

Balance Sheet

HOA: Midtown Lakeway Reserve Homeowners Association Inc
As of 03/31/24 (accrual basis)

ASSETS

Bank		
1000 Midtown Operating		187,019.59
1002 Midtown HOA Reserves		<u>102,527.67</u>
Total Bank		289,547.26
Accounts Receivable		
1100 Accounts Receivable		<u>24,677.59</u>
Total Accounts Receivable		24,677.59
Other Current Asset		
1200 Undeposited Funds		<u>1,688.75</u>
Total Other Current Asset		<u>1,688.75</u>
TOTAL ASSETS		<u><u>315,913.60</u></u>

LIABILITIES & EQUITY

Liabilities

Accounts Payable		
2000 Accounts Payable		<u>-1,384.08</u>
Total Accounts Payable		-1,384.08
Other Current Liability		
2005 Reserves		<u>102,490.00</u>
Total Other Current Liability		<u>102,490.00</u>
Total Liabilities		101,105.92

Equity

3000 Net Income		146,036.63
3001 Retained Earnings		<u>68,771.05</u>
Total Equity		<u>214,807.68</u>
TOTAL LIABILITIES & EQUITY		<u><u>315,913.60</u></u>

Balance Sheet Comparison

HOA: Midtown Lakeway Reserve Homeowners Association Inc
 Comparison Periods: As of 03/31/24 and As of 12/31/23 (accrual basis)

	Amount as of 3/31/2024	Amount as of 12/31/2023	\$ Change	% Change
ASSETS				
Bank				
1000 Midtown Operating	187,019.59	103,761.87	83,257.72	80.2 %
1002 Midtown HOA Reserves	102,527.67	100,010.78	2,516.89	2.5 %
Total Bank	289,547.26	203,772.65	85,774.61	42.1 %
Accounts Receivable				
1100 Accounts Receivable	24,677.59	-26,963.07	51,640.66	191.5 %
Total Accounts Receivable	24,677.59	-26,963.07	51,640.66	191.5 %
Other Current Asset				
1200 Undeposited Funds	1,688.75	4,290.00	-2,601.25	-60.6 %
Total Other Current Asset	1,688.75	4,290.00	-2,601.25	-60.6 %
TOTAL ASSETS	315,913.60	181,099.58	134,814.02	74.4 %
LIABILITIES & EQUITY				
Liabilities				
Accounts Payable				
2000 Accounts Payable	-1,384.08	12,328.53	-13,712.61	-111.2 %
Total Accounts Payable	-1,384.08	12,328.53	-13,712.61	-111.2 %
Other Current Liability				
2005 Reserves	102,490.00	100,000.00	2,490.00	2.5 %
Total Other Current Liability	102,490.00	100,000.00	2,490.00	2.5 %
Total Liabilities	101,105.92	112,328.53	-11,222.61	-10.0 %
Equity				
3000 Net Income	146,036.63	-30,714.91	176,751.54	575.5 %
3001 Retained Earnings	68,771.05	99,485.96	-30,714.91	-30.9 %
Total Equity	214,807.68	68,771.05	146,036.63	212.4 %
TOTAL LIABILITIES & EQUITY	315,913.60	181,099.58	134,814.02	74.4 %

Profit & Loss

HOA: Midtown Lakeway Reserve Homeowners Association Inc
01/01/24 - 03/31/24 (accrual basis)

	<u>Amount</u>
INCOME	
4100 HOA Income (non-posting)	
4102 Transfer Fees	700.00
4110 Annual Dues Income	
4111 Builder Dues	17,938.93
4112 Homeowner Dues	174,396.42
4110 Total Annual Dues Income	192,335.35
4125 Finance Charges	775.84
4100 Total HOA Income (non-posting)	193,811.19
4500 Loans Income (non-posting)	
4501 Interest Income	63.34
4500 Total Loans Income (non-posting)	63.34
TOTAL INCOME	193,874.53
EXPENSE	
5000 HOA Mgmt/Assoc. Service	7,458.00
5030 Grounds Maintenance (non-posting)	
5032 Landscaping	5,645.25
5030 Total Grounds Maintenance (non-posting)	5,645.25
5070 Insurance Expense (non-posting)	
5073 Directors & Officers	3,169.00
5070 Total Insurance Expense (non-posting)	3,169.00
5080 Legal and Other Professional Fees (non-posting)	
5081 Accounting Fees	525.00
5080 Total Legal and Other Professional Fees (non-posting)	525.00
5100 Repairs & Maintenance Expense (non-posting)	
5109 Miscellaneous Repairs Expense	630.00
5100 Total Repairs & Maintenance Expense (non-posting)	630.00
5300 Taxes Expense (non-posting)	
5301 Property Taxes	14.28
5300 Total Taxes Expense (non-posting)	14.28
5400 Utilities Expense (non-posting)	
5401 Electric	2,155.85
5402 Sprinkler	204.10
5404 Fiber Connection	25,625.00
5400 Total Utilities Expense (non-posting)	27,984.95
5600 Office Expense (non-posting)	
5601 Office supplies	29.76
5605 Postage & Mail Out	485.13
5600 Total Office Expense (non-posting)	514.89
5800 Other Expenses	
5801 Bank Fees	36.45
5803 Flags, Decorations, Signs	109.83
5800 Total Other Expenses	146.28
6010 Reserves	2,490.00
6120 Bad Debt	-739.75
TOTAL EXPENSE	47,837.90
NET INCOME	146,036.63

