

Balance Sheet

HOA: Midtown Reserve HOA
As of 12/31/22 (accrual basis)

ASSETS

Bank		
1000 Midtown Operating		123,361.27
Total Bank		<u>123,361.27</u>
Accounts Receivable		
1100 Accounts Receivable		-27,055.56
Total Accounts Receivable		<u>-27,055.56</u>
Other Current Asset		
1200 Undeposited Funds		2,750.00
1202 Pass-through		-850.00
Total Other Current Asset		<u>1,900.00</u>
TOTAL ASSETS		<u><u>98,205.71</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		-789.13
Total Accounts Payable		<u>-789.13</u>
Total Liabilities		-789.13

Equity

3000 Net Income		91,694.58
3001 Retained Earnings		7,300.26
Total Equity		<u>98,994.84</u>
TOTAL LIABILITIES & EQUITY		<u><u>98,205.71</u></u>

Balance Sheet Comparison

HOA: Midtown Reserve HOA

Comparison Periods: As of 09/30/22 and As of 12/31/22 (accrual basis)

	Amount as of 9/30/2022	Amount as of 12/31/2022	\$ Change	% Change
ASSETS				
Bank				
1000 Midtown Operating	117,557.78	123,361.27	-5,803.49	-4.7 %
Total Bank	117,557.78	123,361.27	-5,803.49	-4.7 %
Accounts Receivable				
1100 Accounts Receivable	2,125.49	-27,055.56	29,181.05	107.9 %
Total Accounts Receivable	2,125.49	-27,055.56	29,181.05	107.9 %
Other Current Asset				
1200 Undeposited Funds	0.00	2,750.00	-2,750.00	-100.0 %
1202 Pass-through	0.00	-850.00	850.00	100.0 %
Total Other Current Asset	0.00	1,900.00	-1,900.00	-100.0 %
TOTAL ASSETS	119,683.27	98,205.71	21,477.56	21.9 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	-1,896.00	-789.13	-1,106.87	-140.3 %
Total Accounts Payable	-1,896.00	-789.13	-1,106.87	-140.3 %
Total Liabilities	-1,896.00	-789.13	-1,106.87	-140.3 %
Equity				
3000 Net Income	114,279.01	91,694.58	22,584.43	24.6 %
3001 Retained Earnings	7,300.26	7,300.26	0.00	0.0 %
Total Equity	121,579.27	98,994.84	22,584.43	22.8 %
TOTAL LIABILITIES & EQUITY	119,683.27	98,205.71	21,477.56	21.9 %

Profit & Loss

HOA: Midtown Reserve HOA
10/01/22 - 12/31/22 (accrual basis)

	<u>Amount</u>
INCOME	
4100 HOA Income (non-posting)	
4101 Administrative Fees	150.00
4102 Transfer Fees	1,050.00
4110 Annual Dues Income	
4111 Builder Dues	-970.74
4112 Homeowner Dues	<u>1,935.62</u>
4110 Total Annual Dues Income	964.88
4125 Finance Charges	<u>67.50</u>
4100 Total HOA Income (non-posting)	2,232.38
4200 Management Company Income	
4207 NSF Fees	<u>35.00</u>
4200 Total Management Company Income	35.00
TOTAL INCOME	2,267.38
EXPENSE	
5000 HOA Mgmt/Assoc. Service	5,700.00
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	<u>375.00</u>
5100 Total Repairs & Maintenance Expense (non-posting)	375.00
5300 Taxes Expense (non-posting)	
5301 Property Taxes	<u>-25.00</u>
5300 Total Taxes Expense (non-posting)	-25.00
5400 Utilities Expense (non-posting)	
5401 Electric	705.29
5402 Sprinkler	942.05
5404 Fiber Connection	<u>15,625.00</u>
5400 Total Utilities Expense (non-posting)	17,272.34
5600 Office Expense (non-posting)	
5601 Office supplies	3.52
5605 Postage & Mail Out	<u>213.08</u>
5600 Total Office Expense (non-posting)	216.60
5800 Other Expenses	
5803 Flags, Decorations, Signs	<u>1,312.87</u>
5800 Total Other Expenses	1,312.87
TOTAL EXPENSE	24,851.81
NET INCOME	<u>-22,584.43</u>

