

# Balance Sheet

HOA: Midtown Reserve Homeowners Association, Inc.

As of 09/30/23 (accrual basis)

## ASSETS

Bank	
1000 Midtown Operating	226,011.98
Total Bank	226,011.98
Accounts Receivable	
1100 Accounts Receivable	2,894.47
Total Accounts Receivable	2,894.47

**TOTAL ASSETS** **228,906.45**

## LIABILITIES & EQUITY

### Liabilities

Accounts Payable	
2000 Accounts Payable	-2,364.00
Total Accounts Payable	-2,364.00

**Total Liabilities** -2,364.00

### Equity

3000 Net Income	131,784.49
3001 Retained Earnings	99,485.96

**Total Equity** 231,270.45

**TOTAL LIABILITIES & EQUITY** **228,906.45**

# Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association, Inc.  
 Comparison Periods: As of 12/31/22 and As of 06/30/23 (accrual basis)

	Amount as of 12/31/2022	Amount as of 6/30/2023	\$ Change	% Change
<b>ASSETS</b>				
Bank				
1000 Midtown Operating	123,361.27	263,207.90	-139,846.63	-53.1 %
Total Bank	123,361.27	263,207.90	-139,846.63	-53.1 %
Accounts Receivable				
1100 Accounts Receivable	-26,564.44	6,454.73	-33,019.17	-511.5 %
Total Accounts Receivable	-26,564.44	6,454.73	-33,019.17	-511.5 %
Other Current Asset				
1200 Undeposited Funds	2,750.00	0.00	2,750.00	
1202 Pass-through	-850.00	0.00	-850.00	
Total Other Current Asset	1,900.00	0.00	1,900.00	
<b>TOTAL ASSETS</b>	<b>98,696.83</b>	<b>269,662.63</b>	<b>-170,965.80</b>	<b>-63.4 %</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
Accounts Payable				
2000 Accounts Payable	-789.13	-642.04	-147.09	-22.9 %
Total Accounts Payable	-789.13	-642.04	-147.09	-22.9 %
<b>Total Liabilities</b>	<b>-789.13</b>	<b>-642.04</b>	<b>-147.09</b>	<b>-22.9 %</b>
<b>Equity</b>				
3000 Net Income	87,285.70	170,818.71	-83,533.01	-48.9 %
3001 Retained Earnings	12,200.26	99,485.96	-87,285.70	-87.7 %
<b>Total Equity</b>	<b>99,485.96</b>	<b>270,304.67</b>	<b>-170,818.71</b>	<b>-63.2 %</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>98,696.83</b>	<b>269,662.63</b>	<b>-170,965.80</b>	<b>-63.4 %</b>

# Profit & Loss

HOA: Midtown Reserve Homeowners Association, Inc.  
07/01/23 - 09/30/23 (accrual basis)

	<u>Amount</u>
<b>INCOME</b>	
4100 HOA Income (non-posting)	
4102 Transfer Fees	490.00
4110 Annual Dues Income	
4111 Builder Dues	200.43
4112 Homeowner Dues	4,078.77
4110 Total Annual Dues Income	4,279.20
4125 Finance Charges	-73.86
4100 Total HOA Income (non-posting)	4,695.34
4200 Management Company Income	
4207 NSF Fees	-35.00
4200 Total Management Company Income	-35.00
<b>TOTAL INCOME</b>	<b>4,660.34</b>
<b>EXPENSE</b>	
5000 HOA Mgmt/Assoc. Service	6,732.00
5020 Deed Restriction Expense (non-posting)	
5021 Cost of Collection	80.00
5020 Total Deed Restriction Expense (non-posting)	80.00
5030 Grounds Maintenance (non-posting)	
5032 Landscaping	1,299.00
5030 Total Grounds Maintenance (non-posting)	1,299.00
5070 Insurance Expense (non-posting)	
5073 Directors & Officers	651.45
5076 HOA Package Insurance	1,926.40
5070 Total Insurance Expense (non-posting)	2,577.85
5080 Legal and Other Professional Fees (non-posting)	
5082 Legal Fees	3,063.50
5080 Total Legal and Other Professional Fees (non-posting)	3,063.50
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	850.00
5100 Total Repairs & Maintenance Expense (non-posting)	850.00
5400 Utilities Expense (non-posting)	
5401 Electric	801.41
5402 Sprinkler	1,325.25
5404 Fiber Connection	22,650.00
5400 Total Utilities Expense (non-posting)	24,776.66
5600 Office Expense (non-posting)	
5601 Office supplies	75.21
5605 Postage & Mail Out	40.34
5600 Total Office Expense (non-posting)	115.55
5800 Other Expenses	
5803 Flags, Decorations, Signs	4,200.00
5800 Total Other Expenses	4,200.00
<b>TOTAL EXPENSE</b>	<b>43,694.56</b>
<b>NET INCOME</b>	<b>-39,034.22</b>

