

Midway Ridge

November
2024

NEWSLETTER

HOA Board

- Don Elsom
- James Walker
- Rick Lauck

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

Management Team

Heather Smith - Heather@legacysouthwestpm.com
Interim 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
Heather@legacysouthwestpm.com

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.



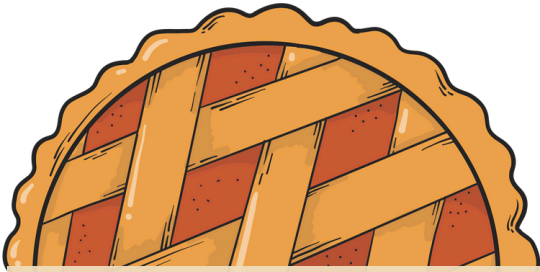
Upcoming Annual Meeting

The Annual Meeting has been rescheduled to November 7th due to noticing delays. The agenda has been sent out via e-blast and USPS. We look forward to seeing you at the Annual Meeting.

Midway Ridge Mud board posts their meeting agenda on the corner of Prairie Vista and Autumn Grove.
Lot 14 (oil lot)

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November is...

American Diabetes Month

- November 5th: Election Day
- November 7th: Annual Meeting
- November 11th: Veteran's Day
- November 17th: National Homemade Bread Day
- November 23rd: World Adoption Day
- November 28th: Thanksgiving
- November 29th: Black Friday

Community Reminders



Please remember to pick up after your 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 Heather@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

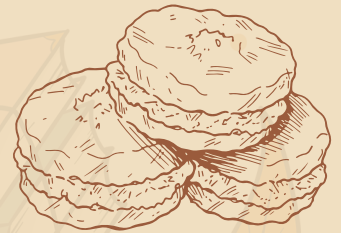
November Community Calendar

					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

Easy Biscuits

Ingredients

- 2 Cups Self Rising Flour
- 1 1/2 cups of heavy whipping cream



Instructions

- Preheat oven to 450 degrees Fahrenheit
- Combine flour and heavy whipping cream
- Knead well
- Cut dough into 12 equal pieces and shape
- Bake at 450 for 20 minutes
- Optional, baste with butter with five minutes of baking time left.



FINANCIALS

Q3
2024



Income Statement - Operating

Midway Ridge Owners Association Inc.

09/01/2024 to 09/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessment Income	\$-	\$6,655.83	(\$6,655.83)	\$81,897.88	\$59,902.47	\$22,095.41	\$79,870.00
4012-00 Builder Assessment Income	-	-	-	(1,470.00)	-	(1,470.00)	-
4060-00 Collection Fees	10.00	83.33	(73.33)	1,100.00	749.97	350.03	1,000.00
4080-00 Fines	-	-	-	125.00	-	125.00	-
4115-00 Interest - Collections	-	-	-	365.43	-	365.43	-
4120-00 Late Fees	(9.28)	-	(9.28)	1,280.72	-	1,280.72	-
4125-00 Legal Fees	-	-	-	3,022.85	-	3,022.85	-
4160-00 NSF Charges	-	-	-	25.00	-	25.00	-
Total Income	\$0.72	\$6,739.16	(\$6,738.44)	\$86,446.88	\$60,652.44	\$25,794.44	\$80,870.00
Total OPERATING INCOME	\$0.72	\$6,739.16	(\$6,738.44)	\$86,446.88	\$60,652.44	\$25,794.44	\$80,870.00
OPERATING EXPENSE							
General & Administrative							
5510-00 Accounting Fees	85.00	85.00	-	765.00	765.00	-	1,020.00
5515-00 Administrative Supplies	105.34	100.00	(5.34)	866.78	900.00	33.22	1,200.00
5570-00 Bad Debt	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
5590-00 Collection Costs	20.00	83.33	63.33	1,220.00	749.97	(470.03)	1,000.00
5710-00 Holiday Decorations	-	83.33	83.33	-	749.97	749.97	1,000.00
5730-00 Legal Fees - Collections	-	166.67	166.67	3,279.09	1,500.03	(1,779.06)	2,000.00
5735-00 Legal Fees - General	362.00	125.00	(237.00)	979.00	1,125.00	146.00	1,500.00
5750-00 Management Fees	850.00	850.00	-	7,650.00	7,650.00	-	10,200.00
5755-00 Tax Preparation	-	32.50	32.50	365.00	292.50	(72.50)	390.00
5756-00 1099s	-	2.50	2.50	56.35	22.50	(33.85)	30.00
5770-00 Meetings	-	12.50	12.50	-	112.50	112.50	150.00
5771-00 Association Document Storage	-	25.00	25.00	25.00	225.00	200.00	300.00
5850-00 Postage & Delivery	1.89	54.17	52.28	335.83	487.53	151.70	650.00
5900-00 Social/Community Events	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
5930-00 Website	75.00	66.67	(8.33)	335.90	600.03	264.13	800.00
Total General & Administrative	\$1,499.23	\$2,061.67	\$562.44	\$15,877.95	\$18,565.03	\$2,687.08	\$24,740.00
Insurance & Taxes							
7310-00 Directors & Officers	-	124.50	124.50	-	1,120.50	1,120.50	1,494.00
7385-00 TX Comm Property	-	140.58	140.58	-	1,265.22	1,265.22	1,687.00
7420-00 Property Taxes	-	20.83	20.83	-	187.47	187.47	250.00
Total Insurance & Taxes	\$-	\$285.91	\$285.91	\$-	\$2,573.19	\$2,573.19	\$3,431.00
Landscaping							
6050-00 Irrigation Maintenance	19.00	100.00	81.00	269.00	900.00	631.00	1,200.00
6060-00 Landscape Contract	3,240.28	1,625.00	(1,615.28)	16,201.40	14,625.00	(1,576.40)	19,500.00
6070-00 Landscape Extras	-	83.33	83.33	38.00	749.97	711.97	1,000.00
Total Landscaping	\$3,259.28	\$1,808.33	(\$1,450.95)	\$16,508.40	\$16,274.97	(\$233.43)	\$21,700.00
Maintenance & Repairs							
6565-00 Maintenance & Repairs -General	-	100.00	100.00	350.00	900.00	550.00	1,200.00
6710-00 Signs	-	133.33	133.33	-	1,199.97	1,199.97	1,600.00
Total Maintenance & Repairs	\$-	\$233.33	\$233.33	\$350.00	\$2,099.97	\$1,749.97	\$2,800.00
Utilities							
7010-00 Electricity	187.78	166.67	(21.11)	1,234.96	1,500.03	265.07	2,000.00
7150-00 Water	518.58	416.67	(101.91)	3,813.59	3,750.03	(63.56)	5,000.00
Total Utilities	\$706.36	\$583.34	(\$123.02)	\$5,048.55	\$5,250.06	\$201.51	\$7,000.00
Reserve Income							
9900-01 Reserves Contribution	-	1,766.58	1,766.58	-	15,899.22	15,899.22	21,199.00
Total Reserve Income	\$-	\$1,766.58	\$1,766.58	\$-	\$15,899.22	\$15,899.22	\$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	\$5,464.87	\$6,739.16	\$1,274.29	\$46,384.90	\$60,652.44	\$14,267.54	\$80,870.00