

# M I D W A Y R I D G E N E W S L E T T E R

August  
2024

## HOA Board

- Don Elsom
- James Walker
- Rick Lauck

### August is...

- National Immunization Awareness Month
- August 1st: Homemade Pie Day
- August 7th: National Purple Heart Day
- August 9th: National Book Lovers Day
- August 12th: Vinyl Records Day
- August 14th: World Lizard Day
- August 19th: World Photography Day
- August 20th: Lemonade Day
- August 26th: Musical Yoga Day
- August 31st: National Zoo Awareness Day

### Community Reminders



Gentle reminder to pick up after your canine when they are out and about in the neighborhood.



Portal Registration

Pay assessments online See ACC status etc. Contact your management staff!  
<https://lswpm.cincwebaxis.com>.



To request a feature in the newsletter, email [vonny@legacysouthwestpm.com](mailto:vonny@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

## August 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	31

## Easy Chocolate Pie

### Ingredients

- 1 1/4 cups granulated sugar
- 3 1/2 tablespoons cocoa powder
- 2 large eggs
- 1/4 cup unsalted butter, melted
- 5 ounce can evaporated milk
- 1 9-inch pie crust, homemade or store bought
- whipped cream, for serving



### Instructions

- Preheat oven to 350 degrees F.
- In a large bowl, whisk together the sugar and cocoa powder. Vigorously whisk in the eggs, butter, and evaporated milk until completely combined and smooth (batter will be thin.)
- Pour batter into the pie crust and bake for about 50-55 minutes or until the filling sets and there is a thin crust on the top. (It might be slightly jiggly in the center, but that's okay - as it sits and cools, it will set up more.)
- Remove from oven and let cool completely.
- Slice and serve with a little whipped cream and chocolate shavings!

# 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	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4010-00 Assessment Income	\$167.88	\$6,655.83	(\$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)	-
4060-00 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	-
<b>Total Income</b>	<b>\$603.64</b>	<b>\$6,739.16</b>	<b>(\$6,135.52)</b>	<b>\$85,110.88</b>	<b>\$40,434.96</b>	<b>\$44,675.92</b>	<b>\$80,870.00</b>
<b>Total OPERATING INCOME</b>	<b>\$603.64</b>	<b>\$6,739.16</b>	<b>(\$6,135.52)</b>	<b>\$85,110.88</b>	<b>\$40,434.96</b>	<b>\$44,675.92</b>	<b>\$80,870.00</b>
<b>OPERATING EXPENSE</b>							
<b>General &amp; Administrative</b>							
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
<b>Total General &amp; Administrative</b>	<b>\$1,786.90</b>	<b>\$2,061.67</b>	<b>\$274.77</b>	<b>\$10,884.78</b>	<b>\$12,370.02</b>	<b>\$1,485.24</b>	<b>\$24,740.00</b>
<b>Insurance &amp; Taxes</b>							
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
<b>Total Insurance &amp; Taxes</b>	<b>\$-</b>	<b>\$285.91</b>	<b>\$285.91</b>	<b>\$-</b>	<b>\$1,715.46</b>	<b>\$1,715.46</b>	<b>\$3,431.00</b>
<b>Landscaping</b>							
6050-00 Irrigation Maintenance	-	100.00	100.00	-	600.00	600.00	1,200.00
6060-00 Landscape Contract	1,820.14	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
<b>Total Landscaping</b>	<b>\$1,820.14</b>	<b>\$1,808.33</b>	<b>\$188.19</b>	<b>\$9,758.84</b>	<b>\$10,849.98</b>	<b>\$1,091.14</b>	<b>\$21,700.00</b>
<b>Maintenance &amp; Repairs</b>							
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
<b>Total Maintenance &amp; Repairs</b>	<b>\$-</b>	<b>\$233.33</b>	<b>\$233.33</b>	<b>\$350.00</b>	<b>\$1,399.98</b>	<b>\$1,049.98</b>	<b>\$2,800.00</b>
<b>Utilities</b>							
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
<b>Total Utilities</b>	<b>\$580.89</b>	<b>\$583.34</b>	<b>\$2.45</b>	<b>\$3,119.78</b>	<b>\$3,500.04</b>	<b>\$380.26</b>	<b>\$7,000.00</b>
<b>Reserve Income</b>							
9900-01 Reserves Contribution	-	1,766.58	1,766.58	-	10,599.48	10,599.48	21,199.00
<b>Total Reserve Income</b>	<b>\$-</b>	<b>\$1,766.58</b>	<b>\$1,766.58</b>	<b>\$-</b>	<b>\$10,599.48</b>	<b>\$10,599.48</b>	<b>\$21,199.00</b>
<b>Reserve Expenses</b>							
9972-01 Mailboxes	-	-	-	8,600.00	-	(8,600.00)	-
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$8,600.00</b>	<b>\$-</b>	<b>(\$8,600.00)</b>	<b>\$-</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,987.93</b>	<b>\$6,739.16</b>	<b>\$2,751.23</b>	<b>\$32,713.40</b>	<b>\$40,434.96</b>	<b>\$7,721.56</b>	<b>\$80,870.00</b>

# FRIENDLY REMINDER

## BERM MAINTENANCE

### 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."