

5029 Toluca Town House No. 3 Homeowners' Association

December 2021 Financial Report

**5029 Toluca Town House No. 3 H.O.A.  
Balance Sheet as of 12/31/21**

**Fiscal Year Ending December 31, 2021**

As of 12/31/21

**Assets**

Operating Accounts

1050 CIT #XXXXX8658	\$ 22,423.95
<b>Total Operating Accounts</b>	<b>\$ 22,423.95</b>

Reserve Accounts

1060 CIT #XXXXX2060	\$ 184,843.94
<b>Total Reserve Accounts</b>	<b>\$ 184,843.94</b>

Other Current Assets

Accounts Receivable	\$ 180.00
<b>Total Other Current Assets</b>	<b>\$ 180.00</b>

<b>Total Assets</b>	<b>\$ 207,447.89</b>
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**Liabilities, Reserves & Equity**

Current Liabilities

Prepaid Assessments	\$ 2,104.00
<b>Total Current Liabilities</b>	<b>\$ 2,104.00</b>

Reserves

Reserves	\$ 184,843.94
<b>Total Reserves</b>	<b>\$ 184,843.94</b>

Equity

3900 Equity	\$ 13,651.19
Current Net Surplus/(Deficit)	\$ 6,848.76
<b>Total Equity</b>	<b>\$ 20,499.95</b>

<b>Total Liabilities, Reserves &amp; Equity</b>	<b>\$ 207,447.89</b>
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Income and Expense Statement 12/01/21 - 12/31/21

	Current Period			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4000 Assessments	\$ 12,960.00	\$ 12,960.00	\$ 0.00	\$ 155,520.00	\$ 155,520.00	\$ 0.00	\$ 155,520.00
4200 Interest - Operating	1.08	0.00	1.08	8.97	0.00	8.97	0.00
4330 Late Fees/Interest	0.00	0.00	0.00	(3.60)	0.00	(3.60)	0.00
<b>Total Income</b>	<b>\$ 12,961.08</b>	<b>\$ 12,960.00</b>	<b>\$ 1.08</b>	<b>\$ 155,525.37</b>	<b>\$ 155,520.00</b>	<b>\$ 5.37</b>	<b>\$ 155,520.00</b>
<b>Expenses</b>							
Operating Expenses							
Contract Services							
5000 Landscape	\$ 725.00	\$ 704.00	\$(21.00)	\$ 8,574.00	\$ 8,448.00	\$(126.00)	\$ 8,448.00
5005 Janitorial	450.00	220.00	(230.00)	2,600.00	2,640.00	40.00	2,640.00
5010 Pool & Spa Service	270.00	295.00	25.00	3,280.00	3,540.00	260.00	3,540.00
5030 Pest Control	156.96	150.00	(6.96)	526.84	1,800.00	1,273.16	1,800.00
5035 Termite Control	0.00	270.00	270.00	8,295.00	3,240.00	(5,055.00)	3,240.00
5045 Annual Fire Service	0.00	0.00	0.00	145.50	0.00	(145.50)	0.00
5065 Roofing Maintenance	0.00	0.00	0.00	3,250.00	0.00	(3,250.00)	0.00
5070 Professional Management Services	885.00	885.00	0.00	9,735.00	10,620.00	885.00	10,620.00
5075 Reserve Study	0.00	0.00	0.00	550.00	0.00	(550.00)	0.00
<b>Total Contract Services</b>	<b>\$ 2,486.96</b>	<b>\$ 2,524.00</b>	<b>\$ 37.04</b>	<b>\$ 36,956.34</b>	<b>\$ 30,288.00</b>	<b>\$(6,668.34)</b>	<b>\$ 30,288.00</b>
Utilities							
5200 Electric	\$ 546.17	\$ 225.00	\$(321.17)	\$ 3,015.49	\$ 2,700.00	\$(315.49)	\$ 2,700.00
5201 Gas	5.80	50.00	44.20	203.65	600.00	396.35	600.00
5202 Water and Sewer	1,248.73	645.00	(603.73)	9,882.60	7,740.00	(2,142.60)	7,740.00
<b>Total Utilities</b>	<b>\$ 1,800.70</b>	<b>\$ 920.00</b>	<b>\$(880.70)</b>	<b>\$ 13,101.74</b>	<b>\$ 11,040.00</b>	<b>\$(2,061.74)</b>	<b>\$ 11,040.00</b>
Insurance							
5300 Insurance - Master Policy	\$ 0.00	\$ 950.00	\$ 950.00	\$ 8,779.40	\$ 11,400.00	\$ 2,620.60	\$ 11,400.00
5301 Insurance - Earthquake	0.00	2,000.00	2,000.00	21,457.40	24,000.00	2,542.60	24,000.00
5310 Insurance - Umbrella Policy	0.00	75.00	75.00	940.00	900.00	(40.00)	900.00
5320 Insurance - Workers Comp.	0.00	32.00	32.00	364.00	384.00	20.00	384.00
5350 Fidelity Bond	0.00	49.00	49.00	578.00	588.00	10.00	588.00
5360 Insurance - D&O Policy	0.00	71.00	71.00	903.00	852.00	(51.00)	852.00
<b>Total Insurance</b>	<b>\$ 0.00</b>	<b>\$ 3,177.00</b>	<b>\$ 3,177.00</b>	<b>\$ 33,021.80</b>	<b>\$ 38,124.00</b>	<b>\$ 5,102.20</b>	<b>\$ 38,124.00</b>

