

# Balance Sheet

HOA: Midtown Reserve Homeowners Association, Inc.

As of 06/30/23 (accrual basis)

## ASSETS

Bank	
1000 Midtown Operating	263,207.90
Total Bank	<u>263,207.90</u>
Accounts Receivable	
1100 Accounts Receivable	6,736.88
Total Accounts Receivable	<u>6,736.88</u>

**TOTAL ASSETS** **269,944.78**

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	-1,670.42
Total Accounts Payable	<u>-1,670.42</u>

**Total Liabilities** **-1,670.42**

### Equity

3000 Net Income	172,054.24
3001 Retained Earnings	99,560.96
<b>Total Equity</b>	<u>271,615.20</u>

**TOTAL LIABILITIES & EQUITY** **269,944.78**

# Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association, Inc.  
 Comparison Periods: As of 03/31/23 and As of 06/30/23 (accrual basis)

	Amount as of 3/31/2023	Amount as of 6/30/2023	\$ Change	% Change
<b>ASSETS</b>				
Bank				
1000 Midtown Operating	277,942.68	263,207.90	14,734.78	5.6 %
Total Bank	277,942.68	263,207.90	14,734.78	5.6 %
Accounts Receivable				
1100 Accounts Receivable	15,998.32	6,736.88	9,261.44	137.5 %
Total Accounts Receivable	15,998.32	6,736.88	9,261.44	137.5 %
Other Current Asset				
1200 Undeposited Funds	1,125.00	0.00	1,125.00	
Total Other Current Asset	1,125.00	0.00	1,125.00	
<b>TOTAL ASSETS</b>	<b>295,066.00</b>	<b>269,944.78</b>	<b>25,121.22</b>	<b>9.3 %</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
Accounts Payable				
2000 Accounts Payable	1,647.30	-1,670.42	3,317.72	198.6 %
Total Accounts Payable	1,647.30	-1,670.42	3,317.72	198.6 %
<b>Total Liabilities</b>	<b>1,647.30</b>	<b>-1,670.42</b>	<b>3,317.72</b>	<b>198.6 %</b>
<b>Equity</b>				
3000 Net Income	193,857.74	172,054.24	21,803.50	12.7 %
3001 Retained Earnings	99,560.96	99,560.96	0.00	0.0 %
<b>Total Equity</b>	<b>293,418.70</b>	<b>271,615.20</b>	<b>21,803.50</b>	<b>8.0 %</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>295,066.00</b>	<b>269,944.78</b>	<b>25,121.22</b>	<b>9.3 %</b>

# Profit & Loss

HOA: Midtown Reserve Homeowners Association, Inc.  
04/01/23 - 06/30/23 (accrual basis)

	<u>Amount</u>
<b>INCOME</b>	
4100 HOA Income (non-posting)	
4102 Transfer Fees	1,190.00
4110 Annual Dues Income	
4111 Builder Dues	-2,087.51
4112 Homeowner Dues	15,419.15
4110 Total Annual Dues Income	13,331.64
4120 Deed Restriction Income	
4121 Cost of Collection	200.00
4120 Total Deed Restriction Income	200.00
4125 Finance Charges	-92.64
4100 Total HOA Income (non-posting)	14,629.00
4200 Management Company Income	
4207 NSF Fees	35.00
4200 Total Management Company Income	35.00
<b>TOTAL INCOME</b>	<b>14,664.00</b>
<b>EXPENSE</b>	
5000 HOA Mgmt/Assoc. Service	6,282.00
5030 Grounds Maintenance (non-posting)	
5032 Landscaping	947.19
5030 Total Grounds Maintenance (non-posting)	947.19
5070 Insurance Expense (non-posting)	
5076 HOA Package Insurance	1,681.80
5070 Total Insurance Expense (non-posting)	1,681.80
5080 Legal and Other Professional Fees (non-posting)	
5082 Legal Fees	1,637.00
5080 Total Legal and Other Professional Fees (non-posting)	1,637.00
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	2,723.71
5100 Total Repairs & Maintenance Expense (non-posting)	2,723.71
5400 Utilities Expense (non-posting)	
5401 Electric	877.50
5402 Sprinkler	1,285.97
5404 Fiber Connection	20,700.00
5400 Total Utilities Expense (non-posting)	22,863.47
5600 Office Expense (non-posting)	
5601 Office supplies	35.04
5605 Postage & Mail Out	297.29
5600 Total Office Expense (non-posting)	332.33
<b>TOTAL EXPENSE</b>	<b>36,467.50</b>
<b>NET INCOME</b>	<b>-21,803.50</b>

**NET INCOME SUMMARY**

Income	14,664.00
Expense	<u>-36,467.50</u>
<b>NET INCOME</b>	<b><u><u>-21,803.50</u></u></b>

# Profit & Loss Comparison

HOA: Midtown Reserve Homeowners Association, Inc.