NET INCOME SUMMARY

Income	2,267.38
Expense	<u>-24,851.81</u>
NET INCOME	<u>-22,584.43</u>

Profit & Loss Comparison

HOA: Midtown Reserve HOA

Comparison Periods: 10/01/22 - 12/31/22 and 07/01/22 - 09/30/22 (accrual basis)

	10/01/22 - 12/31/22	07/01/22 - 09/30/22	\$ Change	% Change
INCOME				
4100 HOA Income (non-posting)				
4101 Administrative Fees	150.00	0.00	150.00	
4102 Transfer Fees	1,050.00	910.00	140.00	15.4 %
4110 Annual Dues Income				
4111 Builder Dues	-970.74	-2,540.80	1,570.06	61.8 %
4112 Homeowner Dues	1,935.62	6,382.28	-4,446.66	-69.7 %
4110 Total Annual Dues Income	964.88	3,841.48	-2,876.60	-74.9 %
4125 Finance Charges	67.50	-163.89	231.39	141.2 %
4100 Total HOA Income (non-posting)	2,232.38	4,587.59	-2,355.21	-51.3 %
4200 Management Company Income				
4207 NSF Fees	35.00	0.00	35.00	
4200 Total Management Company Income	35.00	0.00	35.00	
TOTAL INCOME	2,267.38	4,587.59	-2,320.21	-50.6 %
EXPENSE				
5000 HOA Mgmt/Assoc. Service	5,700.00	5,484.00	216.00	3.9 %
5080 Legal and Other Professional Fees (non-posting)				
5082 Legal Fees	0.00	558.50	-558.50	-100.0 %
5080 Total Legal and Other Professional Fees (no	0.00	558.50	-558.50	-100.0 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	375.00	700.00	-325.00	-46.4 %
5100 Total Repairs & Maintenance Expense (non-	375.00	700.00	-325.00	-46.4 %
5300 Taxes Expense (non-posting)				
5301 Property Taxes	-25.00	0.00	-25.00	
5300 Total Taxes Expense (non-posting)	-25.00	0.00	-25.00	
5400 Utilities Expense (non-posting)				
5401 Electric	705.29	543.17	162.12	29.8 %
5402 Sprinkler	942.05	864.05	78.00	9.0 %
5404 Fiber Connection	15,625.00	9,250.00	6,375.00	68.9 %
5400 Total Utilities Expense (non-posting)	17,272.34	10,657.22	6,615.12	62.1 %
5600 Office Expense (non-posting)				
5601 Office supplies	3.52	0.00	3.52	
5605 Postage & Mail Out	213.08	33.54	179.54	535.3 %
5600 Total Office Expense (non-posting)	216.60	33.54	183.06	545.8 %
5800 Other Expenses				
5803 Flags, Decorations, Signs	1,312.87	0.00	1,312.87	
5800 Total Other Expenses	1,312.87	0.00	1,312.87	
TOTAL EXPENSE	24,851.81	17,433.26	7,418.55	42.6 %
NET INCOME	-22,584.43	-12,845.67	-9,738.76	-75.8 %
NET INCOME SUMMARY				
Income	2,267.38	4,587.59	-2,320.21	-50.6 %
Expense	-24,851.81	-17,433.26	-7,418.55	-42.6 %
NET INCOME	-22,584.43	-12,845.67	-9,738.76	-75.8 %