Income and Expense Statement 12/01/21 - 12/31/21

	Current Period			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repairs							
5400 Landscaping Extras	\$ 150.77	\$ 450.00	\$ 299.23	\$ 5,574.51	\$ 5,400.00	\$(174.51)	\$ 5,400.00
5401 Tree Trimming	3,655.00	300.00	(3,355.00)	3,830.00	3,600.00	(230.00)	3,600.00
5404 Janitorial Extras	0.00	0.00	0.00	825.00	0.00	(825.00)	0.00
5405 Janitorial Supplies	0.00	25.00	25.00	0.00	300.00	300.00	300.00
5406 Light Bulbs	19.73	0.00	(19.73)	19.73	0.00	(19.73)	0.00
5410 Pool & Spa Extras	0.00	100.00	100.00	510.00	1,200.00	690.00	1,200.00
5425 Plumbing Repairs	0.00	850.00	850.00	12,915.51	10,200.00	(2,715.51)	10,200.00
5430 Pest Control Extras	0.00	0.00	0.00	307.71	0.00	(307.71)	0.00
5440 Electrical	0.00	150.00	150.00	2,732.02	1,800.00	(932.02)	1,800.00
5462 Fire Equipment Repair	0.00	25.00	25.00	0.00	300.00	300.00	300.00
5469 Roof Repairs	0.00	275.00	275.00	0.00	3,300.00	3,300.00	3,300.00
5484 Gutters/Downspouts	150.00	0.00	(150.00)	150.00	0.00	(150.00)	0.00
5797 Materials	0.00	20.00	20.00	5.76	240.00	234.24	240.00
5798 General Repairs/Maintenance	0.00	500.00	500.00	60.00	6,000.00	5,940.00	6,000.00
5799 Contingencies	0.00	130.00	130.00	0.00	1,560.00	1,560.00	1,560.00
<b>Total Maintenance/Repairs</b>	<b>\$ 3,975.50</b>	<b>\$ 2,825.00</b>	<b>\$(1,150.50)</b>	<b>\$ 26,930.24</b>	<b>\$ 33,900.00</b>	<b>\$ 6,969.76</b>	<b>\$ 33,900.00</b>
Administrative							
5801 Taxes - State	\$ 0.00	\$ 1.00	\$ 1.00	\$ 0.00	\$ 12.00	\$ 12.00	\$ 12.00
5805 Licenses & Permits	0.00	35.00	35.00	412.00	420.00	8.00	420.00
5810 Accounting Service	35.00	135.00	100.00	1,745.00	1,620.00	(125.00)	1,620.00
5815 Legal Fees	385.00	220.00	(165.00)	5,832.00	2,640.00	(3,192.00)	2,640.00
5835 Late Charge Processing	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
5841 Record Storage	6.00	0.00	(6.00)	36.00	0.00	(36.00)	0.00
5846 Meeting Expense	0.00	10.00	10.00	595.80	120.00	(475.80)	120.00
5850 Postage	38.80	40.00	1.20	282.59	480.00	197.41	480.00
5855 Reproduction	0.00	25.00	25.00	0.00	300.00	300.00	300.00
5857 Special Mailings	13.50	0.00	(13.50)	728.10	0.00	(728.10)	0.00
5858 Statement Mailing	78.00	0.00	(78.00)	477.00	0.00	(477.00)	0.00
5860 Bank Charges	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
5871 Christmas Bonus	500.00	42.00	(458.00)	500.00	504.00	4.00	504.00
5995 Office Supplies	0.00	18.00	18.00	0.00	216.00	216.00	216.00
5999 Misc. Expense - Admin.	0.00	20.00	20.00	15.00	240.00	225.00	240.00
<b>Total Administrative</b>	<b>\$ 1,056.30</b>	<b>\$ 546.00</b>	<b>\$(510.30)</b>	<b>\$ 10,679.49</b>	<b>\$ 6,552.00</b>	<b>\$(4,127.49)</b>	<b>\$ 6,552.00</b>
<b>Total Operating Expenses</b>	<b>\$ 9,319.46</b>	<b>\$ 9,992.00</b>	<b>\$ 672.54</b>	<b>\$ 120,689.61</b>	<b>\$ 119,904.00</b>	<b>\$(785.61)</b>	<b>\$ 119,904.00</b>
Reserve Transactions							
9000 Reserve Contributions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 27,987.00	\$ 35,616.00	\$ 7,629.00	\$ 35,616.00