NET INCOME SUMMARY

Income	193,874.53
Expense	<u>-47,837.90</u>
NET INCOME	<u><u>146,036.63</u></u>

Profit & Loss Comparison

HOA: Midtown Lakeway Reserve Homeowners Association Inc
 Comparison Periods: 01/01/24 - 03/31/24 and 10/01/23 - 12/31/23 (accrual basis)

	01/01/24 - 03/31/24	10/01/23 - 12/31/23	\$ Change	% Change
INCOME				
4100 HOA Income (non-posting)				
4102 Transfer Fees	700.00	875.00	-175.00	-20.0 %
4110 Annual Dues Income				
4111 Builder Dues	17,938.93	-107.81	18,046.74	16,739.4 %
4112 Homeowner Dues	174,396.42	1,978.70	172,417.72	8,713.7 %
4110 Total Annual Dues Income	192,335.35	1,870.89	190,464.46	10,180.4 %
4125 Finance Charges	775.84	48.00	727.84	1,516.3 %
4100 Total HOA Income (non-posting)	193,811.19	2,793.89	191,017.30	6,837.0 %
4200 Management Company Income				
4207 NSF Fees	0.00	35.00	-35.00	-100.0 %
4200 Total Management Company Income	0.00	35.00	-35.00	-100.0 %
4500 Loans Income (non-posting)				
4501 Interest Income	63.34	34.93	28.41	81.3 %
4500 Total Loans Income (non-posting)	63.34	34.93	28.41	81.3 %
TOTAL INCOME	193,874.53	2,863.82	191,010.71	6,669.8 %
EXPENSE				
5000 HOA Mgmt/Assoc. Service	7,458.00	7,086.00	372.00	5.2 %
5030 Grounds Maintenance (non-posting)				
5032 Landscaping	5,645.25	1,217.82	4,427.43	363.6 %
5030 Total Grounds Maintenance (non-posting)	5,645.25	1,217.82	4,427.43	363.6 %
5070 Insurance Expense (non-posting)				
5073 Directors & Officers	3,169.00	0.00	3,169.00	
5076 HOA Package Insurance	0.00	633.80	-633.80	-100.0 %
5070 Total Insurance Expense (non-posting)	3,169.00	633.80	2,535.20	400.0 %
5080 Legal and Other Professional Fees (non-posting)				
5081 Accounting Fees	525.00	0.00	525.00	
5082 Legal Fees	0.00	8,091.24	-8,091.24	-100.0 %
5080 Total Legal and Other Professional Fees (no	525.00	8,091.24	-7,566.24	-93.5 %
5100 Repairs & Maintenance Expense (non-posting)				
5109 Miscellaneous Repairs Expense	630.00	75.00	555.00	740.0 %
5100 Total Repairs & Maintenance Expense (non-	630.00	75.00	555.00	740.0 %
5300 Taxes Expense (non-posting)				
5301 Property Taxes	14.28	0.00	14.28	
5300 Total Taxes Expense (non-posting)	14.28	0.00	14.28	
5400 Utilities Expense (non-posting)				
5401 Electric	2,155.85	1,049.24	1,106.61	105.5 %
5402 Sprinkler	204.10	1,179.45	-975.35	-82.7 %
5404 Fiber Connection	25,625.00	23,850.00	1,775.00	7.4 %
5400 Total Utilities Expense (non-posting)	27,984.95	26,078.69	1,906.26	7.3 %
5600 Office Expense (non-posting)				
5601 Office supplies	29.76	20.72	9.04	43.6 %
5605 Postage & Mail Out	485.13	305.32	179.81	58.9 %
5600 Total Office Expense (non-posting)	514.89	326.04	188.85	57.9 %
5800 Other Expenses				
5801 Bank Fees	36.45	24.15	12.30	50.9 %
5803 Flags, Decorations, Signs	109.83	541.25	-431.42	-79.7 %
5807 Reimbursable Expenses	0.00	14,820.81	-14,820.81	-100.0 %

	01/01/24 - 03/31/24	10/01/23 - 12/31/23	\$ Change	% Change
5808 Permit Fees	0.00	1,179.42	-1,179.42	-100.0 %
5800 Total Other Expenses	146.28	16,565.63	-16,419.35	-99.1 %
6010 Reserves	2,490.00	100,000.00	-97,510.00	-97.5 %
6120 Bad Debt	-739.75	0.00	-739.75	
TOTAL EXPENSE	47,837.90	160,074.22	-112,236.32	-70.1 %
NET INCOME	146,036.63	-157,210.40	303,247.03	192.9 %
NET INCOME SUMMARY				
Income	193,874.53	2,863.82	191,010.71	6,669.8 %
Expense	-47,837.90	-160,074.22	112,236.32	70.1 %
NET INCOME	146,036.63	-157,210.40	303,247.03	192.9 %