Profit & Loss 12 Month Recap

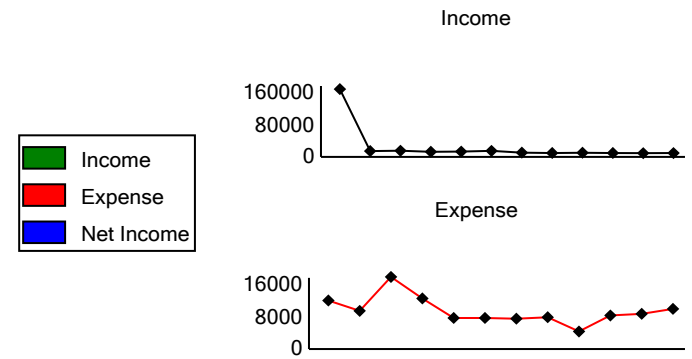
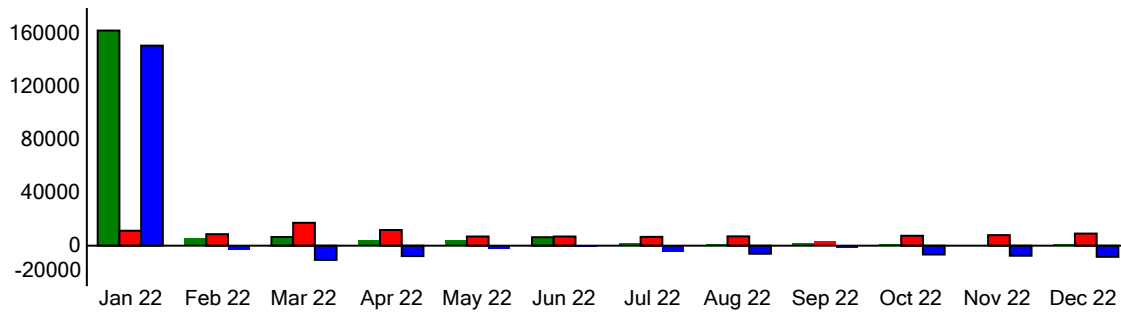
HOA: Midtown Reserve HOA

Monthly recap 01/01/22 - 12/31/22 (accrual basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
INCOME													
4100 HOA Income (non-p													
4101 Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	150.00
4102 Transfer Fees	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	315.00	175.00	560.00	3,745.00
4110 Annual Dues Inco													
4111 Builder Dues	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,279.77	-1,383.93	-567.14	-589.73	-632.87	-177.73	-160.14	47,708.31
4112 Homeowner Du	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	1,265.77	355.48	314.37	133,552.53
4110 Total Annual Di	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,933.23	1,720.92	832.20	1,288.36	632.90	177.75	154.23	181,260.84
4120 Deed Restriction I													
4121 Cost of Collecti	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
4123 Violation Enforc	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4120 Total Deed Res	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
4125 Finance Charges	0.00	129.36	0.02	24.00	22.88	43.88	-208.89	22.50	22.50	22.50	22.50	22.50	123.75
4100 Total HOA Incom	160,589.92	3,550.17	4,287.23	1,624.68	2,160.51	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	811.73	185,429.59
4200 Management Comp													
4207 NSF Fees	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
4200 Total Managemer	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
4900 Other Property Incor													
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20
4900 Total Other Prope	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20
TOTAL INCOME	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	846.73	197,254.79
EXPENSE													
5000 HOA Mgmt/Assoc. S	1,704.00	1,716.00	1,752.00	1,752.00	1,740.00	1,740.00	1,746.00	1,866.00	1,872.00	1,896.00	1,902.00	1,902.00	21,588.00
5030 Grounds Maintenanc													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	93.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.10
5032 Landscaping	5,967.28	5,967.28	5,967.28	5,967.28	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,464.50
5030 Total Grounds Ma	5,967.28	5,967.28	5,967.28	5,967.28	688.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,557.60
5070 Insurance Expense													
5073 Directors & Office	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00
5070 Total Insurance E	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00
5080 Legal and Other Pro													
5081 Accounting Fees	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
5082 Legal Fees	0.00	0.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	0.00	0.00	0.00	1,193.72
5080 Total Legal and O	0.00	400.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	0.00	0.00	0.00	1,593.72
5100 Repairs & Maintenan													