**NET INCOME SUMMARY**

Income	4,660.34
Expense	<u>-43,694.56</u>
<b>NET INCOME</b>	<b><u><u>-39,034.22</u></u></b>

# Profit & Loss Comparison

HOA: Midtown Reserve Homeowners Association, Inc.

Comparison Periods: 07/01/23 - 09/30/23 and 04/01/23 - 06/30/23 (accrual basis)

	07/01/23 - 09/30/23	04/01/23 - 06/30/23	\$ Change	% Change
<b>INCOME</b>				
4100 HOA Income (non-posting)				
4102 Transfer Fees	490.00	1,295.00	-805.00	-62.2 %
4110 Annual Dues Income				
4111 Builder Dues	200.43	-2,660.80	2,861.23	107.5 %
4112 Homeowner Dues	4,078.77	16,565.74	-12,486.97	-75.4 %
4110 Total Annual Dues Income	4,279.20	13,904.94	-9,625.74	-69.2 %
4120 Deed Restriction Income				
4121 Cost of Collection	0.00	200.00	-200.00	-100.0 %
4120 Total Deed Restriction Income	0.00	200.00	-200.00	-100.0 %
4125 Finance Charges	-73.86	-92.64	18.78	20.3 %
4100 Total HOA Income (non-posting)	4,695.34	15,307.30	-10,611.96	-69.3 %
4200 Management Company Income				
4207 NSF Fees	-35.00	35.00	-70.00	-200.0 %
4200 Total Management Company Income	-35.00	35.00	-70.00	-200.0 %
<b>TOTAL INCOME</b>	<b>4,660.34</b>	<b>15,342.30</b>	<b>-10,681.96</b>	<b>-69.6 %</b>
<b>EXPENSE</b>				
5000 HOA Mgmt/Assoc. Service	6,732.00	6,282.00	450.00	7.2 %
5020 Deed Restriction Expense (non-posting)				
5021 Cost of Collection	80.00	0.00	80.00	
5020 Total Deed Restriction Expense (non-posting)	80.00	0.00	80.00	
5030 Grounds Maintenance (non-posting)				
5032 Landscaping	1,299.00	1,650.82	-351.82	-21.3 %
5034 Repairs & Maintenance	0.00	100.00	-100.00	-100.0 %
5035 Turf/Mulch/Other Landscape	0.00	324.75	-324.75	-100.0 %
5030 Total Grounds Maintenance (non-posting)	1,299.00	2,075.57	-776.57	-37.4 %
5070 Insurance Expense (non-posting)				
5073 Directors & Officers	651.45	0.00	651.45	
5076 HOA Package Insurance	1,926.40	1,681.80	244.60	14.5 %
5070 Total Insurance Expense (non-posting)	2,577.85	1,681.80	896.05	53.3 %
5080 Legal and Other Professional Fees (non-posting)				
5082 Legal Fees	3,063.50	1,637.00	1,426.50	87.1 %
5080 Total Legal and Other Professional Fees (non-posting)	3,063.50	1,637.00	1,426.50	87.1 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	850.00	410.00	440.00	107.3 %
5100 Total Repairs & Maintenance Expense (non-posting)	850.00	410.00	440.00	107.3 %
5400 Utilities Expense (non-posting)				
5401 Electric	801.41	877.50	-76.09	-8.7 %
5402 Sprinkler	1,325.25	1,285.97	39.28	3.1 %
5404 Fiber Connection	22,650.00	20,700.00	1,950.00	9.4 %
5400 Total Utilities Expense (non-posting)	24,776.66	22,863.47	1,913.19	8.4 %
5600 Office Expense (non-posting)				
5601 Office supplies	75.21	35.04	40.17	114.6 %
5605 Postage & Mail Out	40.34	297.29	-256.95	-86.4 %
5600 Total Office Expense (non-posting)	115.55	332.33	-216.78	-65.2 %
5800 Other Expenses				
5803 Flags, Decorations, Signs	4,200.00	0.00	4,200.00	
5800 Total Other Expenses	4,200.00	0.00	4,200.00	