Profit & Loss 12 Month Recap

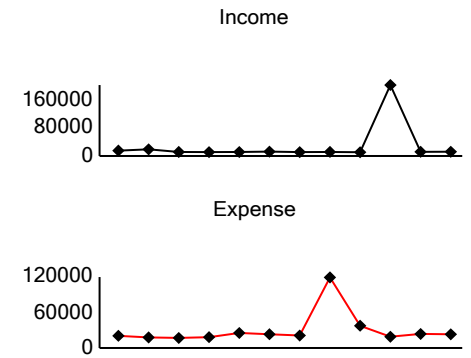
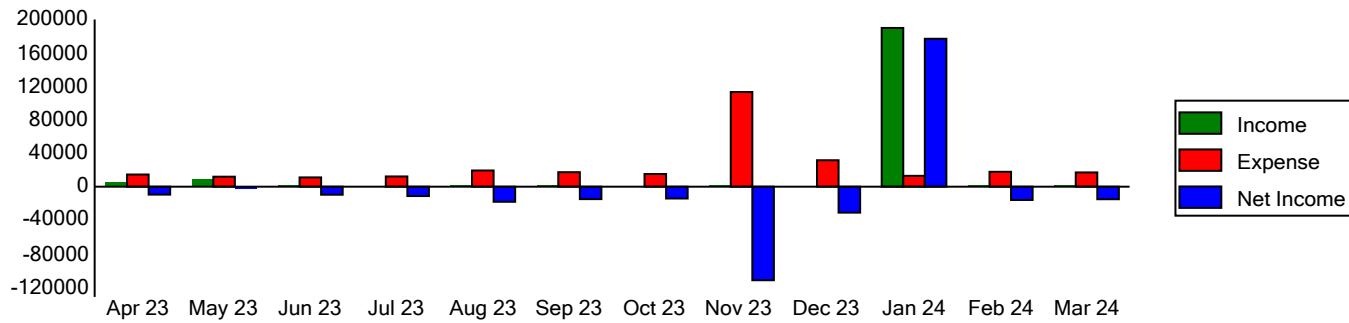
HOA: Midtown Lakeway Reserve Homeowners Association Inc

Monthly recap 04/01/23 - 03/31/24 (accrual basis)

	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	JAN 24	FEB 24	MAR 24	TOTAL
INCOME													
4100 HOA Income (non-p													
4102 Transfer Fees	595.00	420.00	280.00	175.00	280.00	35.00	280.00	210.00	385.00	280.00	175.00	245.00	3,360.00
4110 Annual Dues Inco													
4111 Builder Dues	-3,875.29	2,832.63	-1,618.14	-811.65	-1,122.93	2,135.01	-620.53	611.32	-98.60	19,338.23	-857.27	-542.03	15,370.75
4112 Homeowner D	8,163.68	5,578.76	2,823.30	1,623.29	2,245.89	209.59	1,245.19	536.27	197.24	170,302.94	2,148.22	1,945.26	197,019.63
4110 Total Annual D	4,288.39	8,411.39	1,205.16	811.64	1,122.96	2,344.60	624.66	1,147.59	98.64	189,641.17	1,290.95	1,403.23	212,390.38
4120 Deed Restriction I													
4121 Cost of Collecti	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
4120 Total Deed Res	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
4125 Finance Charges	-0.71	53.30	-145.23	37.14	-67.50	-43.50	24.00	24.00	0.00	35.24	402.76	337.84	657.34
4100 Total HOA Incom	5,082.68	8,884.69	1,339.93	1,023.78	1,335.46	2,336.10	928.66	1,381.59	483.64	189,956.41	1,868.71	1,986.07	216,607.72
4200 Management Comp													
4207 NSF Fees	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	35.00	35.00	-35.00	0.00	35.00
4200 Total Managemer	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	35.00	35.00	-35.00	0.00	35.00
4500 Loans Income (non-													
4501 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	22.78	20.20	20.36	98.27
4500 Total Loans Incon	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	22.78	20.20	20.36	98.27
TOTAL INCOME	5,152.68	8,849.69	1,339.93	988.78	1,335.46	2,336.10	928.66	1,396.66	538.50	190,014.19	1,853.91	2,006.43	216,740.99
EXPENSE													
5000 HOA Mgmt/Assoc. S	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	2,478.00	2,490.00	2,490.00	27,558.00
5020 Deed Restriction Exj													
5021 Cost of Collection	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
5020 Total Deed Restri	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
5030 Grounds Maintenanc													
5032 Landscaping	0.00	1,028.38	622.44	866.00	433.00	433.00	703.63	514.19	0.00	0.00	882.24	4,763.01	10,245.89
5034 Repairs & Mainte	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5035 Turf/Mulch/Other	324.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.75
5030 Total Grounds Ma	324.75	1,128.38	622.44	866.00	433.00	433.00	703.63	514.19	0.00	0.00	882.24	4,763.01	10,670.64
5070 Insurance Expense													
5073 Directors & Office	0.00	0.00	0.00	0.00	651.45	0.00	0.00	0.00	0.00	0.00	3,119.00	50.00	3,820.45
5076 HOA Package Ins	0.00	1,048.00	633.80	633.80	658.80	633.80	633.80	0.00	0.00	0.00	0.00	0.00	4,242.00
5070 Total Insurance E	0.00	1,048.00	633.80	633.80	1,310.25	633.80	633.80	0.00	0.00	0.00	3,119.00	50.00	8,062.45
5080 Legal and Other Pro													

