

5029 Toluca Town House No. 3 Homeowners' Association

October 2021 Financial Report

**5029 Toluca Town House No. 3 H.O.A.
Balance Sheet as of 10/31/21**

Fiscal Year Ending December 31, 2021

As of 10/31/21

Assets

Operating Accounts

1050 CIT #XXXXX8658	\$ 14,650.64
1059 Due From/(To) Reserves	\$ 5,936.00
Total Operating Accounts	\$ 20,586.64

Reserve Accounts

1060 CIT #XXXXX2060	\$ 214,839.07
1079 Due From/(To) Operating	\$(5,936.00)
Total Reserve Accounts	\$ 208,903.07

Other Current Assets

Accounts Receivable	\$ -
Total Other Current Assets	\$ 0.00
Total Assets	\$ 229,489.71

Liabilities, Reserves & Equity

Current Liabilities

Prepaid Assessments	\$ 4,684.00
Total Current Liabilities	\$ 4,684.00

Reserves

Reserves	\$ 208,903.07
Total Reserves	\$ 208,903.07

Equity

3900 Equity	\$ 13,651.19
Current Net Surplus/(Deficit)	\$ 2,251.45
Total Equity	\$ 15,902.64
Total Liabilities, Reserves & Equity	\$ 229,489.71

Income and Expense Statement 10/01/21 - 10/31/21

	Current Period			Year To Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4000 Assessments	\$ 12,960.00	\$ 12,960.00	\$ 0.00	\$ 129,600.00	\$ 129,600.00	\$ 0.00	\$ 155,520.00
4200 Interest - Operating	0.66	0.00	0.66	7.11	0.00	7.11	0.00
4330 Late Fees/Interest	0.00	0.00	0.00	(3.60)	0.00	(3.60)	0.00
Total Income	\$ 12,960.66	\$ 12,960.00	\$ 0.66	\$ 129,603.51	\$ 129,600.00	\$ 3.51	\$ 155,520.00
Expenses							
Operating Expenses							
Contract Services							
5000 Landscape	\$ 1,450.00	\$ 704.00	\$(746.00)	\$ 7,124.00	\$ 7,040.00	\$(84.00)	\$ 8,448.00
5005 Janitorial	250.00	220.00	(30.00)	1,950.00	2,200.00	250.00	2,640.00
5010 Pool & Spa Service	270.00	295.00	25.00	2,740.00	2,950.00	210.00	3,540.00
5030 Pest Control	156.96	150.00	(6.96)	369.88	1,500.00	1,130.12	1,800.00
5035 Termite Control	0.00	270.00	270.00	8,295.00	2,700.00	(5,595.00)	3,240.00
5045 Annual Fire Service	145.50	0.00	(145.50)	145.50	0.00	(145.50)	0.00
5065 Roofing Maintenance	3,250.00	0.00	(3,250.00)	3,250.00	0.00	(3,250.00)	0.00
5070 Professional Management Services	885.00	885.00	0.00	7,965.00	8,850.00	885.00	10,620.00
5075 Reserve Study	0.00	0.00	0.00	275.00	0.00	(275.00)	0.00
Total Contract Services	\$ 6,407.46	\$ 2,524.00	\$(3,883.46)	\$ 32,114.38	\$ 25,240.00	\$(6,874.38)	\$ 30,288.00
Utilities							
5200 Electric	\$ 260.53	\$ 225.00	\$(35.53)	\$ 2,211.97	\$ 2,250.00	\$ 38.03	\$ 2,700.00
5201 Gas	5.80	50.00	44.20	192.57	500.00	307.43	600.00
5202 Water and Sewer	952.37	645.00	(307.37)	7,731.75	6,450.00	(1,281.75)	7,740.00
Total Utilities	\$ 1,218.70	\$ 920.00	\$(298.70)	\$ 10,136.29	\$ 9,200.00	\$(936.29)	\$ 11,040.00
Insurance							
5300 Insurance - Master Policy	\$ 0.00	\$ 950.00	\$ 950.00	\$ 8,761.40	\$ 9,500.00	\$ 738.60	\$ 11,400.00
5301 Insurance - Earthquake	0.00	2,000.00	2,000.00	21,457.40	20,000.00	(1,457.40)	24,000.00
5310 Insurance - Umbrella Policy	0.00	75.00	75.00	940.00	750.00	(190.00)	900.00
5320 Insurance - Workers Comp.	0.00	32.00	32.00	364.00	320.00	(44.00)	384.00
5350 Fidelity Bond	0.00	49.00	49.00	578.00	490.00	(88.00)	588.00
5360 Insurance - D&O Policy	0.00	71.00	71.00	903.00	710.00	(193.00)	852.00
Total Insurance	\$ 0.00	\$ 3,177.00	\$ 3,177.00	\$ 33,003.80	\$ 31,770.00	\$(1,233.80)	\$ 38,124.00