	<b>07/01/23 - 09/30/23</b>	<b>04/01/23 - 06/30/23</b>	<b>\$ Change</b>	<b>% Change</b>
6100 Construction Expense (non-posting)				
6101 Contractors	0.00	2,213.71	-2,213.71	-100.0 %
6100 Total Construction Expense (non-posting)	0.00	2,213.71	-2,213.71	-100.0 %
<b>TOTAL EXPENSE</b>	<b>43,694.56</b>	<b>37,495.88</b>	<b>6,198.68</b>	<b>16.5 %</b>
<b>NET INCOME</b>	<b>-39,034.22</b>	<b>-22,153.58</b>	<b>-16,880.64</b>	<b>-76.2 %</b>
<b>NET INCOME SUMMARY</b>				
Income	4,660.34	15,342.30	-10,681.96	-69.6 %
Expense	-43,694.56	-37,495.88	-6,198.68	-16.5 %
<b>NET INCOME</b>	<b>-39,034.22</b>	<b>-22,153.58</b>	<b>-16,880.64</b>	<b>-76.2 %</b>

# Profit & Loss 12 Month Recap

HOA: Midtown Reserve Homeowners Association, Inc.

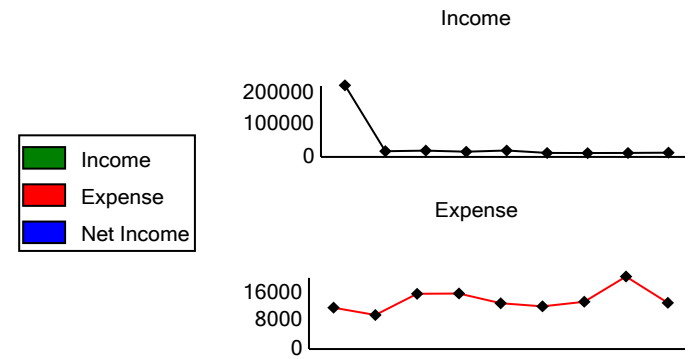
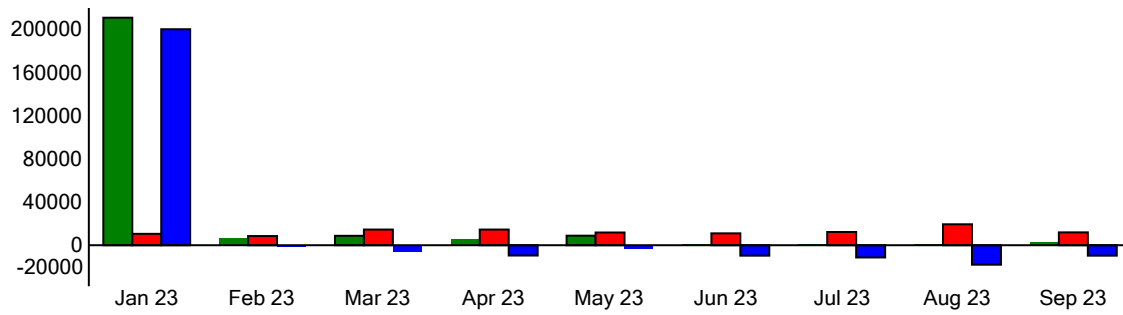
Monthly recap 01/01/23 - 09/30/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
<b>INCOME</b>										
4100 HOA Income (non-posting)										
4102 Transfer Fees	70.00	140.00	875.00	595.00	420.00	280.00	175.00	280.00	35.00	2,870.00
4110 Annual Dues Income										
4111 Builder Dues	36,287.84	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,618.14	-811.65	-1,122.93	2,135.01	31,049.62
4112 Homeowner Dues	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	2,823.30	1,623.29	2,245.89	209.59	212,488.39
4110 Total Annual Dues Inc	210,941.27	6,529.14	7,883.46	4,288.39	8,411.39	1,205.16	811.64	1,122.96	2,344.60	243,538.01
4120 Deed Restriction Income										
4121 Cost of Collection	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
4120 Total Deed Restriction	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
4125 Finance Charges	22.50	194.74	48.26	-0.71	53.30	-145.23	37.14	-67.50	-43.50	99.00
4100 Total HOA Income (non-p	211,033.77	6,863.88	8,806.72	5,082.68	8,884.69	1,339.93	1,023.78	1,335.46	2,336.10	246,707.01
4200 Management Company Incr										
4207 NSF Fees	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00
4200 Total Management Comp	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>211,033.77</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>1,339.93</b>	<b>988.78</b>	<b>1,335.46</b>	<b>2,336.10</b>	<b>246,707.01</b>
<b>EXPENSE</b>										
5000 HOA Mgmt/Assoc. Service	1,902.00	1,902.00	1,992.00	2,094.00	2,094.00	2,094.00	2,244.00	2,244.00	2,244.00	18,810.00
5020 Deed Restriction Expense (										
5021 Cost of Collection	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	80.00
5020 Total Deed Restriction E	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	80.00
5030 Grounds Maintenance (non										
5032 Landscaping	0.00	0.00	0.00	0.00	1,028.38	622.44	866.00	433.00	0.00	2,949.82
5034 Repairs & Maintenance	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	200.00
5035 Turf/Mulch/Other Landsc	0.00	0.00	0.00	324.75	0.00	0.00	0.00	0.00	0.00	324.75
5030 Total Grounds Maintenar	0.00	0.00	100.00	324.75	1,128.38	622.44	866.00	433.00	0.00	3,474.57
5070 Insurance Expense (non-pc										
5073 Directors & Officers	0.00	0.00	2,201.00	0.00	0.00	0.00	0.00	651.45	0.00	2,852.45
5076 HOA Package Insurance	0.00	0.00	0.00	0.00	1,048.00	633.80	633.80	658.80	633.80	3,608.20
5070 Total Insurance Expense	0.00	0.00	2,201.00	0.00	1,048.00	633.80	633.80	1,310.25	633.80	6,460.65
5080 Legal and Other Profession										
5081 Accounting Fees	0.00	420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.00
5082 Legal Fees	2,000.00	0.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	0.00	6,700.50
5080 Total Legal and Other Pr	2,000.00	420.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	0.00	7,120.50
5100 Repairs & Maintenance Exp										