	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	JAN 24	FEB 24	MAR 24	TOTAL
5081 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00	0.00	525.00
5082 Legal Fees	1,637.00	0.00	0.00	0.00	3,063.50	4,856.00	1,298.00	1,257.00	5,536.24	0.00	0.00	0.00	17,647.74
5080 Total Legal and O	1,637.00	0.00	0.00	0.00	3,063.50	4,856.00	1,298.00	1,257.00	5,536.24	0.00	525.00	0.00	18,172.74
5100 Repairs & Maintenan													
5109 Miscellaneous Re	0.00	290.00	120.00	375.00	75.00	400.00	75.00	0.00	0.00	0.00	630.00	0.00	1,965.00
5100 Total Repairs & M	0.00	290.00	120.00	375.00	75.00	400.00	75.00	0.00	0.00	0.00	630.00	0.00	1,965.00
5300 Taxes Expense (nor													
5301 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.28	0.00	0.00	14.28
5300 Total Taxes Expe	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.28	0.00	0.00	14.28
5400 Utilities Expense (nc													
5401 Electric	291.22	289.20	297.08	264.97	247.08	289.36	295.07	402.35	351.82	1,118.09	484.55	553.21	4,884.00
5402 Sprinkler	1,251.77	42.10	-7.90	207.85	435.35	682.05	718.25	298.85	162.35	109.60	152.00	-57.50	3,994.77
5404 Fiber Connection	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	8,400.00	8,525.00	8,700.00	92,825.00
5400 Total Utilities Expi	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	9,627.69	9,161.55	9,195.71	101,703.77
5600 Office Expense (non													
5601 Office supplies	22.00	5.60	7.44	40.30	6.40	28.51	6.88	7.44	6.40	14.40	7.20	8.16	160.73
5605 Postage & Mail O	257.78	24.04	15.47	9.51	15.10	15.73	6.04	10.62	288.66	29.79	64.73	390.61	1,128.08
5600 Total Office Exper	279.78	29.64	22.91	49.81	21.50	44.24	12.92	18.06	295.06	44.19	71.93	398.77	1,288.81
5800 Other Expenses													
5801 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.15	12.00	12.15	12.15	12.15	60.60
5803 Flags, Decoration	0.00	0.00	0.00	200.00	4,000.00	0.00	0.00	541.25	0.00	0.00	0.00	109.83	4,851.08
5807 Reimbursable E;	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,820.81	0.00	0.00	0.00	14,820.81
5808 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	1,179.42	0.00	0.00	0.00	0.00	0.00	1,179.42
5800 Total Other Exper	0.00	0.00	0.00	200.00	4,000.00	0.00	1,179.42	553.40	14,832.81	12.15	12.15	121.98	20,911.91
6010 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	830.00	830.00	830.00	102,490.00
6100 Construction Expen													
6101 Contractors	2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,213.71
6100 Total Constructor	2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,213.71
6120 Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-739.75	-739.75
TOTAL EXPENSE	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	13,006.31	17,721.87	17,109.72	294,391.56
NET INCOME	-9,464.55	-3,021.63	-9,667.40	-11,307.65	-18,069.22	-14,946.35	-14,176.43	-111,936.19	-31,097.78	177,007.88	-15,867.96	-15,103.29	-77,650.57

	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	JAN 24	FEB 24	MAR 24	TOTAL
NET INCOME SUMMARY													
Income	5,152.68	8,849.69	1,339.93	988.78	1,335.46	2,336.10	928.66	1,396.66	538.50	190,014.19	1,853.91	2,006.43	216,740.99
Expense	-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	-13,006.31	-17,721.87	-17,109.72	-294,391.56
NET INCOME	-9,464.55	-3,021.63	-9,667.40	-11,307.65	-18,069.22	-14,946.35	-14,176.43	-111,936.19	-31,097.78	177,007.88	-15,867.96	-15,103.29	-77,650.57