Comparison Periods: 04/01/23 - 06/30/23 and 01/01/23 - 03/31/23 (accrual basis)

	04/01/23 - 06/30/23	01/01/23 - 03/31/23	\$ Change	% Change
<b>INCOME</b>				
4100 HOA Income (non-posting)				
4102 Transfer Fees	1,190.00	1,085.00	105.00	9.7 %
4110 Annual Dues Income				
4111 Builder Dues	-2,087.51	34,395.44	-36,482.95	-106.1 %
4112 Homeowner Dues	15,419.15	191,843.88	-176,424.73	-92.0 %
4110 Total Annual Dues Income	13,331.64	226,239.32	-212,907.68	-94.1 %
4120 Deed Restriction Income				
4121 Cost of Collection	200.00	0.00	200.00	
4120 Total Deed Restriction Income	200.00	0.00	200.00	
4125 Finance Charges	-92.64	265.50	-358.14	-134.9 %
4100 Total HOA Income (non-posting)	14,629.00	227,589.82	-212,960.82	-93.6 %
4200 Management Company Income				
4207 NSF Fees	35.00	0.00	35.00	
4200 Total Management Company Income	35.00	0.00	35.00	
<b>TOTAL INCOME</b>	<b>14,664.00</b>	<b>227,589.82</b>	<b>-212,925.82</b>	<b>-93.6 %</b>
<b>EXPENSE</b>				
5000 HOA Mgmt/Assoc. Service	6,282.00	5,796.00	486.00	8.4 %
5030 Grounds Maintenance (non-posting)				
5032 Landscaping	947.19	0.00	947.19	
5030 Total Grounds Maintenance (non-posting)	947.19	0.00	947.19	
5070 Insurance Expense (non-posting)				
5073 Directors & Officers	0.00	2,201.00	-2,201.00	-100.0 %
5076 HOA Package Insurance	1,681.80	0.00	1,681.80	
5070 Total Insurance Expense (non-posting)	1,681.80	2,201.00	-519.20	-23.6 %
5080 Legal and Other Professional Fees (non-posting)				
5081 Accounting Fees	0.00	420.00	-420.00	-100.0 %
5082 Legal Fees	1,637.00	2,000.00	-363.00	-18.2 %
5080 Total Legal and Other Professional Fees (no	1,637.00	2,420.00	-783.00	-32.4 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	2,723.71	4,472.05	-1,748.34	-39.1 %
5100 Total Repairs & Maintenance Expense (non-	2,723.71	4,472.05	-1,748.34	-39.1 %
5400 Utilities Expense (non-posting)				
5401 Electric	877.50	845.37	32.13	3.8 %
5402 Sprinkler	1,285.97	149.05	1,136.92	762.8 %
5404 Fiber Connection	20,700.00	17,475.00	3,225.00	18.5 %
5400 Total Utilities Expense (non-posting)	22,863.47	18,469.42	4,394.05	23.8 %
5600 Office Expense (non-posting)				
5601 Office supplies	35.04	112.87	-77.83	-69.0 %
5605 Postage & Mail Out	297.29	260.74	36.55	14.0 %
5600 Total Office Expense (non-posting)	332.33	373.61	-41.28	-11.0 %
<b>TOTAL EXPENSE</b>	<b>36,467.50</b>	<b>33,732.08</b>	<b>2,735.42</b>	<b>8.1 %</b>
<b>NET INCOME</b>	<b>-21,803.50</b>	<b>193,857.74</b>	<b>-215,661.24</b>	<b>-111.2 %</b>

	<u>04/01/23 - 06/30/23</u>	<u>01/01/23 - 03/31/23</u>	<u>\$ Change</u>	<u>% Change</u>
<b>NET INCOME SUMMARY</b>				
Income	14,664.00	227,589.82	-212,925.82	-93.6 %
Expense	-36,467.50	-33,732.08	-2,735.42	-8.1 %
<b>NET INCOME</b>	<b>-21,803.50</b>	<b>193,857.74</b>	<b>-215,661.24</b>	<b>-111.2 %</b>

# Profit & Loss 12 Month Recap

HOA: Midtown Reserve Homeowners Association, Inc.