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
5109 Miscellaneous Repairs E	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	1,800.00
5100 Total Repairs & Maintena	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	1,800.00
5400 Utilities Expense (non-posti										
5401 Electric	266.12	295.72	283.53	291.22	289.20	297.08	264.97	247.08	289.36	2,524.28
5402 Sprinkler	35.60	35.60	77.85	1,251.77	42.10	-7.90	207.85	435.35	682.05	2,760.27
5404 Fiber Connection	5,725.00	5,775.00	5,975.00	6,525.00	6,950.00	7,225.00	7,375.00	7,575.00	7,700.00	60,825.00
5400 Total Utilities Expense (n	6,026.72	6,106.32	6,336.38	8,067.99	7,281.30	7,514.18	7,847.82	8,257.43	8,671.41	66,109.55
5600 Office Expense (non-postin										
5601 Office supplies	99.67	7.76	5.44	22.00	5.60	7.44	40.30	6.40	28.51	223.12
5605 Postage & Mail Out	132.20	58.47	70.07	257.78	24.04	15.47	9.51	15.10	15.73	598.37
5600 Total Office Expense (no	231.87	66.23	75.51	279.78	29.64	22.91	49.81	21.50	44.24	821.49
5800 Other Expenses										
5803 Flags, Decorations, Sign	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	4,200.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	4,200.00
6100 Construction Expense (non-										
6101 Contractors	0.00	0.00	3,832.05	2,213.71	0.00	0.00	0.00	0.00	0.00	6,045.76
6100 Total Construction Exper	0.00	0.00	3,832.05	2,213.71	0.00	0.00	0.00	0.00	0.00	6,045.76
<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>11,871.32</b>	<b>11,007.33</b>	<b>12,296.43</b>	<b>19,404.68</b>	<b>11,993.45</b>	<b>114,922.52</b>
<b>NET INCOME</b>	<b>200,408.18</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-3,021.63</b>	<b>-9,667.40</b>	<b>-11,307.65</b>	<b>-18,069.22</b>	<b>-9,657.35</b>	<b>131,784.49</b>



	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
<b>NET INCOME SUMMARY</b>										
Income	211,033.77	6,898.88	8,771.72	5,152.68	8,849.69	1,339.93	988.78	1,335.46	2,336.10	246,707.01
Expense	-10,625.59	-8,569.55	-14,536.94	-14,617.23	-11,871.32	-11,007.33	-12,296.43	-19,404.68	-11,993.45	-114,922.52
<b>NET INCOME</b>	<b>200,408.18</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-3,021.63</b>	<b>-9,667.40</b>	<b>-11,307.65</b>	<b>-18,069.22</b>	<b>-9,657.35</b>	<b>131,784.49</b>