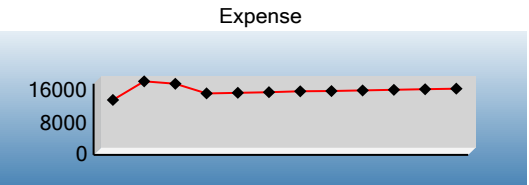
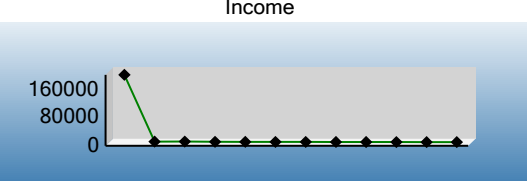
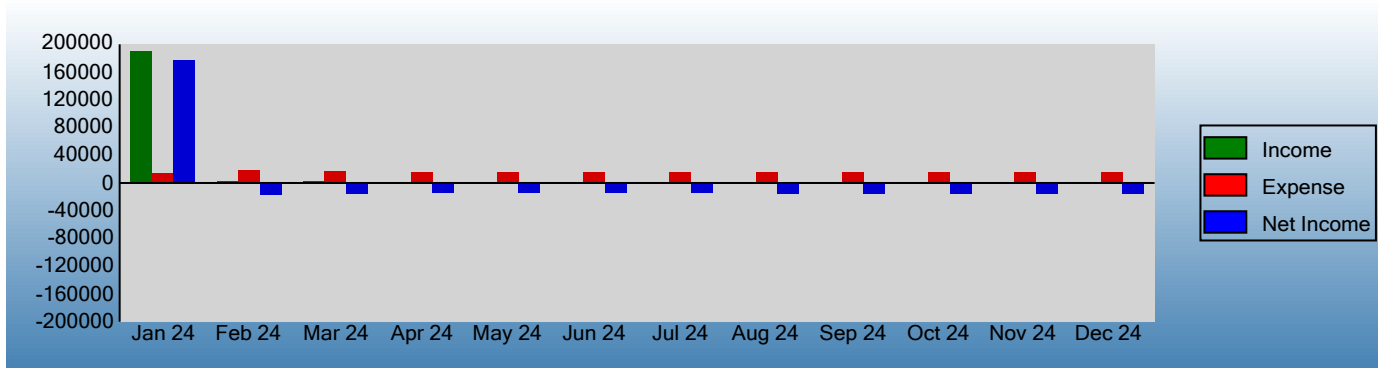
Actual/Budget Fiscal Year Analysis

HOA: Midtown Lakeway Reserve Homeowners Association Inc
 Analysis for Fiscal Year 01/01/24 - 12/31/24 (accrual basis) as of As of 03/31/24

	Actual			Budget								REVISED TOTAL	ORIGINAL BUDGET	
	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24			DEC 24
INCOME														
4100 HOA Income (non-posti														
4102 Transfer Fees	280.00	175.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	245.00	2,905.00	2,940.00
4110 Annual Dues Income														
4111 Builder Dues	19,338.23	-857.27	-542.03	-937.53	-833.36	-729.19	-625.02	-520.85	-416.68	-312.51	-208.34	-104.17	13,251.28	11,874.78
4112 Homeowner Dues	170,302.94	2,148.22	1,945.26	1,874.97	1,666.64	1,458.31	1,249.98	1,041.65	833.32	624.99	416.66	208.33	183,771.27	171,749.78
4110 Total Annual Dues	189,641.17	1,290.95	1,403.23	937.44	833.28	729.12	624.96	520.80	416.64	312.48	208.32	104.16	197,022.55	183,624.56
4125 Finance Charges	35.24	402.76	337.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775.84	0.00
4100 Total HOA Income (n	189,956.41	1,868.71	1,986.07	1,182.44	1,078.28	974.12	869.96	765.80	661.64	557.48	453.32	349.16	200,703.39	186,564.56
4200 Management Company														
4207 NSF Fees	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4200 Total Management C	35.00	-35.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4500 Loans Income (non-pos														
4501 Interest Income	22.78	20.20	20.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.34	0.00
4500 Total Loans Income (22.78	20.20	20.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63.34	0.00
TOTAL INCOME	190,014.19	1,853.91	2,006.43	1,182.44	1,078.28	974.12	869.96	765.80	661.64	557.48	453.32	349.16	200,766.73	186,564.56
EXPENSE														
5000 HOA Mgmt/Assoc. Serv	2,478.00	2,490.00	2,490.00	1,655.00	1,680.00	1,705.00	1,730.00	1,755.00	1,780.00	1,805.00	1,830.00	1,855.00	23,253.00	20,610.00
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	80.00
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	80.00
5030 Grounds Maintenance (i														
5032 Landscaping	0.00	882.24	4,763.01	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	9,695.25	5,400.00
5034 Repairs & Maintenanc	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	900.00	1,200.00
5035 Turf/Mulch/Other Lan	0.00	0.00	0.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	900.00	1,200.00
5030 Total Grounds Mainte	0.00	882.24	4,763.01	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	11,495.25	7,800.00
5070 Insurance Expense (nor														
5073 Directors & Officers	0.00	3,119.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,169.00	3,000.00
5076 HOA Package Insura	0.00	0.00	0.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	5,715.00	7,620.00
5070 Total Insurance Expe	0.00	3,119.00	50.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	635.00	8,884.00	10,620.00
5080 Legal and Other Profes														
5081 Accounting Fees	0.00	525.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00	500.00
5082 Legal Fees	0.00	0.00	0.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	6,750.00	9,000.00
5080 Total Legal and Other	0.00	525.00	0.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	7,275.00	9,500.00

