

Balance Sheet

HOA: Midtown Reserve Homeowners Association, Inc.

As of 12/31/23 (accrual basis)

ASSETS

Bank		
1000 Midtown Operating		103,761.87
1002 Midtown HOA Reserves		<u>100,010.78</u>
Total Bank		203,772.65
Accounts Receivable		
1100 Accounts Receivable		<u>-27,118.47</u>
Total Accounts Receivable		-27,118.47
Other Current Asset		
1200 Undeposited Funds		<u>4,290.00</u>
Total Other Current Asset		<u>4,290.00</u>
TOTAL ASSETS		<u><u>180,944.18</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		<u>12,328.53</u>
Total Accounts Payable		12,328.53
Other Current Liability		
2005 Reserves		<u>100,000.00</u>
Total Other Current Liability		<u>100,000.00</u>
Total Liabilities		112,328.53

Equity

3000 Net Income		-30,870.31
3001 Retained Earnings		<u>99,485.96</u>
Total Equity		<u>68,615.65</u>
TOTAL LIABILITIES & EQUITY		<u><u>180,944.18</u></u>

Balance Sheet Comparison

HOA: Midtown Reserve Homeowners Association, Inc.
 Comparison Periods: As of 12/31/23 and As of 09/30/23 (accrual basis)

	Amount as of 12/31/2023	Amount as of 9/30/2023	\$ Change	% Change
ASSETS				
Bank				
1000 Midtown Operating	103,761.87	226,011.98	-122,250.11	-54.1 %
1002 Midtown HOA Reserves	100,010.78	0.00	100,010.78	
Total Bank	203,772.65	226,011.98	-22,239.33	-9.8 %
Accounts Receivable				
1100 Accounts Receivable	-27,118.47	2,894.47	-30,012.94	-1,036.9 %
Total Accounts Receivable	-27,118.47	2,894.47	-30,012.94	-1,036.9 %
Other Current Asset				
1200 Undeposited Funds	4,290.00	0.00	4,290.00	
Total Other Current Asset	4,290.00	0.00	4,290.00	
TOTAL ASSETS	180,944.18	228,906.45	-47,962.27	-21.0 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	12,328.53	2,925.00	9,403.53	321.5 %
Total Accounts Payable	12,328.53	2,925.00	9,403.53	321.5 %
Other Current Liability				
2005 Reserves	100,000.00	0.00	100,000.00	
Total Other Current Liability	100,000.00	0.00	100,000.00	
Total Liabilities	112,328.53	2,925.00	109,403.53	3,740.3 %
Equity				
3000 Net Income	-30,870.31	126,495.49	-157,365.80	-124.4 %
3001 Retained Earnings	99,485.96	99,485.96	0.00	0.0 %
Total Equity	68,615.65	225,981.45	-157,365.80	-69.6 %
TOTAL LIABILITIES & EQUITY	180,944.18	228,906.45	-47,962.27	-21.0 %

Profit & Loss

HOA: Midtown Reserve Homeowners Association, Inc.
10/01/23 - 12/31/23 (accrual basis)

	<u>Amount</u>
INCOME	
4100 HOA Income (non-posting)	
4102 Transfer Fees	735.00
4110 Annual Dues Income	
4111 Builder Dues	-92.41
4112 Homeowner Dues	1,947.90
4110 Total Annual Dues Income	1,855.49
4125 Finance Charges	48.00
4100 Total HOA Income (non-posting)	2,638.49
4200 Management Company Income	
4207 NSF Fees	35.00
4200 Total Management Company Income	35.00
4500 Loans Income (non-posting)	
4501 Interest Income	34.93
4500 Total Loans Income (non-posting)	34.93
TOTAL INCOME	2,708.42
EXPENSE	
5000 HOA Mgmt/Assoc. Service	7,086.00
5030 Grounds Maintenance (non-posting)	
5032 Landscaping	1,217.82
5030 Total Grounds Maintenance (non-posting)	1,217.82
5070 Insurance Expense (non-posting)	
5076 HOA Package Insurance	633.80
5070 Total Insurance Expense (non-posting)	633.80
5080 Legal and Other Professional Fees (non-posting)	
5082 Legal Fees	8,091.24
5080 Total Legal and Other Professional Fees (non-posting)	8,091.24
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	75.00
5100 Total Repairs & Maintenance Expense (non-posting)	75.00
5400 Utilities Expense (non-posting)	
5401 Electric	1,049.24
5402 Sprinkler	1,179.45
5404 Fiber Connection	23,850.00
5400 Total Utilities Expense (non-posting)	26,078.69
5600 Office Expense (non-posting)	
5601 Office supplies	20.72
5605 Postage & Mail Out	305.32
5600 Total Office Expense (non-posting)	326.04
5800 Other Expenses	
5801 Bank Fees	24.15
5803 Flags, Decorations, Signs	541.25
5807 Reimbursable Expenses	14,820.81
5808 Permit Fees	1,179.42
5800 Total Other Expenses	16,565.63
6000 Reserve Funding	100,000.00
TOTAL EXPENSE	160,074.22