# Actual/Budget Fiscal Year Analysis

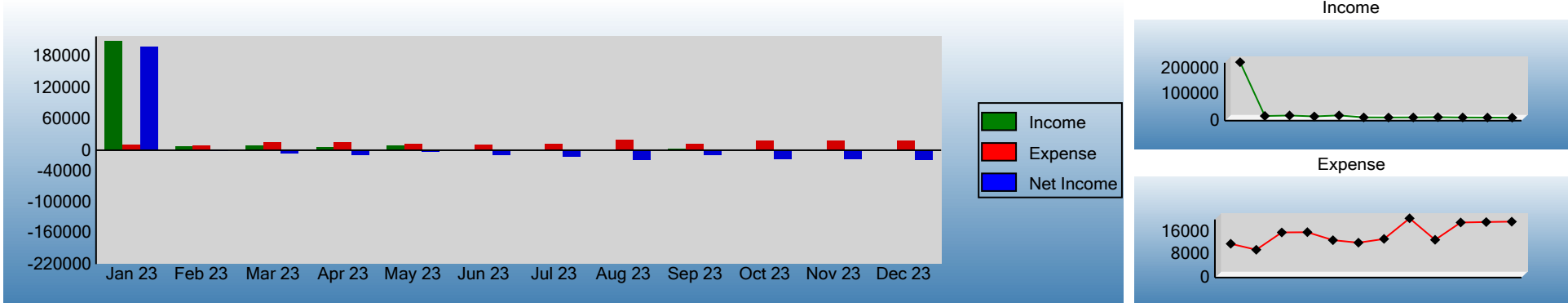
HOA: Midtown Reserve Homeowners Association, Inc.

Analysis for Fiscal Year 01/01/23 - 12/31/23 (accrual basis) as of As of 09/30/23

	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	280.00	175.00	280.00	35.00	175.00	175.00	175.00	3,395.00	2,100.00
4110 Annual Dues Income														
4111 Builder Dues	36,287.84	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,618.14	-811.65	-1,122.93	2,135.01	0.00	0.00	0.00	31,049.62	44,250.00
4112 Homeowner Dues	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	2,823.30	1,623.29	2,245.89	209.59	937.50	625.00	312.50	214,363.39	178,875.08
4110 Total Annual Dues	210,941.27	6,529.14	7,883.46	4,288.39	8,411.39	1,205.16	811.64	1,122.96	2,344.60	937.50	625.00	312.50	245,413.01	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	37.14	-67.50	-43.50	0.00	0.00	0.00	99.00	0.00
4100 Total HOA Income (n	211,033.77	6,863.88	8,806.72	5,082.68	8,884.69	1,339.93	1,023.78	1,335.46	2,336.10	1,112.50	800.00	487.50	249,107.01	225,225.08
4200 Management Company														
4207 NSF Fees	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4200 Total Management C	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>211,033.77</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>1,339.93</b>	<b>988.78</b>	<b>1,335.46</b>	<b>2,336.10</b>	<b>1,112.50</b>	<b>800.00</b>	<b>487.50</b>	<b>249,107.01</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	2,244.00	2,244.00	2,244.00	2,190.00	2,214.00	2,238.00	25,452.00	25,272.00
5020 Deed Restriction Expen														
5021 Cost of Collection	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00
5020 Total Deed Restrictio	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00
5030 Grounds Maintenance (i														
5032 Landscaping	0.00	0.00	0.00	0.00	1,028.38	622.44	866.00	433.00	0.00	0.00	0.00	0.00	2,949.82	0.00
5034 Repairs & Maintenanc	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00	100.00	100.00	500.00	1,200.00
5035 Turf/Mulch/Other Lan	0.00	0.00	0.00	324.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75	0.00
5030 Total Grounds Mainte	0.00	0.00	100.00	324.75	1,128.38	622.44	866.00	433.00	0.00	100.00	100.00	100.00	3,774.57	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	651.45	0.00	0.00	0.00	0.00	2,852.45	2,421.00
5076 HOA Package Insura	0.00	0.00	0.00	0.00	1,048.00	633.80	633.80	658.80	633.80	0.00	0.00	0.00	3,608.20	0.00
5070 Total Insurance Expe	0.00	0.00	2,201.00	0.00	1,048.00	633.80	633.80	1,310.25	633.80	0.00	0.00	0.00	6,460.65	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	0.00	3,063.50	0.00	250.00	250.00	250.00	7,450.50	3,000.00