	Actual			Budget									REVISED TOTAL	ORIGINAL BUDGET
	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24		
5100 Repairs & Maintenance														
5109 Miscellaneous Repair	0.00	630.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,330.00	3,600.00
5100 Total Repairs & Main	0.00	630.00	0.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,330.00	3,600.00
5300 Taxes Expense (non-po														
5301 Property Taxes	14.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.28	0.00
5300 Total Taxes Expense	14.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.28	0.00
5400 Utilities Expense (non-p														
5401 Electric	1,118.09	484.55	553.21	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	4,765.85	3,480.00
5402 Sprinkler	109.60	152.00	-57.50	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	2,994.10	3,720.00
5404 Fiber Connection	8,400.00	8,525.00	8,700.00	8,275.00	8,400.00	8,525.00	8,650.00	8,775.00	8,900.00	9,025.00	9,150.00	9,275.00	104,600.00	103,050.00
5400 Total Utilities Expens	9,627.69	9,161.55	9,195.71	8,875.00	9,000.00	9,125.00	9,250.00	9,375.00	9,500.00	9,625.00	9,750.00	9,875.00	112,359.95	110,250.00
5600 Office Expense (non-po														
5601 Office supplies	14.40	7.20	8.16	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	254.76	300.00
5605 Postage & Mail Out	29.79	64.73	390.61	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	1,115.13	840.00
5600 Total Office Expense	44.19	71.93	398.77	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	1,369.89	1,140.00
5800 Other Expenses														
5801 Bank Fees	12.15	12.15	12.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.45	0.00
5803 Flags, Decorations, S	0.00	0.00	109.83	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,484.83	4,500.00
5800 Total Other Expenses:	12.15	12.15	121.98	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,521.28	4,500.00
6010 Reserves	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	9,960.00	9,960.00
6100 Construction Expense (i														
6101 Contractors	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,500.00	6,000.00
6100 Total Construction Ex	0.00	0.00	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	4,500.00	6,000.00
6120 Bad Debt	0.00	0.00	-739.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-739.75	0.00
TOTAL EXPENSE	13,006.31	17,721.87	17,109.72	14,665.00	14,815.00	14,965.00	15,195.00	15,265.00	15,415.00	15,565.00	15,715.00	15,865.00	185,302.90	184,060.00
NET INCOME	177,007.88	-15,867.96	-15,103.29	-13,482.56	-13,736.72	-13,990.88	-14,325.04	-14,499.20	-14,753.36	-15,007.52	-15,261.68	-15,515.84	15,463.83	2,504.56

	Actual			Budget								REVISED TOTAL	ORIGINAL BUDGET	
	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24			DEC 24
Income	190,014.19	1,853.91	2,006.43	1,182.44	1,078.28	974.12	869.96	765.80	661.64	557.48	453.32	349.16	200,766.73	186,564.56
Expense	-13,006.31	-17,721.87	-17,109.72	-14,665.00	-14,815.00	-14,965.00	-15,195.00	-15,265.00	-15,415.00	-15,565.00	-15,715.00	-15,865.00	-185,302.90	-184,060.00
NET INCOME	177,007.88	-15,867.96	-15,103.29	-13,482.56	-13,736.72	-13,990.88	-14,325.04	-14,499.20	-14,753.36	-15,007.52	-15,261.68	-15,515.84	15,463.83	2,504.56



Trial Balance Activity

HOA: Midtown Lakeway Reserve Homeowners Association Inc

Date Range: 01/01/24 - 03/31/24 (accrual basis)

Account	Beginning Balance	Debit	Credit	Ending Balance
1000 Midtown Operating	103,761.87	83,257.72		187,019.59
1002 Midtown HOA Reserves	100,010.78	2,516.89		102,527.67
1100 Accounts Receivable	-26,963.07	51,640.66		24,677.59
1200 Undeposited Funds	4,290.00		2,601.25	1,688.75
2000 Accounts Payable	-12,328.53	13,712.61		1,384.08
2005 Reserves	-100,000.00		2,490.00	-102,490.00
3001 Retained Earnings	-68,771.05			-68,771.05
4102 Transfer Fees	0.00		700.00	-700.00
4111 Builder Dues	0.00		17,938.93	-17,938.93
4112 Homeowner Dues	0.00		174,396.42	-174,396.42
4125 Finance Charges	0.00		775.84	-775.84
4501 Interest Income	0.00		63.34	-63.34
5000 HOA Mgmt/Assoc. Service	0.00	7,458.00		7,458.00
5032 Landscaping	0.00	5,645.25		5,645.25
5073 Directors & Officers	0.00	3,169.00		3,169.00
5081 Accounting Fees	0.00	525.00		525.00
5109 Miscellaneous Repairs Expense	0.00	630.00		630.00
5301 Property Taxes	0.00	14.28		14.28
5401 Electric	0.00	2,155.85		2,155.85
5402 Sprinkler	0.00	204.10		204.10
5404 Fiber Connection	0.00	25,625.00		25,625.00
5601 Office supplies	0.00	29.76		29.76
5605 Postage & Mail Out	0.00	485.13		485.13
5801 Bank Fees	0.00	36.45		36.45
5803 Flags, Decorations, Signs	0.00	109.83		109.83
6010 Reserves	0.00	2,490.00		2,490.00
6120 Bad Debt	0.00		739.75	-739.75
	0.00	199,705.53	199,705.53	0.00