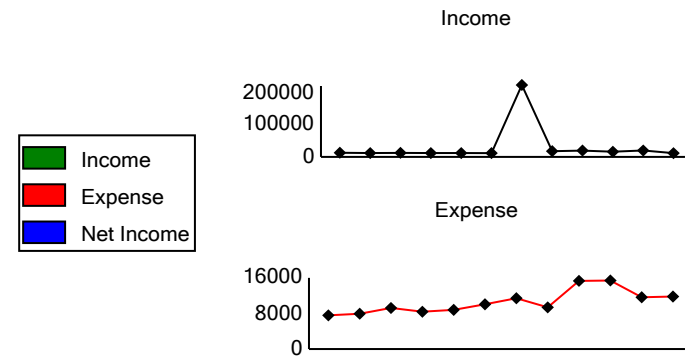
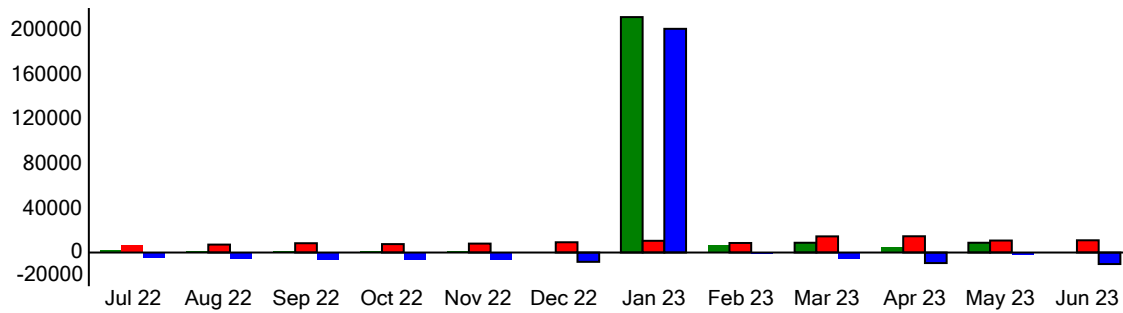
Monthly recap 07/01/22 - 06/30/23 (accrual basis)

	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
<b>INCOME</b>													
4100 HOA Income (non-p													
4101 Administrative Fe	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4102 Transfer Fees	385.00	175.00	350.00	315.00	175.00	560.00	70.00	140.00	875.00	595.00	420.00	175.00	4,235.00
4110 Annual Dues Inco													
4111 Builder Dues	-1,383.93	-567.14	-589.73	-632.87	463.39	-160.14	37,173.29	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,044.85	29,437.51
4112 Homeowner Du	3,104.85	1,399.34	1,878.09	1,265.77	355.48	314.37	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	1,676.71	215,580.93
4110 Total Annual D	1,720.92	832.20	1,288.36	632.90	818.87	154.23	211,826.72	6,529.14	7,883.46	4,288.39	8,411.39	631.86	245,018.44
4120 Deed Restriction I													
4121 Cost of Collecti	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
4120 Total Deed Res	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
4125 Finance Charges	-208.89	22.50	22.50	22.50	22.50	22.50	22.50	194.74	48.26	-0.71	53.30	-145.23	76.47
4100 Total HOA Incom	1,897.03	1,029.70	1,660.86	970.40	1,016.37	811.73	211,919.22	6,863.88	8,806.72	5,082.68	8,884.69	661.63	249,604.91
4200 Management Comp													
4207 NSF Fees	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	-35.00	70.00	-35.00	0.00	70.00
4200 Total Managemer	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	-35.00	70.00	-35.00	0.00	70.00
<b>TOTAL INCOME</b>	<b>1,897.03</b>	<b>1,029.70</b>	<b>1,660.86</b>	<b>970.40</b>	<b>1,016.37</b>	<b>846.73</b>	<b>211,919.22</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>661.63</b>	<b>249,674.91</b>
<b>EXPENSE</b>													
5000 HOA Mgmt/Assoc. S	1,746.00	1,866.00	1,872.00	1,896.00	1,902.00	1,902.00	1,902.00	1,902.00	1,992.00	2,094.00	2,094.00	2,094.00	23,262.00
5030 Grounds Maintenanc													
5032 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75	0.00	622.44	947.19
5030 Total Grounds Ma	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75	0.00	622.44	947.19
5070 Insurance Expense													
5073 Directors & Office	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	0.00	0.00	0.00	2,201.00
5076 HOA Package Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,048.00	633.80	1,681.80
5070 Total Insurance E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,201.00	0.00	1,048.00	633.80	3,882.80
5080 Legal and Other Pro													
5081 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	0.00	0.00	0.00	0.00	420.00
5082 Legal Fees	0.00	0.00	558.50	0.00	0.00	0.00	2,000.00	0.00	0.00	1,637.00	0.00	0.00	4,195.50
5080 Total Legal and O	0.00	0.00	558.50	0.00	0.00	0.00	2,000.00	420.00	0.00	1,637.00	0.00	0.00	4,615.50
5100 Repairs & Maintena													
5109 Miscellaneous Re	0.00	0.00	700.00	0.00	175.00	200.00	465.00	75.00	3,932.05	2,213.71	390.00	120.00	8,270.76
5100 Total Repairs & M	0.00	0.00	700.00	0.00	175.00	200.00	465.00	75.00	3,932.05	2,213.71	390.00	120.00	8,270.76
5300 Taxes Expense (nor													