NET INCOME

-157,365.80

NET INCOME SUMMARY

Income	2,708.42
Expense	<u>-160,074.22</u>
NET INCOME	<u><u>-157,365.80</u></u>

Profit & Loss Comparison

HOA: Midtown Reserve Homeowners Association, Inc.

Comparison Periods: 10/01/23 - 12/31/23 and 07/01/23 - 09/30/23 (accrual basis)

	10/01/23 - 12/31/23	07/01/23 - 09/30/23	\$ Change	% Change
INCOME				
4100 HOA Income (non-posting)				
4102 Transfer Fees	735.00	490.00	245.00	50.0 %
4110 Annual Dues Income				
4111 Builder Dues	-92.41	200.43	-292.84	-146.1 %
4112 Homeowner Dues	1,947.90	4,078.77	-2,130.87	-52.2 %
4110 Total Annual Dues Income	1,855.49	4,279.20	-2,423.71	-56.6 %
4125 Finance Charges	48.00	-73.86	121.86	165.0 %
4100 Total HOA Income (non-posting)	2,638.49	4,695.34	-2,056.85	-43.8 %
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 %
4500 Loans Income (non-posting)				
4501 Interest Income	34.93	0.00	34.93	
4500 Total Loans Income (non-posting)	34.93	0.00	34.93	
TOTAL INCOME	2,708.42	4,660.34	-1,951.92	-41.9 %
EXPENSE				
5000 HOA Mgmt/Assoc. Service	7,086.00	6,732.00	354.00	5.3 %
5020 Deed Restriction Expense (non-posting)				
5021 Cost of Collection	0.00	80.00	-80.00	-100.0 %
5020 Total Deed Restriction Expense (non-posting)	0.00	80.00	-80.00	-100.0 %
5030 Grounds Maintenance (non-posting)				
5032 Landscaping	1,217.82	1,732.00	-514.18	-29.7 %
5030 Total Grounds Maintenance (non-posting)	1,217.82	1,732.00	-514.18	-29.7 %
5070 Insurance Expense (non-posting)				
5073 Directors & Officers	0.00	651.45	-651.45	-100.0 %
5076 HOA Package Insurance	633.80	1,926.40	-1,292.60	-67.1 %
5070 Total Insurance Expense (non-posting)	633.80	2,577.85	-1,944.05	-75.4 %
5080 Legal and Other Professional Fees (non-posting)				
5082 Legal Fees	8,091.24	7,919.50	171.74	2.2 %
5080 Total Legal and Other Professional Fees (no	8,091.24	7,919.50	171.74	2.2 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	75.00	850.00	-775.00	-91.2 %
5100 Total Repairs & Maintenance Expense (non-	75.00	850.00	-775.00	-91.2 %
5400 Utilities Expense (non-posting)				
5401 Electric	1,049.24	801.41	247.83	30.9 %
5402 Sprinkler	1,179.45	1,325.25	-145.80	-11.0 %
5404 Fiber Connection	23,850.00	22,650.00	1,200.00	5.3 %
5400 Total Utilities Expense (non-posting)	26,078.69	24,776.66	1,302.03	5.3 %
5600 Office Expense (non-posting)				
5601 Office supplies	20.72	75.21	-54.49	-72.5 %
5605 Postage & Mail Out	305.32	40.34	264.98	656.9 %
5600 Total Office Expense (non-posting)	326.04	115.55	210.49	182.2 %
5800 Other Expenses				
5801 Bank Fees	24.15	0.00	24.15	
5803 Flags, Decorations, Signs	541.25	4,200.00	-3,658.75	-87.1 %
5807 Reimbursable Expenses	14,820.81	0.00	14,820.81	
5808 Permit Fees	1,179.42	0.00	1,179.42	

