

Balance Sheet

HOA: Midtown Reserve Homeowners Association Inc
As of 12/31/20 (accrual basis)

ASSETS

Bank		
1000 Midtown Operating		4,286.18
Total Bank		<u>4,286.18</u>
Accounts Receivable		
1100 Accounts Receivable		-2,770.33
Total Accounts Receivable		<u>-2,770.33</u>
Other Current Asset		
1200 Undeposited Funds		809.59
Total Other Current Asset		<u>809.59</u>
TOTAL ASSETS		<u><u>2,325.44</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		8,399.57
Total Accounts Payable		<u>8,399.57</u>
Total Liabilities		8,399.57

Equity

3000 Net Income		-11,521.96
3001 Retained Earnings		5,447.83
Total Equity		<u>-6,074.13</u>

TOTAL LIABILITIES & EQUITY		<u><u>2,325.44</u></u>
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Profit & Loss

HOA: Midtown Reserve Homeowners Association Inc
10/01/20 - 12/31/20 (accrual basis)

	<u>Amount</u>
INCOME	
4100 HOA Income (non-posting)	
4102 Transfer Fees	490.00
4110 Annual Dues Income	
4111 Builder Dues	1,678.26
4112 Homeowner Dues	748.47
4110 Total Annual Dues Income	<u>2,426.73</u>
4100 Total HOA Income (non-posting)	2,916.73
4900 Other Property Income (non-posting)	
4902 Landscaping	<u>4,716.08</u>
4900 Total Other Property Income (non-posting)	<u>4,716.08</u>
TOTAL INCOME	7,632.81
EXPENSE	
5000 HOA Mgmt/Assoc. Service	3,684.00
5030 Grounds Maintenance (non-posting)	
5031 Irrigation Repair	54.63
5032 Landscape & Turf Maintenance	<u>17,826.06</u>
5030 Total Grounds Maintenance (non-posting)	17,880.69
5080 Legal and Other Professional Fees (non-posting)	
5082 Legal Fees	<u>117.00</u>
5080 Total Legal and Other Professional Fees (non-posting)	117.00
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	<u>460.00</u>
5100 Total Repairs & Maintenance Expense (non-posting)	460.00
5400 Utilities Expense (non-posting)	
5401 Electric	830.33
5402 Sprinkler	602.55
5404 Fiber Connection	<u>1,175.00</u>
5400 Total Utilities Expense (non-posting)	2,607.88
5600 Office Expense (non-posting)	
5605 Postage & Mail Out	<u>0.85</u>
5600 Total Office Expense (non-posting)	0.85
6100 Construction Expense (non-posting)	
6101 Contractors	<u>2,535.00</u>
6100 Total Construction Expense (non-posting)	<u>2,535.00</u>
TOTAL EXPENSE	27,285.42
NET INCOME	-19,652.61

NET INCOME SUMMARY

Income	7,632.81
Expense	<u>-27,285.42</u>
NET INCOME	<u>-19,652.61</u>

Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association Inc
 Comparison Periods: As of 09/30/20 and As of 12/31/20 (accrual basis)