	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			
5080 Total Legal and Other	2,000.00	420.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	0.00	250.00	250.00	250.00	7,870.50	3,440.00	
5100 Repairs & Maintenance															
5109 Miscellaneous Repair	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	0.00	0.00	0.00	1,800.00	0.00	
5100 Total Repairs & Main	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	0.00	0.00	0.00	1,800.00	0.00	
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	264.97	247.08	289.36	230.00	230.00	230.00	3,214.28	2,760.00	
5402 Sprinkler	35.60	35.60	77.85	1,251.77	42.10	-7.90	207.85	435.35	682.05	250.00	250.00	250.00	3,510.27	3,000.00	
5404 Fiber Connection	5,725.00	5,775.00	5,975.00	6,525.00	6,950.00	7,225.00	7,375.00	7,575.00	7,700.00	6,400.00	6,525.00	6,650.00	80,400.00	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	7,847.82	8,257.43	8,671.41	6,880.00	7,005.00	7,130.00	87,124.55	77,310.00	
5600 Office Expense (non-po															
5601 Office supplies	99.67	7.76	5.44	22.00	5.60	7.44	40.30	6.40	28.51	5.00	5.00	5.00	238.12	60.00	
5605 Postage & Mail Out	132.20	58.47	70.07	257.78	24.04	15.47	9.51	15.10	15.73	35.00	35.00	35.00	703.37	635.00	
5600 Total Office Expense	231.87	66.23	75.51	279.78	29.64	22.91	49.81	21.50	44.24	40.00	40.00	40.00	941.49	695.00	
5800 Other Expenses															
5803 Flags, Decorations, S	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	166.66	166.66	166.66	4,699.98	2,000.00	
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	166.66	166.66	166.66	4,699.98	2,000.00	
6000 Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,333.33	8,333.33	8,333.33	24,999.99	100,000.00	
6100 Construction Expense (i															
6101 Contractors	0.00	0.00	3,832.05	2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,045.76	0.00	
6100 Total Construction Ex	0.00	0.00	3,832.05	2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,045.76	0.00	
<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>11,871.32</b>	<b>11,007.33</b>	<b>12,296.43</b>	<b>19,404.68</b>	<b>11,993.45</b>	<b>17,959.99</b>	<b>18,108.99</b>	<b>18,257.99</b>	<b>169,249.49</b>	<b>215,888.00</b>	
<b>NET INCOME</b>	<b>200,408.18</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-3,021.63</b>	<b>-9,667.40</b>	<b>-11,307.65</b>	<b>-18,069.22</b>	<b>-9,657.35</b>	<b>-16,847.49</b>	<b>-17,308.99</b>	<b>-17,770.49</b>	<b>79,857.52</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	211,033.77	6,898.88	8,771.72	5,152.68	8,849.69	1,339.93	988.78	1,335.46	2,336.10	1,112.50	800.00	487.50	249,107.01	225,225.08
Expense	-10,625.59	-8,569.55	-14,536.94	-14,617.23	-11,871.32	-11,007.33	-12,296.43	-19,404.68	-11,993.45	-17,959.99	-18,108.99	-18,257.99	-169,249.49	-215,888.00
<b>NET INCOME</b>	<b>200,408.18</b>	<b>-1,670.67</b>	<b>-5,765.22</b>	<b>-9,464.55</b>	<b>-3,021.63</b>	<b>-9,667.40</b>	<b>-11,307.65</b>	<b>-18,069.22</b>	<b>-9,657.35</b>	<b>-16,847.49</b>	<b>-17,308.99</b>	<b>-17,770.49</b>	<b>79,857.52</b>	<b>9,337.08</b>



# Trial Balance Activity

HOA: Midtown Reserve Homeowners Association, Inc.