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
5109 Miscellaneous Re	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	175.00	200.00	1,295.71
5100 Total Repairs & M	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	175.00	200.00	1,295.71
5300 Taxes Expense (nor													
5301 Property Taxes	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	20.50
5300 Total Taxes Expe	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	20.50
5400 Utilities Expense (nc													
5401 Electric	149.58	194.70	181.62	191.03	173.06	247.24	153.29	177.27	212.61	208.50	253.92	242.87	2,385.69
5402 Sprinkler	110.35	110.35	36.39	35.60	162.35	22.10	276.10	409.35	178.60	500.35	406.10	35.60	2,283.24
5404 Fiber Connection	3,350.00	0.00	7,150.00	3,950.00	4,125.00	4,325.00	4,575.00	4,675.00	0.00	5,000.00	5,250.00	5,375.00	47,775.00
5400 Total Utilities Exp	3,609.93	305.05	7,368.01	4,176.63	4,460.41	4,594.34	5,004.39	5,261.62	391.21	5,708.85	5,910.02	5,653.47	52,443.93
5600 Office Expense (non													
5601 Office supplies	0.00	8.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.52	12.47
5605 Postage & Mail O	102.05	80.92	53.80	0.00	35.81	15.21	15.00	7.17	11.37	7.52	17.05	188.51	534.41
5600 Total Office Exper	102.05	89.87	53.80	0.00	35.81	15.21	15.00	7.17	11.37	7.52	17.05	192.03	546.88
5800 Other Expenses													
5803 Flags, Decoration	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87	1,312.87
5800 Total Other Exper	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87	1,312.87
TOTAL EXPENSE	11,383.26	8,744.41	17,342.09	11,895.91	6,955.42	6,954.05	6,765.39	7,134.79	3,533.08	7,587.37	8,004.07	9,260.37	105,560.21
NET INCOME	151,564.70	-2,836.20	-10,696.82	-7,878.19	-2,471.87	-556.94	-4,868.36	-6,105.09	-1,872.22	-6,616.97	-7,553.82	-8,413.64	91,694.58

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
NET INCOME SUMMARY													
Income	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	846.73	197,254.79
Expense	-11,383.26	-8,744.41	-17,342.09	-11,895.91	-6,955.42	-6,954.05	-6,765.39	-7,134.79	-3,533.08	-7,587.37	-8,004.07	-9,260.37	-105,560.21
NET INCOME	151,564.70	-2,836.20	-10,696.82	-7,878.19	-2,471.87	-556.94	-4,868.36	-6,105.09	-1,872.22	-6,616.97	-7,553.82	-8,413.64	91,694.58



Actual/Budget Fiscal Year Analysis

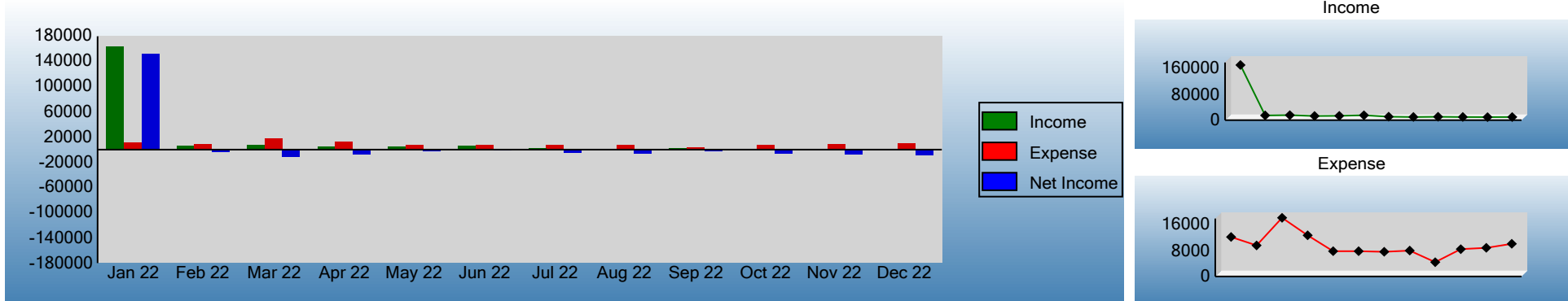
HOA: Midtown Reserve HOA

Analysis for Fiscal Year 01/01/22 - 12/31/22 (accrual basis) as of As of 12/31/22