	10/01/23 - 12/31/23	07/01/23 - 09/30/23	\$ Change	% Change
5800 Total Other Expenses	16,565.63	4,200.00	12,365.63	294.4 %
6000 Reserve Funding	100,000.00	0.00	100,000.00	
TOTAL EXPENSE	160,074.22	48,983.56	111,090.66	226.8 %
NET INCOME	-157,365.80	-44,323.22	-113,042.58	-255.0 %
NET INCOME SUMMARY				
Income	2,708.42	4,660.34	-1,951.92	-41.9 %
Expense	-160,074.22	-48,983.56	-111,090.66	-226.8 %
NET INCOME	-157,365.80	-44,323.22	-113,042.58	-255.0 %

Profit & Loss 12 Month Recap

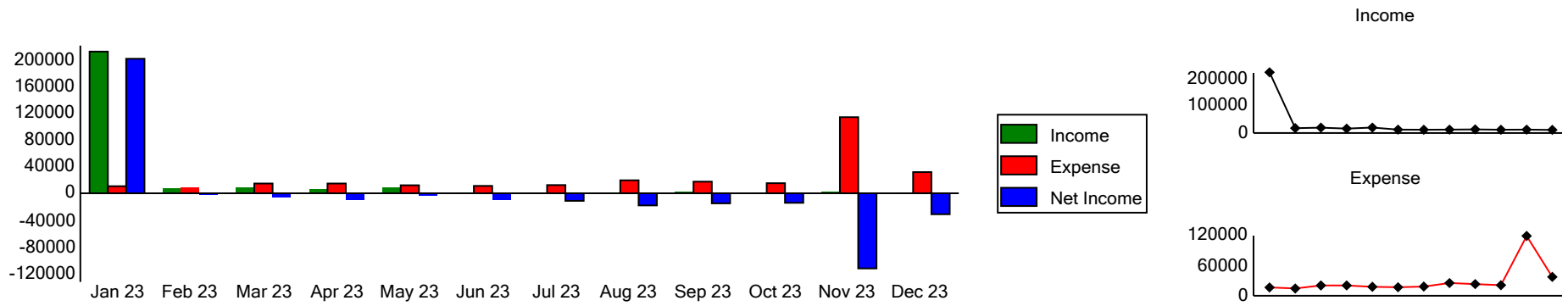
HOA: Midtown Reserve Homeowners Association, Inc.

Monthly recap 01/01/23 - 12/31/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
INCOME													
4100 HOA Income (non-p													
4102 Transfer Fees	70.00	140.00	875.00	595.00	420.00	280.00	175.00	280.00	35.00	280.00	210.00	245.00	3,605.00
4110 Annual Dues Inco													
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	-620.53	611.32	-83.20	30,957.21
4112 Homeowner Du	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	1,245.19	536.27	166.44	214,436.29
4110 Total Annual Di	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	624.66	1,147.59	83.24	245,393.50
4120 Deed Restriction I													
4121 Cost of Collecti	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
4120 Total Deed Res	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
4125 Finance Charges	22.50	194.74	48.26	-0.71	53.30	-145.23	37.14	-67.50	-43.50	24.00	24.00	0.00	147.00
4100 Total HOA Incom	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	928.66	1,381.59	328.24	249,345.50
4200 Management Comp													
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	35.00	35.00
4200 Total Manager	0.00	35.00	-35.00	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	35.00	35.00
4500 Loans Income (non-													
4501 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93
4500 Total Loans Incon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93
TOTAL 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	928.66	1,396.66	383.10	249,415.43
EXPENSE													
5000 HOA Mgmt/Assoc. S	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	2,364.00	2,364.00	2,358.00	25,896.00
5020 Deed Restriction Exj													
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
5020 Total Deed Restri	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
5030 Grounds Maintenanc													
5032 Landscaping	0.00	0.00	0.00	0.00	1,028.38	622.44	866.00	433.00	433.00	703.63	514.19	0.00	4,600.64
5034 Repairs & Mainte	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5035 Turf/Mulch/Other	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
5030 Total Grounds Ma	0.00	0.00	100.00	324.75	1,128.38	622.44	866.00	433.00	433.00	703.63	514.19	0.00	5,125.39
5070 Insurance Expense													
5073 Directors & Office	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
5076 HOA Package Ins	0.00	0.00	0.00	0.00	1,048.00	633.80	633.80	658.80	633.80	633.80	0.00	0.00	4,242.00
5070 Total Insurance E	0.00	0.00	2,201.00	0.00	1,048.00	633.80	633.80	1,310.25	633.80	633.80	0.00	0.00	7,094.45
5080 Legal and Other Pro													