Cash Flow 12 Month Recap

HOA: Midtown Lakeway Reserve Homeowners Association Inc
04/01/23 - 03/31/24 (accrual basis)

	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	JAN 24	FEB 24	MAR 24	TOTAL
OPERATING ACTIVITIES													
INCOME													
4100 HOA Income (non-posting)													
4102 Transfer Fees	595.00	420.00	280.00	175.00	280.00	35.00	280.00	210.00	385.00	280.00	175.00	245.00	3,360.00
4110 Annual Dues Income													
4111 Builder Dues	-3,875.29	2,832.63	-1,618.14	-811.65	-1,122.93	2,135.01	-620.53	611.32	-98.60	19,338.23	-857.27	-542.03	15,370.75
4112 Homeowner Dues	8,163.68	5,578.76	2,823.30	1,623.29	2,245.89	209.59	1,245.19	536.27	197.24	170,302.94	2,148.22	1,945.26	197,019.63
4110 Total Annual Dues Income	4,288.39	8,411.39	1,205.16	811.64	1,122.96	2,344.60	624.66	1,147.59	98.64	189,641.17	1,290.95	1,403.23	212,390.38
4120 Deed Restriction Income													
4121 Cost of Collection	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
4120 Total Deed Restriction Income	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
4125 Finance Charges	-0.71	53.30	-145.23	37.14	-67.50	-43.50	24.00	24.00	0.00	35.24	402.76	337.84	657.34
4100 Total HOA Income (non-posting)	5,082.68	8,884.69	1,339.93	1,023.78	1,335.46	2,336.10	928.66	1,381.59	483.64	189,956.41	1,868.71	1,986.07	216,607.72
4200 Management Company Income													
4207 NSF Fees	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	35.00	35.00	-35.00	0.00	35.00
4200 Total Management Company Income	70.00	-35.00	0.00	-35.00	0.00	0.00	0.00	0.00	35.00	35.00	-35.00	0.00	35.00
4500 Loans Income (non-posting)													
4501 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	22.78	20.20	20.36	98.27
4500 Total Loans Income (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07	19.86	22.78	20.20	20.36	98.27
TOTAL INCOME	5,152.68	8,849.69	1,339.93	988.78	1,335.46	2,336.10	928.66	1,396.66	538.50	190,014.19	1,853.91	2,006.43	216,740.99
EXPENSE													
5000 HOA Mgmt/Assoc. Service	-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	-2,478.00	-2,490.00	-2,490.00	-27,558.00
5020 Deed Restriction Expense (non-posting)													
5021 Cost of Collection	0.00	0.00	0.00	-80.00	0.00	0.00	0.00	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	-80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-80.00
5030 Grounds Maintenance (non-posting)													
5032 Landscaping	0.00	-1,028.38	-622.44	-866.00	-433.00	-433.00	-703.63	-514.19	0.00	0.00	-882.24	-4,763.01	-10,245.89
5034 Repairs & Maintenance	0.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-100.00
5035 Turf/Mulch/Other Landscape	-324.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-324.75
5030 Total Grounds Maintenance (non-posting)	-324.75	-1,128.38	-622.44	-866.00	-433.00	-433.00	-703.63	-514.19	0.00	0.00	-882.24	-4,763.01	-10,670.64
5070 Insurance Expense (non-posting)													
5073 Directors & Officers	0.00	0.00	0.00	0.00	-651.45	0.00	0.00	0.00	0.00	0.00	-3,119.00	-50.00	-3,820.45
5076 HOA Package Insurance	0.00	-1,048.00	-633.80	-633.80	-658.80	-633.80	-633.80	0.00	0.00	0.00	0.00	0.00	-4,242.00
5070 Total Insurance Expense (non-posting)	0.00	-1,048.00	-633.80	-633.80	-1,310.25	-633.80	-633.80	0.00	0.00	0.00	-3,119.00	-50.00	-8,062.45

