

Midway Ridge

September
2024

NEWSLETTER

HOA Board

- Don Elsom
- James Walker
- Rick Lauck

Email: propertymanagement@midwayridgehoa.com
Website: www.midwayridgehoa.com

Management Team

Vonnye Wade - Vonnye@legacysouthwestpm.com
Community Manager

Ryan Smith - Ryan@legacysouthwestpm.com
Director of Association Management

Damian Power - Damian@legacysouthwestpm.com
Compliance Inspector

Shannon Ratliff - Shannon@legacysouthwestpm.com
Community Admin

Volunteer HOA Committees Available

Beautification Committee

Neighborhood Watch Committee

Social Committee

To join a committee, please email
vonnye@legacysouthwestpm.com

Upcoming Annual Meeting

The Annual Meeting is scheduled for October 1st. Further information such as agenda and location will be sent out via email and posted on the website.

Making a Change? Submit an ACC

If you're making a change to the outside of your home please make sure to submit an ACC application for review and approval. Scan QR code below to download application and instructions.



Midway Ridge HOA

Community Reminders



Please remember to pick up after our canine family members when they are out and about in the neighborhood.



Portal Registration

Pay assessments online, contact your management staff, etc.
<https://lswpm.cincwebaxis.com>.



To request a feature in the newsletter, email vonnys@legacysouthwestpm.com.



Be on the lookout for folks dropping off animals. Please write down the license plates and report it to the Denton County Sheriff's Office

September is...

World Alzheimer's Month

- September 2nd: Labor Day
- September 7th: National Hummingbird Day
- September 9th: Teddy Bear Day
- September 11th: Patriot Day
- September 15th: National Double Cheeseburger Day
- September 19th: International Talk like a Pirate Day
- September 21st: International Red Panda Day
- September 23rd: National Baker Day
- September 25th: National Comic Book Day
- September 29th: National Coffee Day

Chocolate Cupcakes

Ingredients

Cupcake

- 2 cups of all purpose flour
- 2/3 cup cocoa powder
- 1 tsp of baking powder
- 1/2 teaspoon salt
- 1 cup granulated sugar
- 1 cup of vegetable oil
- 3 eggs
- 1 tsp vanilla extract
- 2/3 cup sour cream

Icing

- 1/2 cup solid vegetable shortening
- 1/2 cup softened butter
- 3/4 cup cocoa powder
- 4 cups powdered sugar
- 1/4 cup milk



Instructions

- Make cupcakes. Preheat the oven to 350°F. Prepare cupcake pans with cupcake liners.
- In a medium bowl, combine flour, cocoa powder, baking soda and salt.
- In a large bowl, beat sugar and oil with an electric mixer until combined.
- Add eggs one at a time and mix well after each addition. Add vanilla and mix well.
- Add flour mixture alternately with sour cream, mixing until just combined. Divide batter among prepared pans, filling each cavity about 1/2 full.
- Bake for 16-18 minutes or until a toothpick inserted in the center comes out clean. Cool cupcakes in pans for 5 minutes then remove to a cooling rack and cool completely before frosting.
- **Make buttercream.** In a large bowl, beat shortening and butter with an electric mixer until light and fluffy.
- Gradually add sugar and cocoa powder, one cup at a time, beating well on medium speed. Scrape sides and bottom of bowl often. Icing will appear dry.
- Slowly add milk and beat at medium speed until light and fluffy.
- Fill a decorating bag fitted with tip 1M with frosting then pipe a swirl on top of the cupcakes. Enjoy!

Recipe via www.wilton.com

September Community Calendar

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

FINANCIALS

Q2
2024



Income Statement - Operating

Midway Ridge Owners Association Inc.