	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
5301 Property Taxes	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00
5300 Total Taxes Expense	0.00	0.00	0.00	-25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-25.00
5400 Utilities Expense (nc													
5401 Electric	153.29	177.27	212.61	208.50	253.92	242.87	266.12	295.72	283.53	291.22	289.20	297.08	2,971.33
5402 Sprinkler	276.10	409.35	178.60	500.35	406.10	35.60	35.60	35.60	77.85	1,251.77	42.10	-7.90	3,241.12
5404 Fiber Connection	4,575.00	4,675.00	4,900.00	5,000.00	5,250.00	5,375.00	5,725.00	5,775.00	5,975.00	6,525.00	6,950.00	7,225.00	67,950.00
5400 Total Utilities Expense	5,004.39	5,261.62	5,291.21	5,708.85	5,910.02	5,653.47	6,026.72	6,106.32	6,336.38	8,067.99	7,281.30	7,514.18	74,162.45
5600 Office Expense (non													
5601 Office supplies	0.00	0.00	0.00	0.00	0.00	3.52	99.67	7.76	5.44	22.00	5.60	7.44	151.43
5605 Postage & Mail O	15.00	7.17	11.37	7.52	17.05	188.51	132.20	58.47	70.07	257.78	24.04	15.47	804.65
5600 Total Office Expense	15.00	7.17	11.37	7.52	17.05	192.03	231.87	66.23	75.51	279.78	29.64	22.91	956.08
5800 Other Expenses													
5803 Flags, Decoration	0.00	0.00	0.00	0.00	0.00	1,312.87	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87
5800 Total Other Expense	0.00	0.00	0.00	0.00	0.00	1,312.87	0.00	0.00	0.00	0.00	0.00	0.00	1,312.87
<b>TOTAL EXPENSE</b>	<b>6,765.39</b>	<b>7,134.79</b>	<b>8,433.08</b>	<b>7,587.37</b>	<b>8,004.07</b>	<b>9,260.37</b>	<b>10,625.59</b>	<b>8,569.55</b>	<b>14,536.94</b>	<b>14,617.23</b>	<b>10,842.94</b>	<b>11,007.33</b>	<b>117,384.65</b>
<b>NET INCOME</b>	<b>-4,868.36</b>	<b>-6,105.09</b>	<b>-6,772.22</b>	<b>-6,616.97</b>	<b>-6,987.70</b>	<b>-8,413.64</b>	<b>201,293.63</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-1,993.25</b>	<b>-10,345.70</b>	<b>132,290.26</b>



	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
<b>NET INCOME SUMMARY</b>													
Income	1,897.03	1,029.70	1,660.86	970.40	1,016.37	846.73	211,919.22	6,898.88	8,771.72	5,152.68	8,849.69	661.63	249,674.91
Expense	-6,765.39	-7,134.79	-8,433.08	-7,587.37	-8,004.07	-9,260.37	-10,625.59	-8,569.55	-14,536.94	-14,617.23	-10,842.94	-11,007.33	-117,384.65
<b>NET INCOME</b>	<b>-4,868.36</b>	<b>-6,105.09</b>	<b>-6,772.22</b>	<b>-6,616.97</b>	<b>-6,987.70</b>	<b>-8,413.64</b>	<b>201,293.63</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-1,993.25</b>	<b>-10,345.70</b>	<b>132,290.26</b>



# Actual/Budget Fiscal Year Analysis

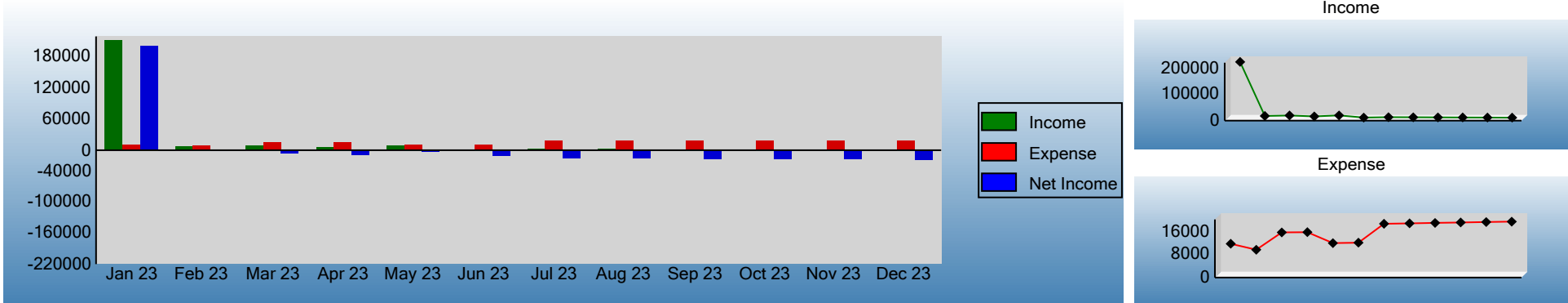
HOA: Midtown Reserve Homeowners Association, Inc.

