

Toluca Town House No. 3 Homeowners' Association

Financial Report

California Civil Code requires that the Board review, at least monthly, a reconciliation of the operating and reserve accounts, the current year actual reserve expenses compared to budget, latest account statements and income and expense statements. We submit this information to you provided that you have authorized your financial institution to send us the monthly statement.

This report is deemed approved and accepted by you if we do not receive written objections within 60 days of the report date. Any questions that require research beyond the 60-day window will be performed as additional service and charged accordingly. Any errors on our part will be corrected at no charge.

Consult with your CPA and/or Attorney regarding your fiduciary duty if any bank account (or sum of accounts at any one institution) exceeds the \$250,000 FDIC insured limit or if any account has investments that put the principal at risk.

For any financial activity (checks written, payroll, etc) that is originated by the Association Board or General Manager, the information must be provided to us no later than the 5th of the month following the month of activity in order for us to include it in the report. Any information received late, will be posted to the following month's financial report.

Toluca Town House No. 3 Homeowners' Association

Balance Sheet For 1/31/2022

Operating Accounts

CIT #XXXX8658

\$10,834.81**Total Operating Accounts****\$10,834.81****Reserve Accounts**

CIT #XXXX2060

\$188,457.60**Total Reserve Accounts****\$188,457.60****Other Current Assets**

Accounts Receivable

\$1,110.00**Total Other Current Assets****\$1,110.00****Total Asset****\$200,402.41**

Current Liabilities

Prepaid Assessments

\$3,434.00**Total Current Liabilities****\$3,434.00****Reserve/Funds Received**

Reserve Funding

\$184,843.94**Total Reserve/Funds Received****\$184,843.94****Equity**

Equity

\$205,343.89

Current Surplus/(Deficit)

(\$193,219.42)**Total Equity****\$12,124.47****Total Liability / Equity****\$200,402.41**

Toluca Town House No. 3 Homeowners' Association

Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Reserve/Funds Received							
3400 - Reserve Interest	23.66	-	23.66	23.66	-	23.66	-
Total Reserve/Funds Received	23.66	-	23.66	23.66	-	23.66	-
Income							
4000 - Assessment	14,400.00	14,400.00	-	14,400.00	14,400.00	-	172,800.00
4200 - Interest - Operating	1.25	-	1.25	1.25	-	1.25	-
Total Income	14,401.25	14,400.00	1.25	14,401.25	14,400.00	1.25	172,800.00
Total Income	14,424.91	14,400.00	24.91	14,424.91	14,400.00	24.91	172,800.00
Operating Expense							
Operating Expenses/Contract Services							
5000 - Landscape	-	725.00	725.00	-	725.00	725.00	8,700.00
5005 - Janitorial	-	217.00	217.00	-	217.00	217.00	2,604.00
5010 - Pool & Spa Service	-	346.00	346.00	-	346.00	346.00	4,152.00
5030 - Pest Control	-	103.00	103.00	-	103.00	103.00	1,236.00
5070 - Professional Management Services	929.00	929.00	-	929.00	929.00	-	11,148.00
5075 - Reserve Study	-	50.00	50.00	-	50.00	50.00	600.00
Total Operating Expenses/Contract Services	929.00	2,370.00	1,441.00	929.00	2,370.00	1,441.00	28,440.00
Operating Expenses/Utilities							
5200 - Electric	-	228.00	228.00	-	228.00	228.00	2,736.00
5201 - Gas	5.28	22.00	16.72	5.28	22.00	16.72	264.00
5202 - Water and Sewer	206.34	789.00	582.66	206.34	789.00	582.66	9,468.00
Total Operating Expenses/Utilities	211.62	1,039.00	827.38	211.62	1,039.00	827.38	12,468.00
Operating Expenses/Insurance							
5300 - Insurance - Master Policy	-	888.00	888.00	-	888.00	888.00	10,656.00
5301 - Insurance - Earthquake	21,659.77	1,975.00	(19,684.77)	21,659.77	1,975.00	(19,684.77)	23,700.00
5310 - Insurance - Umbrella Policy	-	79.00	79.00	-	79.00	79.00	948.00
5320 - Insurance - Workers Comp.	-	30.00	30.00	-	30.00	30.00	360.00
5350 - Fidelity Bond	-	48.00	48.00	-	48.00	48.00	576.00
5360 - Insurance - D&O Policy	-	75.00	75.00	-	75.00	75.00	900.00
Total Operating Expenses/Insurance	21,659.77	3,095.00	(18,564.77)	21,659.77	3,095.00	(18,564.77)	37,140.00
Operating Expenses/Maintenance/Repairs							
5400 - Landscaping Extras	-	350.00	350.00	-	350.00	350.00	4,200.00
5401 - Tree Trimming	-	350.00	350.00	-	350.00	350.00	4,200.00
5405 - Janitorial Supplies	-	25.00	25.00	-	25.00	25.00	300.00
5410 - Pool & Spa Extras	-	83.33	83.33	-	83.33	83.33	1,000.00
5425 - Plumbing Repairs	-	1,197.50	1,197.50	-	1,197.50	1,197.50	14,370.00
5430 - Pest Control Extras	-	39.00	39.00	-	39.00	39.00	468.00
5440 - Electrical	-	318.00	318.00	-	318.00	318.00	3,816.00