06/01/2024 to 06/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessment Income	\$167.88	\$6,855.83	(\$6,487.95)	\$81,997.88	\$39,934.98	\$42,062.90	\$79,870.00
4012-00 Builder Assessment Income	-	-	-	(1,470.00)	-	(1,470.00)	-
4080-00 Collection Fees	100.00	83.33	16.67	1,050.00	499.98	550.02	1,000.00
4080-00 Fines	-	-	-	125.00	-	125.00	-
4115-00 Interest - Collections	-	-	-	365.43	-	365.43	-
4120-00 Late Fees	-	-	-	1,300.00	-	1,300.00	-
4125-00 Legal Fees	335.76	-	335.76	1,742.57	-	1,742.57	-
Total Income	\$603.64	\$6,739.16	(\$6,135.52)	\$85,110.88	\$40,434.96	\$44,675.92	\$80,870.00
Total OPERATING INCOME	\$603.64	\$6,739.16	(\$6,135.52)	\$85,110.88	\$40,434.96	\$44,675.92	\$80,870.00
OPERATING EXPENSE							
General & Administrative							
5510-00 Accounting Fees	85.00	85.00	-	510.00	510.00	-	1,020.00
5515-00 Administrative Supplies	90.05	100.00	9.95	562.75	600.00	37.25	1,200.00
5570-00 Bad Debt	-	208.33	208.33	-	1,249.98	1,249.98	2,500.00
5590-00 Collection Costs	170.00	83.33	(86.67)	1,130.00	499.98	(630.02)	1,000.00
5710-00 Holiday Decorations	-	83.33	83.33	-	499.98	499.98	1,000.00
5730-00 Legal Fees - Collections	503.64	166.67	(336.97)	1,634.22	1,000.02	(634.20)	2,000.00
5735-00 Legal Fees - General	-	125.00	125.00	974.23	750.00	(224.23)	1,500.00
5750-00 Management Fees	850.00	850.00	-	5,100.00	5,100.00	-	10,200.00
5755-00 Tax Preparation	-	32.50	32.50	365.00	195.00	(170.00)	390.00
5756-00 1099s	-	2.50	2.50	56.35	15.00	(41.35)	30.00
5770-00 Meetings	-	12.50	12.50	-	75.00	75.00	150.00
5771-00 Association Document Storage	-	25.00	25.00	-	150.00	150.00	300.00
5850-00 Postage & Delivery	13.21	54.17	40.96	291.33	325.02	33.69	650.00
5900-00 Social/Community Events	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
5930-00 Website	75.00	66.67	(8.33)	260.90	400.02	139.12	800.00
Total General & Administrative	\$1,786.90	\$2,061.67	\$274.77	\$10,884.78	\$12,370.02	\$1,485.24	\$24,740.00
Insurance & Taxes							
7310-00 Directors & Officers	-	124.50	124.50	-	747.00	747.00	1,494.00
7385-00 TX Comm Property	-	140.58	140.58	-	843.48	843.48	1,687.00
7420-00 Property Taxes	-	20.83	20.83	-	124.98	124.98	250.00
Total Insurance & Taxes	\$-	\$285.91	\$285.91	\$-	\$1,715.46	\$1,715.46	\$3,431.00
Landscaping							
6050-00 Irrigation Maintenance	-	100.00	100.00	-	600.00	600.00	1,200.00
6060-00 Landscape Contract	1,620.14	1,625.00	4.86	9,720.84	9,750.00	29.16	19,500.00
6070-00 Landscape Extras	-	83.33	83.33	38.00	499.98	461.98	1,000.00
Total Landscaping	\$1,620.14	\$1,808.33	\$188.19	\$9,758.84	\$10,849.98	\$1,091.14	\$21,700.00
Maintenance & Repairs							
6565-00 Maintenance & Repairs -General	-	100.00	100.00	350.00	600.00	250.00	1,200.00
6710-00 Signs	-	133.33	133.33	-	799.98	799.98	1,600.00
Total Maintenance & Repairs	\$-	\$233.33	\$233.33	\$350.00	\$1,399.98	\$1,049.98	\$2,800.00
Utilities							
7010-00 Electricity	173.91	166.67	(7.24)	683.79	1,000.02	316.23	2,000.00
7150-00 Water	406.98	416.67	9.69	2,435.99	2,500.02	64.03	5,000.00
Total Utilities	\$580.89	\$583.34	\$2.45	\$3,119.78	\$3,500.04	\$380.26	\$7,000.00
Reserve Income							
9900-01 Reserves Contribution	-	1,766.58	1,766.58	-	10,599.48	10,599.48	21,199.00
Total Reserve Income	\$-	\$1,766.58	\$1,766.58	\$-	\$10,599.48	\$10,599.48	\$21,199.00
Reserve Expenses							
9972-01 Mailboxes	-	-	-	8,600.00	-	(8,600.00)	-
Total Reserve Expenses	\$-	\$-	\$-	\$8,600.00	\$-	(\$8,600.00)	\$-
Total OPERATING EXPENSE	\$3,987.93	\$6,739.16	\$2,751.23	\$32,713.40	\$40,434.96	\$7,721.56	\$80,870.00

FRIENDLY REMINDER

September
2024

B E R M M A I N T E N E

Denton Municipal Code, Chapter 14: Streets and Sidewalks

- Section 14-21: Maintenance of property adjacent to public rights-of-way
 - "(a) The owner or occupant of property adjacent to a public right-of-way shall maintain the area between the property line and the right-of-way in a clean and safe condition, free from debris, weeds, and obstructions."
 - "(b) The owner or occupant shall be responsible for maintaining any vegetation, including trees, shrubs, and grass, adjacent to the right-of-way in a manner that does not obstruct or encroach upon the right-of-way."

U P C O M I N G A N N U A L M E E T I N G

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