Analysis for Fiscal Year 01/01/23 - 12/31/23 (accrual basis) as of As of 06/30/23

	Actual						Budget						REVISED TOTAL	ORIGINAL BUDGET
	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23		
<b>INCOME</b>														
4100 HOA Income (non-posti														
4102 Transfer Fees	70.00	140.00	875.00	595.00	420.00	175.00	175.00	175.00	175.00	175.00	175.00	175.00	3,325.00	2,100.00
4110 Annual Dues Income														
4111 Builder Dues	37,173.29	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,044.85	0.00	0.00	0.00	0.00	0.00	0.00	32,307.93	44,250.00
4112 Homeowner Dues	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	1,676.71	1,875.00	1,562.50	1,250.00	937.50	625.00	312.50	213,825.53	178,875.08
4110 Total Annual Dues	211,826.72	6,529.14	7,883.46	4,288.39	8,411.39	631.86	1,875.00	1,562.50	1,250.00	937.50	625.00	312.50	246,133.46	223,125.08
4120 Deed Restriction Incc														
4121 Cost of Collection	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00
4120 Total Deed Restrict	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00
4125 Finance Charges	22.50	194.74	48.26	-0.71	53.30	-145.23	0.00	0.00	0.00	0.00	0.00	0.00	172.86	0.00
4100 Total HOA Income (n	211,919.22	6,863.88	8,806.72	5,082.68	8,884.69	661.63	2,050.00	1,737.50	1,425.00	1,112.50	800.00	487.50	249,831.32	225,225.08
4200 Management Company														
4207 NSF Fees	0.00	35.00	-35.00	70.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00
4200 Total Management C	0.00	35.00	-35.00	70.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00
<b>TOTAL INCOME</b>	<b>211,919.22</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>661.63</b>	<b>2,050.00</b>	<b>1,737.50</b>	<b>1,425.00</b>	<b>1,112.50</b>	<b>800.00</b>	<b>487.50</b>	<b>249,866.32</b>	<b>225,225.08</b>
<b>EXPENSE</b>														
5000 HOA Mgmt/Assoc. Serv	1,902.00	1,902.00	1,992.00	2,094.00	2,094.00	2,094.00	2,118.00	2,142.00	2,166.00	2,190.00	2,214.00	2,238.00	25,146.00	25,272.00
5030 Grounds Maintenance (														
5032 Landscaping	0.00	0.00	0.00	324.75	0.00	622.44	0.00	0.00	0.00	0.00	0.00	0.00	947.19	0.00
5034 Repairs & Maintenan	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	600.00	1,200.00
5030 Total Grounds Mainte	0.00	0.00	0.00	324.75	0.00	622.44	100.00	100.00	100.00	100.00	100.00	100.00	1,547.19	1,200.00
5070 Insurance Expense (nor														
5072 General Liability	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	3,500.00
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	2,421.00
5076 HOA Package Insura	0.00	0.00	0.00	0.00	1,048.00	633.80	0.00	0.00	0.00	0.00	0.00	0.00	1,681.80	0.00
5070 Total Insurance Expe	0.00	0.00	2,201.00	0.00	1,048.00	633.80	0.00	0.00	0.00	0.00	0.00	0.00	3,882.80	5,921.00
5080 Legal and Other Profes														
5081 Accounting Fees	0.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00	440.00
5082 Legal Fees	2,000.00	0.00	0.00	1,637.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	5,137.00	3,000.00
5080 Total Legal and Other	2,000.00	420.00	0.00	1,637.00	0.00	0.00	250.00	250.00	250.00	250.00	250.00	250.00	5,557.00	3,440.00
5100 Repairs & Maintenance														
5109 Miscellaneous Repair	465.00	75.00	3,932.05	2,213.71	390.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	7,195.76	0.00
5100 Total Repairs & Maini	465.00	75.00	3,932.05	2,213.71	390.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	7,195.76	0.00