	Actual												REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
INCOME														
4100 HOA Income (non-posti														
4101 Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	150.00	0.00
4102 Transfer Fees	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	315.00	175.00	560.00	3,745.00	3,000.00
4110 Annual Dues Income														
4111 Builder Dues	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,279.77	-1,383.93	-567.14	-589.73	-632.87	-177.73	-160.14	47,708.31	75,375.00
4112 Homeowner Dues	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	1,265.77	355.48	314.37	133,552.53	114,000.00
4110 Total Annual Dues	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,933.23	1,720.92	832.20	1,288.36	632.90	177.75	154.23	181,260.84	189,375.00
4120 Deed Restriction Incc														
4121 Cost of Collection	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	0.00
4123 Violation Enforcem	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00
4120 Total Deed Restrict	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00
4125 Finance Charges	0.00	129.36	0.02	24.00	22.88	43.88	-208.89	22.50	22.50	22.50	22.50	22.50	123.75	0.00
4100 Total HOA Income (n	160,589.92	3,550.17	4,287.23	1,624.68	2,160.51	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	811.73	185,429.59	192,375.00
4200 Management Company														
4207 NSF Fees	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00	0.00
4200 Total Management C	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00	0.00
4900 Other Property Income (
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20	9,432.16
4900 Total Other Property	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20	9,432.16
TOTAL INCOME	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	846.73	197,254.79	201,807.16
EXPENSE														
5000 HOA Mgmt/Assoc. Serv	1,704.00	1,716.00	1,752.00	1,752.00	1,740.00	1,740.00	1,746.00	1,866.00	1,872.00	1,896.00	1,902.00	1,902.00	21,588.00	22,068.00
5030 Grounds Maintenance (
5031 Irrigation Repair	0.00	0.00	0.00	0.00	93.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	93.10	750.00
5032 Landscaping	5,967.28	5,967.28	5,967.28	5,967.28	595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,464.50	31,580.48
5035 Turf/Mulch/Other Lan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00
5030 Total Grounds Mainte	5,967.28	5,967.28	5,967.28	5,967.28	688.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24,557.60	34,730.48
5070 Insurance Expense (nor														
5073 Directors & Officers	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	2,100.00
5070 Total Insurance Expe	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	2,100.00
5080 Legal and Other Profes														
5081 Accounting Fees	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	900.00
5082 Legal Fees	0.00	0.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	0.00	0.00	0.00	1,193.72	1,800.00