Date Range: 07/01/23 - 09/30/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	263,207.90		37,195.92	226,011.98
1100 Accounts Receivable	6,454.73		3,560.26	2,894.47
2000 Accounts Payable	642.04	1,721.96		2,364.00
3001 Retained Earnings	-99,485.96			-99,485.96
4102 Transfer Fees	-2,380.00		490.00	-2,870.00
4111 Builder Dues	-30,849.19		200.43	-31,049.62
4112 Homeowner Dues	-208,409.62		4,078.77	-212,488.39
4121 Cost of Collection	-200.00			-200.00
4125 Finance Charges	-172.86	73.86		-99.00
4207 NSF Fees	-35.00	35.00		0.00
5000 HOA Mgmt/Assoc. Service	12,078.00	6,732.00		18,810.00
5021 Cost of Collection	0.00	80.00		80.00
5032 Landscaping	1,650.82	1,299.00		2,949.82
5034 Repairs & Maintenance	200.00			200.00
5035 Turf/Mulch/Other Landscape	324.75			324.75
5073 Directors & Officers	2,201.00	651.45		2,852.45
5076 HOA Package Insurance	1,681.80	1,926.40		3,608.20
5081 Accounting Fees	420.00			420.00
5082 Legal Fees	3,637.00	3,063.50		6,700.50
5109 Miscellaneous Repairs Expense	950.00	850.00		1,800.00
5401 Electric	1,722.87	801.41		2,524.28
5402 Sprinkler	1,435.02	1,325.25		2,760.27
5404 Fiber Connection	38,175.00	22,650.00		60,825.00
5601 Office supplies	147.91	75.21		223.12
5605 Postage & Mail Out	558.03	40.34		598.37
5803 Flags, Decorations, Signs	0.00	4,200.00		4,200.00
6101 Contractors	6,045.76			6,045.76
	<b>0.00</b>	<b>45,525.38</b>	<b>45,525.38</b>	<b>0.00</b>

# Cash Flow 12 Month Recap

HOA: Midtown Reserve Homeowners Association, Inc.

01/01/23 - 09/30/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
<b>OPERATING ACTIVITIES</b>										
<b>INCOME</b>										
4100 HOA Income (non-posting)										
4102 Transfer Fees	70.00	140.00	875.00	595.00	420.00	280.00	175.00	280.00	35.00	2,870.00
4110 Annual Dues Income										
4111 Builder Dues	36,287.84	3,958.57	-6,736.42	-3,875.29	2,832.63	-1,618.14	-811.65	-1,122.93	2,135.01	31,049.62
4112 Homeowner Dues	174,653.43	2,570.57	14,619.88	8,163.68	5,578.76	2,823.30	1,623.29	2,245.89	209.59	212,488.39
4110 Total Annual Dues Income	210,941.27	6,529.14	7,883.46	4,288.39	8,411.39	1,205.16	811.64	1,122.96	2,344.60	243,538.01
4120 Deed Restriction Income										
4121 Cost of Collection	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
4120 Total Deed Restriction Income	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	200.00
4125 Finance Charges	22.50	194.74	48.26	-0.71	53.30	-145.23	37.14	-67.50	-43.50	99.00
4100 Total HOA Income (non-posting)	211,033.77	6,863.88	8,806.72	5,082.68	8,884.69	1,339.93	1,023.78	1,335.46	2,336.10	246,707.01
4200 Management Company Income										
4207 NSF Fees	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00
4200 Total Management Company Income	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00
<b>TOTAL INCOME</b>	<b>211,033.77</b>	<b>6,898.88</b>	<b>8,771.72</b>	<b>5,152.68</b>	<b>8,849.69</b>	<b>1,339.93</b>	<b>988.78</b>	<b>1,335.46</b>	<b>2,336.10</b>	<b>246,707.01</b>
<b>EXPENSE</b>										
5000 HOA Mgmt/Assoc. Service	-1,902.00	-1,902.00	-1,992.00	-2,094.00	-2,094.00	-2,094.00	-2,244.00	-2,244.00	-2,244.00	-18,810.00
5020 Deed Restriction Expense (non-posting)										
5021 Cost of Collection	0.00	0.00	0.00	0.00	0.00	0.00	-80.00	0.00	0.00	-80.00
5020 Total Deed Restriction Expense (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	-80.00	0.00	0.00	-80.00
5030 Grounds Maintenance (non-posting)										
5032 Landscaping	0.00	0.00	0.00	0.00	-1,028.38	-622.44	-866.00	-433.00	0.00	-2,949.82
5034 Repairs & Maintenance	0.00	0.00	-100.00	0.00	-100.00	0.00	0.00	0.00	0.00	-200.00
5035 Turf/Mulch/Other Landscape	0.00	0.00	0.00	-324.75	0.00	0.00	0.00	0.00	0.00	-324.75
5030 Total Grounds Maintenance (non-posting)	0.00	0.00	-100.00	-324.75	-1,128.38	-622.44	-866.00	-433.00	0.00	-3,474.57
5070 Insurance Expense (non-posting)										
5073 Directors & Officers	0.00	0.00	-2,201.00	0.00	0.00	0.00	0.00	-651.45	0.00	-2,852.45
5076 HOA Package Insurance	0.00	0.00	0.00	0.00	-1,048.00	-633.80	-633.80	-658.80	-633.80	-3,608.20
5070 Total Insurance Expense (non-posting)	0.00	0.00	-2,201.00	0.00	-1,048.00	-633.80	-633.80	-1,310.25	-633.80	-6,460.65
5080 Legal and Other Professional Fees (non-posting)										
5081 Accounting Fees	0.00	-420.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-420.00
5082 Legal Fees	-2,000.00	0.00	0.00	-1,637.00	0.00	0.00	0.00	-3,063.50	0.00	-6,700.50
5080 Total Legal and Other Professional Fees (non-posting)	-2,000.00	-420.00	0.00	-1,637.00	0.00	0.00	0.00	-3,063.50	0.00	-7,120.50
5100 Repairs & Maintenance Expense (non-posting)										
5109 Miscellaneous Repairs Expense	-465.00	-75.00	0.00	0.00	-290.00	-120.00	-375.00	-75.00	-400.00	-1,800.00