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
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
5082 Legal Fees	2,000.00	0.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	4,856.00	1,298.00	1,257.00	5,536.24	19,647.74
5080 Total Legal and O	2,000.00	420.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	4,856.00	1,298.00	1,257.00	5,536.24	20,067.74
5100 Repairs & Maintenan													
5109 Miscellaneous Re	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	75.00	0.00	0.00	1,875.00
5100 Total Repairs & M	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	75.00	0.00	0.00	1,875.00
5400 Utilities Expense (nc													
5401 Electric	266.12	295.72	283.53	291.22	289.20	297.08	264.97	247.08	289.36	295.07	402.35	351.82	3,573.52
5402 Sprinkler	35.60	35.60	77.85	1,251.77	42.10	-7.90	207.85	435.35	682.05	718.25	298.85	162.35	3,939.72
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	7,825.00	7,925.00	8,100.00	84,675.00
5400 Total Utilities Expi	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	8,838.32	8,626.20	8,614.17	92,188.24
5600 Office Expense (non													
5601 Office supplies	99.67	7.76	5.44	22.00	5.60	7.44	40.30	6.40	28.51	6.88	7.44	6.40	243.84
5605 Postage & Mail O	132.20	58.47	70.07	257.78	24.04	15.47	9.51	15.10	15.73	6.04	10.62	288.66	903.69
5600 Total Office Exper	231.87	66.23	75.51	279.78	29.64	22.91	49.81	21.50	44.24	12.92	18.06	295.06	1,147.53
5800 Other Expenses													
5801 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.15	12.00	24.15
5803 Flags, Decoration	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	0.00	541.25	0.00	4,741.25
5807 Reimburseable E:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,820.81	14,820.81
5808 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,179.42	0.00	0.00	1,179.42
5800 Total Other Exper	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	1,179.42	553.40	14,832.81	20,765.63
6000 Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00
6100 Construction Expens													
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
6100 Total Constructor	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
TOTAL 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	17,282.45	15,105.09	113,332.85	31,636.28	280,285.74
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	-14,946.35	-14,176.43	-111,936.19	-31,253.18	-30,870.31

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
NET INCOME SUMMARY													
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	928.66	1,396.66	383.10	249,415.43
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	-17,282.45	-15,105.09	-113,332.85	-31,636.28	-280,285.74
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	-14,946.35	-14,176.43	-111,936.19	-31,253.18	-30,870.31