	Actual												REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
5080 Total Legal and Other	0.00	400.00	0.00	0.00	30.72	604.50	0.00	0.00	558.50	0.00	0.00	0.00	1,593.72	2,700.00
5100 Repairs & Maintenance														
5109 Miscellaneous Repair	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	175.00	200.00	1,295.71	1,200.00
5100 Total Repairs & Main	0.00	220.71	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	175.00	200.00	1,295.71	1,200.00
5300 Taxes Expense (non-po														
5301 Property Taxes	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	20.50	0.00
5300 Total Taxes Expense	0.00	45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00	0.00	0.00	20.50	0.00
5400 Utilities Expense (non-p														
5401 Electric	149.58	194.70	181.62	191.03	173.06	247.24	153.29	177.27	212.61	208.50	253.92	242.87	2,385.69	3,000.00
5402 Sprinkler	110.35	110.35	36.39	35.60	162.35	22.10	276.10	409.35	178.60	500.35	406.10	35.60	2,283.24	720.00
5404 Fiber Connection	3,350.00	0.00	7,150.00	3,950.00	4,125.00	4,325.00	4,575.00	4,675.00	0.00	5,000.00	5,250.00	5,375.00	47,775.00	45,600.00
5400 Total Utilities Expens	3,609.93	305.05	7,368.01	4,176.63	4,460.41	4,594.34	5,004.39	5,261.62	391.21	5,708.85	5,910.02	5,653.47	52,443.93	49,320.00
5600 Office Expense (non-po														
5601 Office supplies	0.00	8.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.52	12.47	60.00
5605 Postage & Mail Out	102.05	80.92	53.80	0.00	35.81	15.21	15.00	7.17	11.37	7.52	17.05	188.51	534.41	180.00
5600 Total Office Expense	102.05	89.87	53.80	0.00	35.81	15.21	15.00	7.17	11.37	7.52	17.05	192.03	546.88	240.00
5800 Other Expenses														
5803 Flags, Decorations, S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87	1,312.87	2,400.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87	1,312.87	2,400.00
6100 Construction Expense (i														
6101 Contractors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
6100 Total Construction Ex	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
6010 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,500.00
TOTAL EXPENSE	11,383.26	8,744.41	17,342.09	11,895.91	6,955.42	6,954.05	6,765.39	7,134.79	3,533.08	7,587.37	8,004.07	9,260.37	105,560.21	201,458.48
NET INCOME	151,564.70	-2,836.20	-10,696.82	-7,878.19	-2,471.87	-556.94	-4,868.36	-6,105.09	-1,872.22	-6,616.97	-7,553.82	-8,413.64	91,694.58	348.68

	Actual												REVISED TOTAL	ORIGINAL BUDGET
	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22		
Income	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	846.73	197,254.79	201,807.16
Expense	-11,383.26	-8,744.41	-17,342.09	-11,895.91	-6,955.42	-6,954.05	-6,765.39	-7,134.79	-3,533.08	-7,587.37	-8,004.07	-9,260.37	-105,560.21	-201,458.48
NET INCOME	151,564.70	-2,836.20	-10,696.82	-7,878.19	-2,471.87	-556.94	-4,868.36	-6,105.09	-1,872.22	-6,616.97	-7,553.82	-8,413.64	91,694.58	348.68



Trial Balance Activity

HOA: Midtown Reserve HOA
Date Range: 10/01/22 - 12/31/22 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	117,557.78	5,803.49		123,361.27
1100 Accounts Receivable	2,125.49		29,181.05	-27,055.56
1200 Undeposited Funds	0.00	2,750.00		2,750.00
1202 Pass-through	0.00		850.00	-850.00
2000 Accounts Payable	1,896.00		1,106.87	789.13
3001 Retained Earnings	-7,300.26			-7,300.26
4101 Administrative Fees	0.00		150.00	-150.00
4102 Transfer Fees	-2,695.00		1,050.00	-3,745.00
4111 Builder Dues	-48,679.05	970.74		-47,708.31
4112 Homeowner Dues	-131,616.91		1,935.62	-133,552.53
4121 Cost of Collection	-125.00			-125.00
4123 Violation Enforcement	-25.00			-25.00
4125 Finance Charges	-56.25		67.50	-123.75
4207 NSF Fees	0.00		35.00	-35.00
4902 Landscaping	-11,790.20			-11,790.20
5000 HOA Mgmt/Assoc. Service	15,888.00	5,700.00		21,588.00
5031 Irrigation Repair	93.10			93.10
5032 Landscaping	24,464.50			24,464.50
5073 Directors & Officers	2,201.00			2,201.00
5081 Accounting Fees	400.00			400.00
5082 Legal Fees	1,193.72			1,193.72
5109 Miscellaneous Repairs Expense	920.71	375.00		1,295.71
5301 Property Taxes	45.50		25.00	20.50
5401 Electric	1,680.40	705.29		2,385.69
5402 Sprinkler	1,341.19	942.05		2,283.24
5404 Fiber Connection	32,150.00	15,625.00		47,775.00
5601 Office supplies	8.95	3.52		12.47
5605 Postage & Mail Out	321.33	213.08		534.41
5803 Flags, Decorations, Signs	0.00	1,312.87		1,312.87
	0.00	34,401.04	34,401.04	0.00