	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	OCT 23	NOV 23	DEC 23	JAN 24	FEB 24	MAR 24	TOTAL
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	0.00	0.00	0.00	-525.00	0.00	-525.00
5082 Legal Fees	-1,637.00	0.00	0.00	0.00	-3,063.50	-4,856.00	-1,298.00	-1,257.00	-5,536.24	0.00	0.00	0.00	-17,647.74
5080 Total Legal and Other Professional Fees (non-posting)	-1,637.00	0.00	0.00	0.00	-3,063.50	-4,856.00	-1,298.00	-1,257.00	-5,536.24	0.00	-525.00	0.00	-18,172.74
5100 Repairs & Maintenance Expense (non-posting)													
5109 Miscellaneous Repairs Expense	0.00	-290.00	-120.00	-375.00	-75.00	-400.00	-75.00	0.00	0.00	0.00	-630.00	0.00	-1,965.00
5100 Total Repairs & Maintenance Expense (non-posting)	0.00	-290.00	-120.00	-375.00	-75.00	-400.00	-75.00	0.00	0.00	0.00	-630.00	0.00	-1,965.00
5300 Taxes Expense (non-posting)													
5301 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14.28	0.00	0.00	-14.28
5300 Total Taxes Expense (non-posting)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14.28	0.00	0.00	-14.28
5400 Utilities Expense (non-posting)													
5401 Electric	-291.22	-289.20	-297.08	-264.97	-247.08	-289.36	-295.07	-402.35	-351.82	-1,118.09	-484.55	-553.21	-4,884.00
5402 Sprinkler	-1,251.77	-42.10	7.90	-207.85	-435.35	-682.05	-718.25	-298.85	-162.35	-109.60	-152.00	57.50	-3,994.77
5404 Fiber Connection	-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	-8,400.00	-8,525.00	-8,700.00	-92,825.00
5400 Total Utilities Expense (non-posting)	-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	-9,627.69	-9,161.55	-9,195.71	-101,703.77
5600 Office Expense (non-posting)													
5601 Office supplies	-22.00	-5.60	-7.44	-40.30	-6.40	-28.51	-6.88	-7.44	-6.40	-14.40	-7.20	-8.16	-160.73
5605 Postage & Mail Out	-257.78	-24.04	-15.47	-9.51	-15.10	-15.73	-6.04	-10.62	-288.66	-29.79	-64.73	-390.61	-1,128.08
5600 Total Office Expense (non-posting)	-279.78	-29.64	-22.91	-49.81	-21.50	-44.24	-12.92	-18.06	-295.06	-44.19	-71.93	-398.77	-1,288.81
5800 Other Expenses													
5801 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-12.15	-12.00	-12.15	-12.15	-12.15	-60.60
5803 Flags, Decorations, Signs	0.00	0.00	0.00	-200.00	-4,000.00	0.00	0.00	-541.25	0.00	0.00	0.00	-109.83	-4,851.08
5807 Reimbursable Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-14,820.81	0.00	0.00	0.00	-14,820.81
5808 Permit Fees	0.00	0.00	0.00	0.00	0.00	0.00	-1,179.42	0.00	0.00	0.00	0.00	0.00	-1,179.42
5800 Total Other Expenses	0.00	0.00	0.00	-200.00	-4,000.00	0.00	-1,179.42	-553.40	-14,832.81	-12.15	-12.15	-121.98	-20,911.91
6010 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	-830.00	-830.00	-830.00	-102,490.00
6100 Construction Expense (non-posting)													
6101 Contractors	-2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,213.71
6100 Total Construction Expense (non-posting)	-2,213.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,213.71
6120 Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	739.75	739.75
TOTAL EXPENSE	-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	-13,006.31	-17,721.87	-17,109.72	-294,391.56
Net Income	-9,464.55	-3,021.63	-9,667.40	-11,307.65	-18,069.22	-14,946.35	-14,176.43	111,936.19	-31,097.78	177,007.88	-15,867.96	-15,103.29	-77,650.57
Adjustments to reconcile Net Income to net cash provided by operations													
1100 Accounts Receivable	3,339.86	-1,333.50	6,576.78	1,350.66	880.34	1,329.26	-16.81	161.63	29,712.72	-72,123.83	5,361.02	15,122.15	-9,639.72
2000 Accounts Payable	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	-14,888.53	1,007.77	168.15	-3,031.38
2005 Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000.00	0.00	830.00	830.00	830.00	102,490.00
Net cash provided by Operating Activities	-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	90,825.52	-8,669.17	1,017.01	12,168.33
Net cash increase for period	-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	90,825.52	-8,669.17	1,017.01	12,168.33

	<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>JAN 24</u>	<u>FEB 24</u>	<u>MAR 24</u>	<u>TOTAL</u>
Cash at beginning of period	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	298,888.17	290,219.00	279,067.68
Cash at end of period	<u>274,932.37</u>	<u>265,806.09</u>	<u>263,207.90</u>	<u>253,475.83</u>	<u>237,889.07</u>	<u>226,011.98</u>	<u>207,233.37</u>	<u>197,073.62</u>	<u>208,062.65</u>	<u>298,888.17</u>	<u>290,219.00</u>	<u>291,236.01</u>	<u>291,236.01</u>