	Actual						Budget						REVISED TOTAL	ORIGINAL BUDGET
	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23		
5300 Taxes Expense (non-po														
5301 Property Taxes	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	50.00
5300 Total Taxes Expense	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	50.00
5400 Utilities Expense (non-p														
5401 Electric	266.12	295.72	283.53	291.22	289.20	297.08	230.00	230.00	230.00	230.00	230.00	230.00	3,102.87	2,760.00
5402 Sprinkler	35.60	35.60	77.85	1,251.77	42.10	-7.90	250.00	250.00	250.00	250.00	250.00	250.00	2,935.02	3,000.00
5404 Fiber Connection	5,725.00	5,775.00	5,975.00	6,525.00	6,950.00	7,225.00	6,025.00	6,150.00	6,275.00	6,400.00	6,525.00	6,650.00	76,200.00	71,550.00
5400 Total Utilities Expens	6,026.72	6,106.32	6,336.38	8,067.99	7,281.30	7,514.18	6,505.00	6,630.00	6,755.00	6,880.00	7,005.00	7,130.00	82,237.89	77,310.00
5600 Office Expense (non-po														
5601 Office supplies	99.67	7.76	5.44	22.00	5.60	7.44	5.00	5.00	5.00	5.00	5.00	5.00	177.91	60.00
5605 Postage & Mail Out	132.20	58.47	70.07	257.78	24.04	15.47	35.00	35.00	35.00	35.00	35.00	35.00	768.03	635.00
5600 Total Office Expense	231.87	66.23	75.51	279.78	29.64	22.91	40.00	40.00	40.00	40.00	40.00	40.00	945.94	695.00
5800 Other Expenses														
5803 Flags, Decorations, S	0.00	0.00	0.00	0.00	0.00	0.00	166.67	166.67	166.66	166.66	166.66	166.66	999.98	2,000.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	166.67	166.67	166.66	166.66	166.66	166.66	999.98	2,000.00
6000 Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	49,999.98	100,000.00
<b>TOTAL EXPENSE</b>	<b>10,625.59</b>	<b>8,569.55</b>	<b>14,536.94</b>	<b>14,617.23</b>	<b>10,842.94</b>	<b>11,007.33</b>	<b>17,513.00</b>	<b>17,662.00</b>	<b>17,810.99</b>	<b>17,959.99</b>	<b>18,108.99</b>	<b>18,257.99</b>	<b>177,512.54</b>	<b>215,888.00</b>
<b>NET INCOME</b>	<b>201,293.63</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-1,993.25</b>	<b>-10,345.70</b>	<b>-15,463.00</b>	<b>-15,924.50</b>	<b>-16,385.99</b>	<b>-16,847.49</b>	<b>-17,308.99</b>	<b>-17,770.49</b>	<b>72,353.78</b>	<b>9,337.08</b>

	Actual						Budget						REVISED TOTAL	ORIGINAL BUDGET
	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23		
<b>NET INCOME SUMMARY</b>														
Income	211,919.22	6,898.88	8,771.72	5,152.68	8,849.69	661.63	2,050.00	1,737.50	1,425.00	1,112.50	800.00	487.50	249,866.32	225,225.08
Expense	-10,625.59	-8,569.55	-14,536.94	-14,617.23	-10,842.94	-11,007.33	-17,513.00	-17,662.00	-17,810.99	-17,959.99	-18,108.99	-18,257.99	-177,512.54	-215,888.00
<b>NET INCOME</b>	<b>201,293.63</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-1,993.25</b>	<b>-10,345.70</b>	<b>-15,463.00</b>	<b>-15,924.50</b>	<b>-16,385.99</b>	<b>-16,847.49</b>	<b>-17,308.99</b>	<b>-17,770.49</b>	<b>72,353.78</b>	<b>9,337.08</b>



# Trial Balance Activity

HOA: Midtown Reserve Homeowners Association, Inc.

Date Range: 04/01/23 - 06/30/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	277,942.68		14,734.78	263,207.90
1100 Accounts Receivable	15,998.32		9,261.44	6,736.88
1200 Undeposited Funds	1,125.00		1,125.00	0.00
2000 Accounts Payable	-1,647.30	3,317.72		1,670.42
3001 Retained Earnings	-99,560.96			-99,560.96
4102 Transfer Fees	-1,085.00		1,190.00	-2,275.00
4111 Builder Dues	-34,395.44	2,087.51		-32,307.93
4112 Homeowner Dues	-191,843.88		15,419.15	-207,263.03
4121 Cost of Collection	0.00		200.00	-200.00
4125 Finance Charges	-265.50	92.64		-172.86
4207 NSF Fees	0.00		35.00	-35.00
5000 HOA Mgmt/Assoc. Service	5,796.00	6,282.00		12,078.00
5032 Landscaping	0.00	947.19		947.19
5073 Directors & Officers	2,201.00			2,201.00
5076 HOA Package Insurance	0.00	1,681.80		1,681.80
5081 Accounting Fees	420.00			420.00
5082 Legal Fees	2,000.00	1,637.00		3,637.00
5109 Miscellaneous Repairs Expense	4,472.05	2,723.71		7,195.76
5401 Electric	845.37	877.50		1,722.87
5402 Sprinkler	149.05	1,285.97		1,435.02
5404 Fiber Connection	17,475.00	20,700.00		38,175.00
5601 Office supplies	112.87	35.04		147.91
5605 Postage & Mail Out	260.74	297.29		558.03
	<b>0.00</b>	<b>41,965.37</b>	<b>41,965.37</b>	<b>0.00</b>