Actual/Budget Fiscal Year Analysis

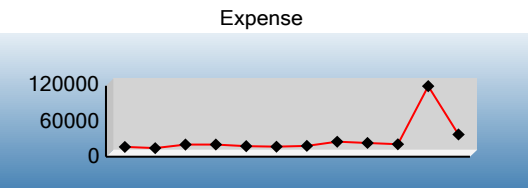
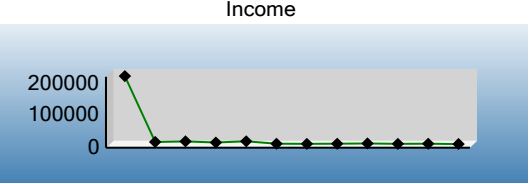
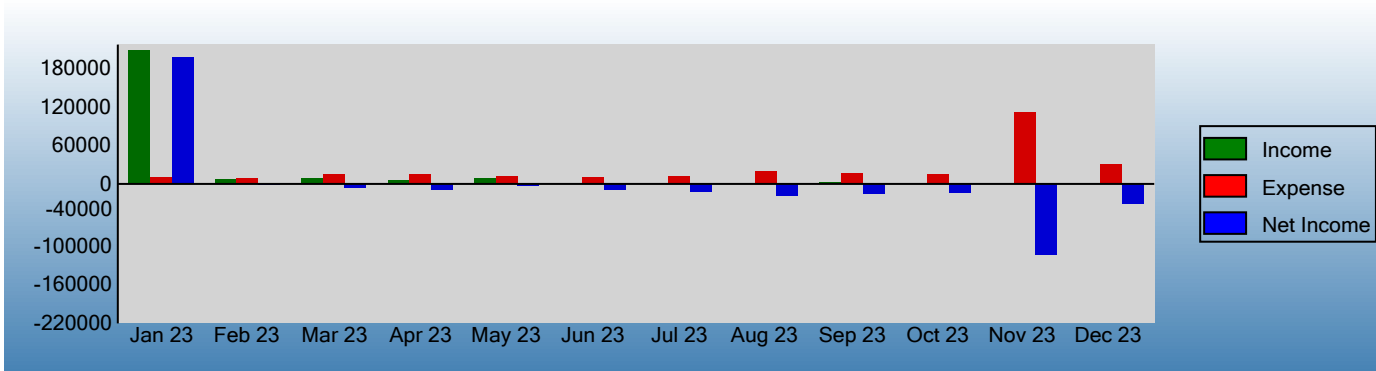
HOA: Midtown Reserve Homeowners Association, Inc.

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

	Actual												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		
INCOME														
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	280.00	210.00	245.00	3,605.00	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	-620.53	611.32	-83.20	30,957.21	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	1,245.19	536.27	166.44	214,436.29	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	624.66	1,147.59	83.24	245,393.50	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	24.00	24.00	0.00	147.00	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	928.66	1,381.59	328.24	249,345.50	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	35.00	35.00	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	35.00	35.00	0.00
4500 Loans Income (non-pos														
4501 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93	0.00
4500 Total Loans Income (0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93	0.00
TOTAL 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	928.66	1,396.66	383.10	249,415.43	225,225.08
EXPENSE														
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	2,364.00	2,364.00	2,358.00	25,896.00	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 (
5032 Landscaping	0.00	0.00	0.00	0.00	1,028.38	622.44	866.00	433.00	433.00	703.63	514.19	0.00	4,600.64	0.00
5034 Repairs & Maintenanc	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	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	433.00	703.63	514.19	0.00	5,125.39	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	633.80	0.00	0.00	4,242.00	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	633.80	0.00	0.00	7,094.45	5,921.00

	Actual												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 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	4,856.00	1,298.00	1,257.00	5,536.24	19,647.74	3,000.00	
5080 Total Legal and Othe	2,000.00	420.00	0.00	1,637.00	0.00	0.00	0.00	3,063.50	4,856.00	1,298.00	1,257.00	5,536.24	20,067.74	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	75.00	0.00	0.00	1,875.00	0.00	
5100 Total Repairs & Maini	465.00	75.00	0.00	0.00	290.00	120.00	375.00	75.00	400.00	75.00	0.00	0.00	1,875.00	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	295.07	402.35	351.82	3,573.52	2,760.00	
5402 Sprinkler	35.60	35.60	77.85	1,251.77	42.10	-7.90	207.85	435.35	682.05	718.25	298.85	162.35	3,939.72	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	7,825.00	7,925.00	8,100.00	84,675.00	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	8,838.32	8,626.20	8,614.17	92,188.24	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	6.88	7.44	6.40	243.84	60.00	
5605 Postage & Mail Out	132.20	58.47	70.07	257.78	24.04	15.47	9.51	15.10	15.73	6.04	10.62	288.66	903.69	635.00	
5600 Total Office Expense	231.87	66.23	75.51	279.78	29.64	22.91	49.81	21.50	44.24	12.92	18.06	295.06	1,147.53	695.00	
5800 Other Expenses															
5801 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.15	12.00	24.15	0.00	
5803 Flags, Decorations, S	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	0.00	541.25	0.00	4,741.25	2,000.00	
5807 Reimburseable Expei	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,820.81	14,820.81	0.00	
5808 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,179.42	0.00	0.00	1,179.42	0.00	
5800 Total Other Expenses:	0.00	0.00	0.00	0.00	0.00	0.00	200.00	4,000.00	0.00	1,179.42	553.40	14,832.81	20,765.63	2,000.00	
6000 Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00	100,000.00	
6100 Construction Expense (r															
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	
TOTAL 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	17,282.45	15,105.09	113,332.85	31,636.28	280,285.74	215,888.00	
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	-14,946.35	-14,176.43	111,936.19	-31,253.18	-30,870.31	9,337.08	