**5029 Toluca Town House No. 3 H.O.A.**

**Fiscal Year Ending December 31, 2021**

**Income and Expense Statement 12/01/21 - 12/31/21**

	Current Period			Year To Date (12 Months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Reserve Transactions</b>	<b>\$ 2,968.00</b>	<b>\$ 2,968.00</b>	<b>\$ 0.00</b>	<b>\$ 27,987.00</b>	<b>\$ 35,616.00</b>	<b>\$ 7,629.00</b>	<b>\$ 35,616.00</b>
<b>Total Expenses</b>	<b>\$ 12,287.46</b>	<b>\$ 12,960.00</b>	<b>\$ 672.54</b>	<b>\$ 148,676.61</b>	<b>\$ 155,520.00</b>	<b>\$ 6,843.39</b>	<b>\$ 155,520.00</b>
<b>Net Surplus (Deficit)</b>	<b>\$ 673.62</b>	<b>\$ 0.00</b>	<b>\$ 673.62</b>	<b>\$ 6,848.76</b>	<b>\$ 0.00</b>	<b>\$ 6,848.76</b>	<b>\$ 0.00</b>

**5029 Toluca Town House No. 3 H.O.A.  
Reserves Schedule 12/01/21 - 12/31/21**

**Fiscal Year Ending December 31, 2021**

	Current Month	Year To Date
Reserves		
Beginning Balance	\$ 209,257.55	\$ 242,897.72
Funds Received		
3100 Reserve Contribution	2,968.00	26,172.50
3400 Reserve Interest	25.39	362.01
<b>Total Funds Received</b>	<b>\$ 2,993.39</b>	<b>\$ 26,534.51</b>
Reserve Expenses		
3510 Roof	0.00	(36,748.00)
3520 Structure/Decks	(17,250.00)	(22,250.00)
3530 Painting/Waterproofing	0.00	(982.98)
3590 Misc Reserve	(10,157.00)	(24,607.31)
<b>Total Reserve Expenses</b>	<b>\$(27,407.00)</b>	<b>\$(84,588.29)</b>
<b>Total Reserves</b>	<b>\$ 184,843.94</b>	<b>\$ 184,843.94</b>