# Cash Flow 12 Month Recap

HOA: Midtown Reserve Homeowners Association, Inc.

07/01/22 - 06/30/23 (accrual basis)

	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
<b>OPERATING ACTIVITIES</b>													
<b>INCOME</b>													
4100 HOA Income (non-posting)													
4101 Administrative Fees	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
4102 Transfer Fees	385.00	175.00	350.00	315.00	175.00	560.00	70.00	140.00	875.00	595.00	420.00	175.00	4,235.00
4110 Annual Dues Income													
4111 Builder Dues	-1,383.93	-567.14	-589.73	-632.87	463.39	-160.14	37,173.29	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,044.85	29,437.51
4112 Homeowner Dues	3,104.85	1,399.34	1,878.09	1,265.77	355.48	314.37	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	1,676.71	215,580.93
4110 Total Annual Dues Income	1,720.92	832.20	1,288.36	632.90	818.87	154.23	211,826.72	6,529.14	7,883.46	4,288.39	8,411.39	631.86	245,018.44
4120 Deed Restriction Income													
4121 Cost of Collection	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
4120 Total Deed Restriction Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	200.00
4125 Finance Charges	-208.89	22.50	22.50	22.50	22.50	22.50	22.50	194.74	48.26	-0.71	53.30	-145.23	76.47
4100 Total HOA Income (non-posting)	1,897.03	1,029.70	1,660.86	970.40	1,016.37	811.73	211,919.22	6,863.88	8,806.72	5,082.68	8,884.69	661.63	249,604.91
4200 Management Company Income													
4207 NSF Fees	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	-35.00	70.00	-35.00	0.00	70.00
4200 Total Management Company Income	0.00	0.00	0.00	0.00	0.00	35.00	0.00	35.00	-35.00	70.00	-35.00	0.00	70.00
<b>TOTAL INCOME</b>	<b>1,897.03</b>	<b>1,029.70</b>	<b>1,660.86</b>	<b>970.40</b>	<b>1,016.37</b>	<b>846.73</b>	<b>211,919.22</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>661.63</b>	<b>249,674.91</b>
<b>EXPENSE</b>													
5000 HOA Mgmt/Assoc. Service	-1,746.00	-1,866.00	-1,872.00	-1,896.00	-1,902.00	-1,902.00	-1,902.00	-1,902.00	-1,992.00	-2,094.00	-2,094.00	-2,094.00	-23,262.00
5030 Grounds Maintenance (non-posting)													
5032 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-324.75	0.00	-622.44	-947.19
5030 Total Grounds Maintenance (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-324.75	0.00	-622.44	-947.19
5070 Insurance Expense (non-posting)													
5073 Directors & Officers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00	0.00	0.00	0.00	-2,201.00
5076 HOA Package Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,048.00	-633.80	-1,681.80
5070 Total Insurance Expense (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,201.00	0.00	-1,048.00	-633.80	-3,882.80
5080 Legal and Other Professional Fees (non-posting)													
5081 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-420.00	0.00	0.00	0.00	0.00	-420.00
5082 Legal Fees	0.00	0.00	-558.50	0.00	0.00	0.00	-2,000.00	0.00	0.00	-1,637.00	0.00	0.00	-4,195.50
5080 Total Legal and Other Professional Fees (non-posting)	0.00	0.00	-558.50	0.00	0.00	0.00	-2,000.00	-420.00	0.00	-1,637.00	0.00	0.00	-4,615.50
5100 Repairs & Maintenance Expense (non-posting)													
5109 Miscellaneous Repairs Expense	0.00	0.00	-700.00	0.00	-175.00	-200.00	-465.00	-75.00	-3,932.05	-2,213.71	-390.00	-120.00	-8,270.76

