.16 | 26,602.41 | 28,265.39 | 3,118.00 |
| Cash at end of period | 6,699.34 | 55,884.83 | 5,843.83 | 3,103.33 | 7,833.13 | 32,079.33 | 32,173.83 | 27,254.69 | 22,445.16 | 26,602.41 | 28,265.39 | 12,178.81 | 12,178.81 |