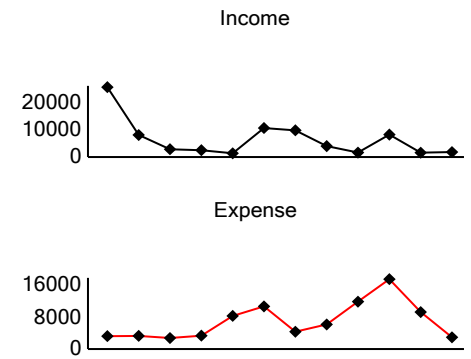
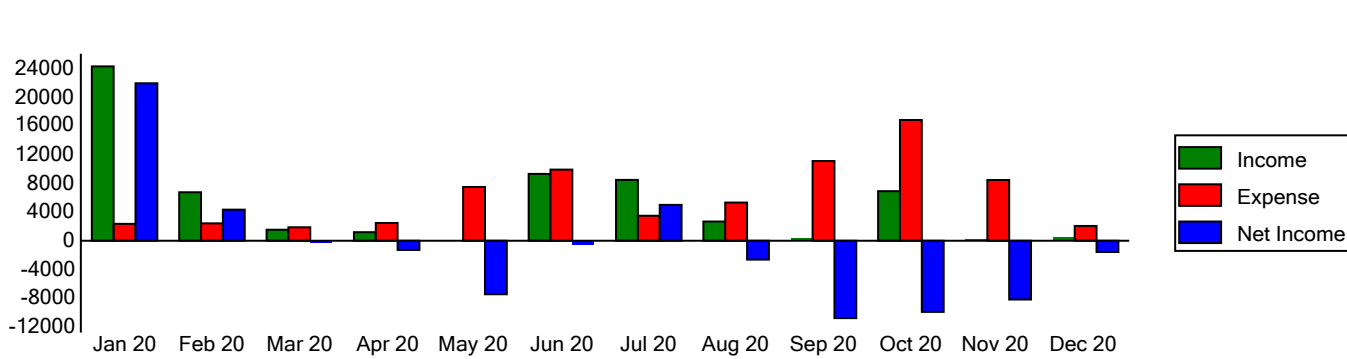
	Amount as of 9/30/2020	Amount as of 12/31/2020	\$ Change	% Change
ASSETS				
Bank				
1000 Midtown Operating	12,178.81	4,286.18	7,892.63	184.1 %
Total Bank	12,178.81	4,286.18	7,892.63	184.1 %
Accounts Receivable				
1100 Accounts Receivable	229.67	-2,770.33	3,000.00	108.3 %
Total Accounts Receivable	229.67	-2,770.33	3,000.00	108.3 %
Other Current Asset				
1200 Undeposited Funds	0.00	809.59	-809.59	-100.0 %
Total Other Current Asset	0.00	809.59	-809.59	-100.0 %
TOTAL ASSETS	12,408.48	2,325.44	10,083.04	433.6 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	-1,170.00	8,399.57	-9,569.57	-113.9 %
Total Accounts Payable	-1,170.00	8,399.57	-9,569.57	-113.9 %
Total Liabilities	-1,170.00	8,399.57	-9,569.57	-113.9 %
Equity				
3000 Net Income	8,130.65	-11,521.96	19,652.61	170.6 %
3001 Retained Earnings	5,447.83	5,447.83	0.00	0.0 %
Total Equity	13,578.48	-6,074.13	19,652.61	323.5 %
TOTAL LIABILITIES & EQUITY	12,408.48	2,325.44	10,083.04	433.6 %

Profit & Loss 12 Month Recap

HOA: Midtown Reserve Homeowners Association Inc
 Monthly recap 01/01/20 - 12/31/20 (accrual basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
INCOME													
4100 HOA Income (non-p													
4102 Transfer Fees	0.00	0.00	70.00	70.00	35.00	125.00	175.00	70.00	70.00	140.00	105.00	245.00	1,105.00
4110 Annual Dues Inco													
4111 Builder Dues	24,251.02	6,739.80	-288.93	0.00	0.00	8,146.38	7,428.50	2,455.99	0.00	1,678.26	0.00	0.00	50,411.02
4112 Homeowner Dues	0.00	0.00	1,747.94	1,108.61	0.00	1,024.59	850.40	147.54	241.80	352.95	159.86	235.66	5,869.35
4110 Total Annual Dues	24,251.02	6,739.80	1,459.01	1,108.61	0.00	9,170.97	8,278.90	2,603.53	241.80	2,031.21	159.86	235.66	56,280.37
4100 Total HOA Income	24,251.02	6,739.80	1,529.01	1,178.61	35.00	9,295.97	8,453.90	2,673.53	311.80	2,171.21	264.86	480.66	57,385.37
4900 Other Property Income													
4902 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,716.08	0.00	0.00	4,716.08
4900 Total Other Property Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,716.08	0.00	0.00	4,716.08
TOTAL INCOME	24,251.02	6,739.80	1,529.01	1,178.61	35.00	9,295.97	8,453.90	2,673.53	311.80	6,887.29	264.86	480.66	62,101.45
EXPENSE													
5000 HOA Mgmt/Assoc. Expenses	396.00	402.00	522.00	522.00	522.00	522.00	768.00	1,068.00	1,170.00	1,170.00	1,260.00	1,254.00	9,576.00
5030 Grounds Maintenance													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.63	0.00	0.00	54.63
5032 Landscape & Turf	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	11,930.95	5,895.11	0.00	44,158.79
5030 Total Grounds Maintenance	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	11,985.58	5,895.11	0.00	44,213.42
5080 Legal and Other Professional Fees													
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.00	0.00	117.00
5080 Total Legal and Other Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.00	0.00	117.00
5100 Repairs & Maintenance													
5109 Miscellaneous Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00	460.00
5100 Total Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	460.00	460.00
5400 Utilities Expense (non-utility)													
5401 Electric	0.00	0.00	0.00	220.79	42.56	72.67	52.29	99.31	3,594.24	232.78	284.35	313.20	4,912.19
5402 Sprinkler	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	315.70	263.70	23.15	602.55
5404 Fiber Connection	0.00	0.00	0.00	100.00	250.00	200.00	325.00	375.00	425.00	550.00	625.00	0.00	2,850.00
5400 Total Utilities Expense	0.00	0.00	0.00	320.79	292.56	272.67	377.29	474.31	4,019.24	1,098.48	1,173.05	336.35	8,364.74
5600 Office Expense (non-utility)													
5605 Postage & Mail Office	0.00	2.60	1.50	2.00	0.00	0.00	0.00	0.00	1.93	0.00	0.85	0.00	8.88
5600 Total Office Expense	0.00	2.60	1.50	2.00	0.00	0.00	0.00	0.00	1.93	0.00	0.85	0.00	8.88
5800 Other Expenses													
5806 Other Service Fees	0.00	0.00	0.00	0.00	0.00	7,471.06	0.00	0.00	0.00	0.00	0.00	0.00	7,471.06