Cash Flow 12 Month Recap

HOA: Midtown Reserve HOA
01/01/22 - 12/31/22 (accrual basis)

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
OPERATING ACTIVITIES													
INCOME													
4100 HOA Income (non-posting)													
4101 Administrative Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	75.00	150.00
4102 Transfer Fees	280.00	140.00	455.00	175.00	315.00	420.00	385.00	175.00	350.00	315.00	175.00	560.00	3,745.00
4110 Annual Dues Income													
4111 Builder Dues	54,884.58	714.03	-3,534.21	-1,301.72	-1,822.60	2,279.77	-1,383.93	-567.14	-589.73	-632.87	-177.73	-160.14	47,708.31
4112 Homeowner Dues	105,425.34	2,541.78	7,366.42	2,602.40	3,645.23	3,653.46	3,104.85	1,399.34	1,878.09	1,265.77	355.48	314.37	133,552.53
4110 Total Annual Dues Income	160,309.92	3,255.81	3,832.21	1,300.68	1,822.63	5,933.23	1,720.92	832.20	1,288.36	632.90	177.75	154.23	181,260.84
4120 Deed Restriction Income													
4121 Cost of Collection	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
4123 Violation Enforcement	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4120 Total Deed Restriction Income	0.00	25.00	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
4125 Finance Charges	0.00	129.36	0.02	24.00	22.88	43.88	-208.89	22.50	22.50	22.50	22.50	22.50	123.75
4100 Total HOA Income (non-posting)	160,589.92	3,550.17	4,287.23	1,624.68	2,160.51	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	811.73	185,429.59
4200 Management Company Income													
4207 NSF Fees	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
4200 Total Management Company Income	0.00	0.00	0.00	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	35.00
Income													
4900 Other Property Income (non-posting)													
4902 Landscaping	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20
4900 Total Other Property Income (non-posting)	2,358.04	2,358.04	2,358.04	2,358.04	2,358.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,790.20
TOTAL INCOME	162,947.96	5,908.21	6,645.27	4,017.72	4,483.55	6,397.11	1,897.03	1,029.70	1,660.86	970.40	450.25	846.73	197,254.79
EXPENSE													
5000 HOA Mgmt/Assoc. Service	-1,704.00	-1,716.00	-1,752.00	-1,752.00	-1,740.00	-1,740.00	-1,746.00	-1,866.00	-1,872.00	-1,896.00	-1,902.00	-1,902.00	-21,588.00
5030 Grounds Maintenance (non-posting)													
5031 Irrigation Repair	0.00	0.00	0.00	0.00	-93.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-93.10
5032 Landscaping	-5,967.28	-5,967.28	-5,967.28	-5,967.28	-595.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-24,464.50
5030 Total Grounds Maintenance (non-posting)	-5,967.28	-5,967.28	-5,967.28	-5,967.28	-688.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-24,557.60
5070 Insurance Expense (non-posting)													
5073 Directors & Officers	0.00	0.00	-2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00
5070 Total Insurance Expense (non-posting)	0.00	0.00	-2,201.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00
5080 Legal and Other Professional Fees (non-posting)													
5081 Accounting Fees	0.00	-400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-400.00
5082 Legal Fees	0.00	0.00	0.00	0.00	-30.72	-604.50	0.00	0.00	-558.50	0.00	0.00	0.00	-1,193.72