	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	TOTAL
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	0.00	-700.00	0.00	-175.00	-200.00	-465.00	-75.00	-3,932.05	-2,213.71	-390.00	-120.00	-8,270.76
5300 Taxes Expense (non-posting)													
5301 Property Taxes	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5300 Total Taxes Expense (non-posting)	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
5400 Utilities Expense (non-posting)													
5401 Electric	-153.29	-177.27	-212.61	-208.50	-253.92	-242.87	-266.12	-295.72	-283.53	-291.22	-289.20	-297.08	-2,971.33
5402 Sprinkler	-276.10	-409.35	-178.60	-500.35	-406.10	-35.60	-35.60	-35.60	-77.85	-1,251.77	-42.10	7.90	-3,241.12
5404 Fiber Connection	-4,575.00	-4,675.00	-4,900.00	-5,000.00	-5,250.00	-5,375.00	-5,725.00	-5,775.00	-5,975.00	-6,525.00	-6,950.00	-7,225.00	-67,950.00
5400 Total Utilities Expense (non-posting)	-5,004.39	-5,261.62	-5,291.21	-5,708.85	-5,910.02	-5,653.47	-6,026.72	-6,106.32	-6,336.38	-8,067.99	-7,281.30	-7,514.18	-74,162.45
5600 Office Expense (non-posting)													
5601 Office supplies	0.00	0.00	0.00	0.00	0.00	-3.52	-99.67	-7.76	-5.44	-22.00	-5.60	-7.44	-151.43
5605 Postage & Mail Out	-15.00	-7.17	-11.37	-7.52	-17.05	-188.51	-132.20	-58.47	-70.07	-257.78	-24.04	-15.47	-804.65
5600 Total Office Expense (non-posting)	-15.00	-7.17	-11.37	-7.52	-17.05	-192.03	-231.87	-66.23	-75.51	-279.78	-29.64	-22.91	-956.08
5800 Other Expenses													
5803 Flags, Decorations, Signs	0.00	0.00	0.00	0.00	0.00	-1,312.87	0.00	0.00	0.00	0.00	0.00	0.00	-1,312.87
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	-1,312.87	0.00	0.00	0.00	0.00	0.00	0.00	-1,312.87
<b>TOTAL EXPENSE</b>	<b>-6,765.39</b>	<b>-7,134.79</b>	<b>-8,433.08</b>	<b>-7,587.37</b>	<b>-8,004.07</b>	<b>-9,260.37</b>	<b>-10,625.59</b>	<b>-8,569.55</b>	<b>-14,536.94</b>	<b>-14,617.23</b>	<b>-10,842.94</b>	<b>-11,007.33</b>	<b>-117,384.65</b>
Net Income	-4,868.36	-6,105.09	-6,772.22	-6,616.97	-6,987.70	-8,413.64	201,293.63	-1,670.67	-5,765.22	-9,464.55	-1,993.25	-10,345.70	132,290.26
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	4,020.31	927.16	-389.49	-313.54	674.84	28,253.63	-91,099.18	41,406.33	7,205.09	3,339.86	-1,333.50	7,255.08	-53.41
1202 Pass-through	0.00	0.00	0.00	0.00	0.00	850.00	-425.00	-425.00	0.00	0.00	0.00	0.00	0.00
2000 Accounts Payable	111.39	-6.00	-24.00	-6.00	0.00	1,112.87	-1,112.87	-178.74	3,728.04	1,989.38	-5,799.53	492.43	306.97
<b>Net cash provided by Operating Activities</b>	<b>-736.66</b>	<b>-5,183.93</b>	<b>-7,185.71</b>	<b>-6,936.51</b>	<b>-6,312.86</b>	<b>21,802.86</b>	<b>108,656.58</b>	<b>39,131.92</b>	<b>5,167.91</b>	<b>-4,135.31</b>	<b>-9,126.28</b>	<b>-2,598.19</b>	<b>132,543.82</b>
<b>Net cash increase for period</b>	<b>-736.66</b>	<b>-5,183.93</b>	<b>-7,185.71</b>	<b>-6,936.51</b>	<b>-6,312.86</b>	<b>21,802.86</b>	<b>108,656.58</b>	<b>39,131.92</b>	<b>5,167.91</b>	<b>-4,135.31</b>	<b>-9,126.28</b>	<b>-2,598.19</b>	<b>132,543.82</b>
<b>Cash at beginning of period</b>	130,664.08	129,927.42	124,743.49	117,557.78	110,621.27	104,308.41	126,111.27	234,767.85	273,899.77	279,067.68	274,932.37	265,806.09	130,664.08
<b>Cash at end of period</b>	<b>129,927.42</b>	<b>124,743.49</b>	<b>117,557.78</b>	<b>110,621.27</b>	<b>104,308.41</b>	<b>126,111.27</b>	<b>234,767.85</b>	<b>273,899.77</b>	<b>279,067.68</b>	<b>274,932.37</b>	<b>265,806.09</b>	<b>263,207.90</b>	<b>263,207.90</b>