	Actual												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			
NET INCOME SUMMARY															
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	928.66	1,396.66	383.10	249,415.43	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	-17,282.45	-15,105.09	113,332.85	-31,636.28	-280,285.74	-215,888.00	
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	-14,946.35	-14,176.43	111,936.19	-31,253.18	-30,870.31	9,337.08	



Trial Balance Activity

HOA: Midtown Reserve Homeowners Association, Inc.

Date Range: 10/01/23 - 12/31/23 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	226,011.98		122,250.11	103,761.87
1002 Midtown HOA Reserves	0.00	100,010.78		100,010.78
1100 Accounts Receivable	2,894.47		30,012.94	-27,118.47
1200 Undeposited Funds	0.00	4,290.00		4,290.00
2000 Accounts Payable	-2,925.00		9,403.53	-12,328.53
2005 Reserves	0.00		100,000.00	-100,000.00
3001 Retained Earnings	-99,485.96			-99,485.96
4102 Transfer Fees	-2,870.00		735.00	-3,605.00
4111 Builder Dues	-31,049.62	92.41		-30,957.21
4112 Homeowner Dues	-212,488.39		1,947.90	-214,436.29
4121 Cost of Collection	-200.00			-200.00
4125 Finance Charges	-99.00		48.00	-147.00
4207 NSF Fees	0.00		35.00	-35.00
4501 Interest Income	0.00		34.93	-34.93
5000 HOA Mgmt/Assoc. Service	18,810.00	7,086.00		25,896.00
5021 Cost of Collection	80.00			80.00
5032 Landscaping	3,382.82	1,217.82		4,600.64
5034 Repairs & Maintenance	200.00			200.00
5035 Turf/Mulch/Other Landscape	324.75			324.75
5073 Directors & Officers	2,852.45			2,852.45
5076 HOA Package Insurance	3,608.20	633.80		4,242.00
5081 Accounting Fees	420.00			420.00
5082 Legal Fees	11,556.50	8,091.24		19,647.74
5109 Miscellaneous Repairs Expense	1,800.00	75.00		1,875.00
5401 Electric	2,524.28	1,049.24		3,573.52
5402 Sprinkler	2,760.27	1,179.45		3,939.72
5404 Fiber Connection	60,825.00	23,850.00		84,675.00
5601 Office supplies	223.12	20.72		243.84
5605 Postage & Mail Out	598.37	305.32		903.69
5801 Bank Fees	0.00	24.15		24.15
5803 Flags, Decorations, Signs	4,200.00	541.25		4,741.25
5807 Reimbursable Expenses	0.00	14,820.81		14,820.81
5808 Permit Fees	0.00	1,179.42		1,179.42
6000 Reserve Funding	0.00	100,000.00		100,000.00
6101 Contractors	6,045.76			6,045.76
	0.00	264,467.41	264,467.41	0.00

Cash Flow 12 Month Recap

HOA: Midtown Reserve Homeowners Association, Inc.