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
5800 Total Other Exper	0.00	0.00	0.00	0.00	0.00	7,471.06	0.00	0.00	0.00	0.00	0.00	0.00	7,471.06
6100 Construction Expens:													
6101 Contractors	0.00	386.25	0.00	0.00	491.06	0.00	0.00	0.00	0.00	2,535.00	0.00	0.00	3,412.31
6100 Total Constructior	0.00	386.25	0.00	0.00	491.06	0.00	0.00	0.00	0.00	2,535.00	0.00	0.00	3,412.31
TOTAL EXPENSE	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	16,789.06	8,446.01	2,050.35	73,623.41
NET INCOME	21,906.52	4,325.20	-347.62	-1,289.93	-7,440.88	-593.51	4,981.23	-2,635.88	-10,774.48	-9,901.77	-8,181.15	-1,569.69	-11,521.96
NET INCOME SUMMARY													
Income	24,251.02	6,739.80	1,529.01	1,178.61	35.00	9,295.97	8,453.90	2,673.53	311.80	6,887.29	264.86	480.66	62,101.45
Expense	-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	-16,789.06	-8,446.01	-2,050.35	-73,623.41
NET INCOME	21,906.52	4,325.20	-347.62	-1,289.93	-7,440.88	-593.51	4,981.23	-2,635.88	-10,774.48	-9,901.77	-8,181.15	-1,569.69	-11,521.96



Trial Balance Activity

HOA: Midtown Reserve Homeowners Association Inc

Date Range: 10/01/20 - 12/31/20 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	12,178.81		7,892.63	4,286.18
1100 Accounts Receivable	229.67		3,000.00	-2,770.33
1200 Undeposited Funds	0.00	809.59		809.59
2000 Accounts Payable	1,170.00		9,569.57	-8,399.57
3001 Retained Earnings	-5,447.83			-5,447.83
4102 Transfer Fees	-615.00		490.00	-1,105.00
4111 Builder Dues	-48,732.76		1,678.26	-50,411.02
4112 Homeowner Dues	-5,120.88		748.47	-5,869.35
4902 Landscaping	0.00		4,716.08	-4,716.08
5000 HOA Mgmt/Assoc. Service	5,892.00	3,684.00		9,576.00
5031 Irrigation Repair	0.00	54.63		54.63
5032 Landscape & Turf Maintenance	26,332.73	17,826.06		44,158.79
5082 Legal Fees	0.00	117.00		117.00
5109 Miscellaneous Repairs Expense	0.00	460.00		460.00
5401 Electric	4,081.86	830.33		4,912.19
5402 Sprinkler	0.00	602.55		602.55
5404 Fiber Connection	1,675.00	1,175.00		2,850.00
5605 Postage & Mail Out	8.03	0.85		8.88
5806 Other Service Fees	7,471.06			7,471.06
6101 Contractors	877.31	2,535.00		3,412.31
	0.00	28,095.01	28,095.01	0.00

Cash Flow 12 Month Recap

All HOAs
01/01/20 - 12/31/20 (accrual basis)