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
5100 Total Repairs & Maintenance Expense (non-posting)	-465.00	-75.00	0.00	0.00	-290.00	-120.00	-375.00	-75.00	-400.00	-1,800.00
5400 Utilities Expense (non-posting)										
5401 Electric	-266.12	-295.72	-283.53	-291.22	-289.20	-297.08	-264.97	-247.08	-289.36	-2,524.28
5402 Sprinkler	-35.60	-35.60	-77.85	-1,251.77	-42.10	7.90	-207.85	-435.35	-682.05	-2,760.27
5404 Fiber Connection	-5,725.00	-5,775.00	-5,975.00	-6,525.00	-6,950.00	-7,225.00	-7,375.00	-7,575.00	-7,700.00	-60,825.00
5400 Total Utilities Expense (non-posting)	-6,026.72	-6,106.32	-6,336.38	-8,067.99	-7,281.30	-7,514.18	-7,847.82	-8,257.43	-8,671.41	-66,109.55
5600 Office Expense (non-posting)										
5601 Office supplies	-99.67	-7.76	-5.44	-22.00	-5.60	-7.44	-40.30	-6.40	-28.51	-223.12
5605 Postage & Mail Out	-132.20	-58.47	-70.07	-257.78	-24.04	-15.47	-9.51	-15.10	-15.73	-598.37
5600 Total Office Expense (non-posting)	-231.87	-66.23	-75.51	-279.78	-29.64	-22.91	-49.81	-21.50	-44.24	-821.49
5800 Other Expenses										
5803 Flags, Decorations, Signs	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-4,000.00	0.00	-4,200.00
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-4,000.00	0.00	-4,200.00
6100 Construction Expense (non-posting)										
6101 Contractors	0.00	0.00	-3,832.05	-2,213.71	0.00	0.00	0.00	0.00	0.00	-6,045.76
6100 Total Construction Expense (non-posting)	0.00	0.00	-3,832.05	-2,213.71	0.00	0.00	0.00	0.00	0.00	-6,045.76
<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>-11,871.32</b>	<b>-11,007.33</b>	<b>-12,296.43</b>	<b>-19,404.68</b>	<b>-11,993.45</b>	<b>-114,922.52</b>
Net Income	200,408.18	-1,670.67	-5,765.22	-9,464.55	-3,021.63	-9,667.40	-11,307.65	-18,069.22	-9,657.35	131,784.49
Adjustments to reconcile Net Income to net cash provided by operations										
1100 Accounts Receivable	-90,213.73	41,406.33	7,205.09	3,339.86	-1,333.50	6,576.78	1,350.66	880.34	1,329.26	-29,458.91
1202 Pass-through	-425.00	-425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-850.00
2000 Accounts Payable	-1,112.87	-178.74	3,728.04	1,989.38	-4,771.15	492.43	224.92	1,602.12	-3,549.00	-1,574.87
<b>Net cash provided by Operating Activities</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>-9,732.07</b>	<b>-15,586.76</b>	<b>-11,877.09</b>	<b>99,900.71</b>
<b>Net cash increase for period</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>-9,732.07</b>	<b>-15,586.76</b>	<b>-11,877.09</b>	<b>99,900.71</b>
<b>Cash at beginning of period</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>253,475.83</b>	<b>237,889.07</b>	<b>126,111.27</b>
<b>Cash at end of period</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>253,475.83</b>	<b>237,889.07</b>	<b>226,011.98</b>	<b>226,011.98</b>