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Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5462 - Fire Equipment Repair	-	25.00	25.00	-	25.00	25.00	300.00
5469 - Roof Repairs	-	275.00	275.00	-	275.00	275.00	3,300.00
5797 - Materials	-	20.00	20.00	-	20.00	20.00	240.00
5798 - General Repairs/Maintenance	-	500.00	500.00	-	500.00	500.00	6,000.00
5799 - Contingencies	-	103.17	103.17	-	103.17	103.17	1,238.00
Total Operating Expenses/Maintenance/Repairs	-	3,286.00	3,286.00	-	3,286.00	3,286.00	39,432.00
Operating Expenses/Administrative							
5801 - Taxes - State	-	1.00	1.00	-	1.00	1.00	12.00
5805 - Licenses & Permits	-	37.00	37.00	-	37.00	37.00	444.00
5809 - Management Extras	-	9.00	9.00	-	9.00	9.00	108.00
5810 - Accounting Service	-	82.00	82.00	-	82.00	82.00	984.00
5815 - Legal Fees	-	644.00	644.00	-	644.00	644.00	7,728.00
5841 - Record Storage	-	3.00	3.00	-	3.00	3.00	36.00
5846 - Meeting Expense	-	50.00	50.00	-	50.00	50.00	600.00
5850 - Postage	-	40.00	40.00	-	40.00	40.00	480.00
5855 - Reproduction	-	25.00	25.00	-	25.00	25.00	300.00
5857 - Special Mailings	-	48.00	48.00	-	48.00	48.00	576.00
5858 - Statement Mailing	-	39.00	39.00	-	39.00	39.00	468.00
5871 - Christmas Bonus	-	42.00	42.00	-	42.00	42.00	504.00
Total Operating Expenses/Administrative	-	1,020.00	1,020.00	-	1,020.00	1,020.00	12,240.00
Reserve Transactions							
9000 - Reserve Contributions	-	3,590.00	3,590.00	-	3,590.00	3,590.00	43,080.00
Total Reserve Transactions	-	3,590.00	3,590.00	-	3,590.00	3,590.00	43,080.00
Total Expense	22,800.39	14,400.00	(8,400.39)	22,800.39	14,400.00	(8,400.39)	172,800.00
Operating Net Total	(8,375.48)	-	(8,375.48)	(8,375.48)	-	(8,375.48)	-
Net Total	(8,375.48)	-	(8,375.48)	(8,375.48)	-	(8,375.48)	-