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
OPERATING ACTIVITIES													
INCOME													
4000 Management Fee Income	-396.00	402.00	-402.00	522.00	-522.00	-768.00	768.00	0.00	-1,170.00	-90.00	1,260.00	1,254.00	858.00
4100 HOA Income (non-posting)													
4102 Transfer Fees	0.00	0.00	70.00	70.00	35.00	125.00	175.00	70.00	70.00	140.00	105.00	245.00	1,105.00
4110 Annual Dues Income													
4111 Builder Dues	24,251.02	6,739.80	-288.93	0.00	0.00	8,146.38	7,428.50	2,455.99	0.00	1,678.26	0.00	0.00	50,411.02
4112 Homeowner Dues	0.00	0.00	1,747.94	1,108.61	0.00	1,024.59	850.40	147.54	241.80	352.95	159.86	235.66	5,869.35
4110 Total Annual Dues Income	24,251.02	6,739.80	1,459.01	1,108.61	0.00	9,170.97	8,278.90	2,603.53	241.80	2,031.21	159.86	235.66	56,280.37
4100 Total HOA Income (non-posting)	24,251.02	6,739.80	1,529.01	1,178.61	35.00	9,295.97	8,453.90	2,673.53	311.80	2,171.21	264.86	480.66	57,385.37
4900 Other Property Income (non-posting)													
4902 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,716.08	0.00	0.00	4,716.08
4900 Total Other Property Income (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,716.08	0.00	0.00	4,716.08
TOTAL INCOME	23,855.02	7,141.80	1,127.01	1,700.61	-487.00	8,527.97	9,221.90	2,673.53	-858.20	6,797.29	1,524.86	1,734.66	62,959.45
EXPENSE													
5000 HOA Mgmt/Assoc. Service	-396.00	-402.00	-522.00	-522.00	-522.00	-522.00	-768.00	-1,068.00	-1,170.00	-1,170.00	-1,260.00	-1,254.00	-9,576.00
5030 Grounds Maintenance (non-posting)													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-54.63	0.00	0.00	-54.63
5032 Landscape & Turf Maintenance	-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	-11,930.95	-5,895.11	0.00	-44,158.79
5030 Total Grounds Maintenance (non-posting)	-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	-11,985.58	-5,895.11	0.00	-44,213.42
5080 Legal and Other Professional Fees (non-posting)													
5082 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-117.00	0.00	-117.00
5080 Total Legal and Other Professional Fees (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-117.00	0.00	-117.00
5100 Repairs & Maintenance Expense (non-posting)													
5109 Miscellaneous Repairs Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-460.00	-460.00
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-460.00	-460.00
5400 Utilities Expense (non-posting)													
5401 Electric	0.00	0.00	0.00	-220.79	-42.56	-72.67	-52.29	-99.31	-3,594.24	-232.78	-284.35	-313.20	-4,912.19
5402 Sprinkler	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-315.70	-263.70	-23.15	-602.55
5404 Fiber Connection	0.00	0.00	0.00	-100.00	-250.00	-200.00	-325.00	-375.00	-425.00	-550.00	-625.00	0.00	-2,850.00
5400 Total Utilities Expense (non-posting)	0.00	0.00	0.00	-320.79	-292.56	-272.67	-377.29	-474.31	-4,019.24	-1,098.48	-1,173.05	-336.35	-8,364.74
5600 Office Expense (non-posting)													
5605 Postage & Mail Out	2.60	-2.60	-2.60	0.00	-3.50	0.00	0.00	0.00	-1.93	-0.85	0.79	29.56	21.47

	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	SEP 20	OCT 20	NOV 20	DEC 20	TOTAL
5600 Total Office Expense (non-posting)	2.60	-2.60	-2.60	0.00	-3.50	0.00	0.00	0.00	-1.93	-0.85	0.79	29.56	21.47
5800 Other Expenses													
5806 Other Service Fees	0.00	0.00	0.00	0.00	0.00	-7,471.06	0.00	0.00	0.00	0.00	0.00	0.00	-7,471.06
5807 Reimbursable Expenses	0.00	0.00	0.00	38.32	-38.32	0.00	0.00	0.00	0.00	0.00	128.12	460.00	588.12
5800 Total Other Expenses	0.00	0.00	0.00	38.32	-38.32	-7,471.06	0.00	0.00	0.00	0.00	128.12	460.00	-6,882.94
6100 Construction Expense (non-posting)													
6101 Contractors	0.00	-386.25	0.00	0.00	-491.06	0.00	0.00	0.00	0.00	-2,535.00	0.00	0.00	-3,412.31
6100 Total Construction Expense (non-posting)	0.00	-386.25	0.00	0.00	-491.06	0.00	0.00	0.00	0.00	-2,535.00	0.00	0.00	-3,412.31
TOTAL EXPENSE	-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	-16,789.91	-8,316.25	-1,560.79	-73,004.94
Net Income	21,513.12	4,727.20	-750.72	-727.61	-8,004.70	-1,361.51	5,749.23	-2,635.88	-11,944.48	-9,992.62	-6,791.39	173.87	-10,045.49
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	-23,857.62	524.60	24,473.42	-1,463.96	719.56	349.80	331.77	-911.24	1,170.00	90.85	-1,389.76	1,256.44	1,293.86
2000 Accounts Payable	-396.00	-522.00	523.50	2,286.07	2,366.00	-3,797.82	-1,923.75	5,210.10	-5,312.10	-90.85	8,026.08	1,634.34	8,003.57
Net cash provided by Operating Activities	-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	-9,992.62	-155.07	3,064.65	-748.06
Net cash increase for period	-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	-9,992.62	-155.07	3,064.65	-748.06
Cash at beginning of period	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	2,186.19	2,031.12	5,843.83
Cash at end of period	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	2,186.19	2,031.12	5,095.77	5,095.77