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	TOTAL
5080 Total Legal and Other Professional Fees (non-posting)	0.00	-400.00	0.00	0.00	-30.72	-604.50	0.00	0.00	-558.50	0.00	0.00	0.00	-1,593.72
5100 Repairs & Maintenance Expense (non-posting)													
5109 Miscellaneous Repairs Expense	0.00	-220.71	0.00	0.00	0.00	0.00	0.00	0.00	-700.00	0.00	-175.00	-200.00	-1,295.71
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	-220.71	0.00	0.00	0.00	0.00	0.00	0.00	-700.00	0.00	-175.00	-200.00	-1,295.71
5300 Taxes Expense (non-posting)													
5301 Property Taxes	0.00	-45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	-20.50
5300 Total Taxes Expense (non-posting)	0.00	-45.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	-20.50
5400 Utilities Expense (non-posting)													
5401 Electric	-149.58	-194.70	-181.62	-191.03	-173.06	-247.24	-153.29	-177.27	-212.61	-208.50	-253.92	-242.87	-2,385.69
5402 Sprinkler	-110.35	-110.35	-36.39	-35.60	-162.35	-22.10	-276.10	-409.35	-178.60	-500.35	-406.10	-35.60	-2,283.24
5404 Fiber Connection	-3,350.00	0.00	-7,150.00	-3,950.00	-4,125.00	-4,325.00	-4,575.00	-4,675.00	0.00	-5,000.00	-5,250.00	-5,375.00	-47,775.00
5400 Total Utilities Expense (non-posting)	-3,609.93	-305.05	-7,368.01	-4,176.63	-4,460.41	-4,594.34	-5,004.39	-5,261.62	-391.21	-5,708.85	-5,910.02	-5,653.47	-52,443.93
5600 Office Expense (non-posting)													
5601 Office supplies	0.00	-8.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3.52	-12.47
5605 Postage & Mail Out	-102.05	-80.92	-53.80	0.00	-35.81	-15.21	-15.00	-7.17	-11.37	-7.52	-17.05	-188.51	-534.41
5600 Total Office Expense (non-posting)	-102.05	-89.87	-53.80	0.00	-35.81	-15.21	-15.00	-7.17	-11.37	-7.52	-17.05	-192.03	-546.88
5800 Other Expenses													
5803 Flags, Decorations, Signs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,312.87	-1,312.87
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,312.87	-1,312.87
TOTAL EXPENSE	-11,383.26	-8,744.41	-17,342.09	-11,895.91	-6,955.42	-6,954.05	-6,765.39	-7,134.79	-3,533.08	-7,587.37	-8,004.07	-9,260.37	-105,560.21
Net Income	151,564.70	-2,836.20	-10,696.82	-7,878.19	-2,471.87	-556.94	-4,868.36	-6,105.09	-1,872.22	-6,616.97	-7,553.82	-8,413.64	91,694.58
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	-33,530.69	10,343.67	10,507.59	-6,113.18	-755.05	-2,521.05	4,020.31	927.16	-389.49	-313.54	1,240.96	28,253.63	11,670.32
1202 Pass-through	0.00	0.00	-8,221.24	7,936.65	284.59	0.00	0.00	0.00	0.00	0.00	0.00	850.00	850.00
2000 Accounts Payable	-1,306.23	-2,721.37	11,346.41	-7,740.45	-5,343.26	-6,836.00	111.39	-6.00	-4,924.00	-6.00	0.00	1,112.87	-16,312.64
Net cash provided by Operating Activities	116,727.78	4,786.10	2,935.94	-13,795.17	-8,285.59	-9,913.99	-736.66	-5,183.93	-7,185.71	-6,936.51	-6,312.86	21,802.86	87,902.26
Net cash increase for period	116,727.78	4,786.10	2,935.94	-13,795.17	-8,285.59	-9,913.99	-736.66	-5,183.93	-7,185.71	-6,936.51	-6,312.86	21,802.86	87,902.26
Cash at beginning of period	38,209.01	154,936.79	159,722.89	162,658.83	148,863.66	140,578.07	130,664.08	129,927.42	124,743.49	117,557.78	110,621.27	104,308.41	38,209.01
Cash at end of period	154,936.79	159,722.89	162,658.83	148,863.66	140,578.07	130,664.08	129,927.42	124,743.49	117,557.78	110,621.27	104,308.41	126,111.27	126,111.27