01/01/23 - 12/31/23 (accrual basis)

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
OPERATING ACTIVITIES													
INCOME													
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	280.00	210.00	245.00	3,605.00
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	-620.53	611.32	-83.20	30,957.21
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	1,245.19	536.27	166.44	214,436.29
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	624.66	1,147.59	83.24	245,393.50
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	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	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	24.00	24.00	0.00	147.00
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	928.66	1,381.59	328.24	249,345.50
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	0.00	35.00	35.00
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	0.00	35.00	35.00
Income													
4500 Loans Income (non-posting)													
4501 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93
4500 Total Loans Income (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	34.93
TOTAL 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	928.66	1,396.66	383.10	249,415.43
EXPENSE													
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	-2,364.00	-2,364.00	-2,358.00	-25,896.00
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	0.00	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	0.00	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	-433.00	-703.63	-514.19	0.00	-4,600.64
5034 Repairs & Maintenance	0.00	0.00	-100.00	0.00	-100.00	0.00	0.00	0.00	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	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	-433.00	-703.63	-514.19	0.00	-5,125.39
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	0.00	0.00	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	-633.80	0.00	0.00	-4,242.00
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	-633.80	0.00	0.00	-7,094.45

	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	TOTAL
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	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	-4,856.00	-1,298.00	-1,257.00	-5,536.24	-19,647.74
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	-4,856.00	-1,298.00	-1,257.00	-5,536.24	-20,067.74
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	-75.00	0.00	0.00	-1,875.00
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	-75.00	0.00	0.00	-1,875.00
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	-295.07	-402.35	-351.82	-3,573.52
5402 Sprinkler	-35.60	-35.60	-77.85	-1,251.77	-42.10	7.90	-207.85	-435.35	-682.05	-718.25	-298.85	-162.35	-3,939.72
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	-7,825.00	-7,925.00	-8,100.00	-84,675.00
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	-8,838.32	-8,626.20	-8,614.17	-92,188.24
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	-6.88	-7.44	-6.40	-243.84
5605 Postage & Mail Out	-132.20	-58.47	-70.07	-257.78	-24.04	-15.47	-9.51	-15.10	-15.73	-6.04	-10.62	-288.66	-903.69
5600 Total Office Expense (non-posting)	-231.87	-66.23	-75.51	-279.78	-29.64	-22.91	-49.81	-21.50	-44.24	-12.92	-18.06	-295.06	-1,147.53
5800 Other Expenses													
5801 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-12.15	-12.00	-24.15
5803 Flags, Decorations, Signs	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-4,000.00	0.00	0.00	-541.25	0.00	-4,741.25
5807 Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14,820.81	-14,820.81
5808 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,179.42	0.00	0.00	-1,179.42
5800 Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-4,000.00	0.00	-1,179.42	-553.40	-14,832.81	-20,765.63
6000 Reserve Funding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	-100,000.00
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	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	0.00	0.00	0.00	-6,045.76
TOTAL 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	-17,282.45	-15,105.09	113,332.85	-31,636.28	-280,285.74
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	-14,946.35	-14,176.43	111,936.19	-31,253.18	-30,870.31
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	-16.81	161.63	29,868.12	554.03
1202 Pass-through	-425.00	-425.00	0.00	0.00	0.00	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	1,740.00	-4,585.37	1,614.81	12,374.09	13,117.66
2005 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	100,000.00
Net cash provided by Operating Activities	108,656.58	39,131.92	5,167.91	-4,135.31	-9,126.28	-2,598.19	-9,732.07	-15,586.76	-11,877.09	-18,778.61	-10,159.75	10,989.03	81,951.38
Net cash increase for period	108,656.58	39,131.92	5,167.91	-4,135.31	-9,126.28	-2,598.19	-9,732.07	-15,586.76	-11,877.09	-18,778.61	-10,159.75	10,989.03	81,951.38
Cash at beginning of period	126,111.27	234,767.85	273,899.77	279,067.68	274,932.37	265,806.09	263,207.90	253,475.83	237,889.07	226,011.98	207,233.37	197,073.62	126,111.27

	<u>JAN 23</u>	<u>FEB 23</u>	<u>MAR 23</u>	<u>APR 23</u>	<u>MAY 23</u>	<u>JUN 23</u>	<u>JUL 23</u>	<u>AUG 23</u>	<u>SEP 23</u>	<u>OCT 23</u>	<u>NOV 23</u>	<u>DEC 23</u>	<u>TOTAL</u>
Cash at end of period	234,767.85	273,899.77	279,067.68	274,932.37	265,806.09	263,207.90	253,475.83	237,889.07	226,011.98	207,233.37	197,073.62	208,062.65	208,062.65