Income and Expense Statement 10/01/21 - 10/31/21

	Current Period			Year To Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repairs							
5400 Landscaping Extras	\$ 40.87	\$ 450.00	\$ 409.13	\$ 5,423.74	\$ 4,500.00	\$(923.74)	\$ 5,400.00
5401 Tree Trimming	0.00	300.00	300.00	175.00	3,000.00	2,825.00	3,600.00
5404 Janitorial Extras	825.00	0.00	(825.00)	825.00	0.00	(825.00)	0.00
5405 Janitorial Supplies	0.00	25.00	25.00	0.00	250.00	250.00	300.00
5410 Pool & Spa Extras	0.00	100.00	100.00	175.00	1,000.00	825.00	1,200.00
5425 Plumbing Repairs	1,795.00	850.00	(945.00)	10,870.19	8,500.00	(2,370.19)	10,200.00
5430 Pest Control Extras	0.00	0.00	0.00	307.71	0.00	(307.71)	0.00
5440 Electrical	505.50	150.00	(355.50)	2,732.02	1,500.00	(1,232.02)	1,800.00
5462 Fire Equipment Repair	0.00	25.00	25.00	0.00	250.00	250.00	300.00
5469 Roof Repairs	0.00	275.00	275.00	0.00	2,750.00	2,750.00	3,300.00
5797 Materials	0.00	20.00	20.00	5.76	200.00	194.24	240.00
5798 General Repairs/Maintenance	0.00	500.00	500.00	60.00	5,000.00	4,940.00	6,000.00
5799 Contingencies	0.00	130.00	130.00	0.00	1,300.00	1,300.00	1,560.00
Total Maintenance/Repairs	\$ 3,166.37	\$ 2,825.00	\$(341.37)	\$ 20,574.42	\$ 28,250.00	\$ 7,675.58	\$ 33,900.00
Administrative							
5801 Taxes - State	\$ 0.00	\$ 1.00	\$ 1.00	\$ 0.00	\$ 10.00	\$ 10.00	\$ 12.00
5805 Licenses & Permits	0.00	35.00	35.00	412.00	350.00	(62.00)	420.00
5810 Accounting Service	0.00	135.00	135.00	1,710.00	1,350.00	(360.00)	1,620.00
5815 Legal Fees	1,578.50	220.00	(1,358.50)	5,370.00	2,200.00	(3,170.00)	2,640.00
5835 Late Charge Processing	0.00	0.00	0.00	36.00	0.00	(36.00)	0.00
5841 Record Storage	3.00	0.00	(3.00)	27.00	0.00	(27.00)	0.00
5846 Meeting Expense	0.00	10.00	10.00	595.80	100.00	(495.80)	120.00
5850 Postage	21.52	40.00	18.48	226.77	400.00	173.23	480.00
5855 Reproduction	0.00	25.00	25.00	0.00	250.00	250.00	300.00
5857 Special Mailings	39.65	0.00	(39.65)	714.60	0.00	(714.60)	0.00
5858 Statement Mailing	39.00	0.00	(39.00)	360.00	0.00	(360.00)	0.00
5860 Bank Charges	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
5871 Christmas Bonus	0.00	42.00	42.00	0.00	420.00	420.00	504.00
5995 Office Supplies	0.00	18.00	18.00	0.00	180.00	180.00	216.00
5999 Misc. Expense - Admin.	0.00	20.00	20.00	0.00	200.00	200.00	240.00
Total Administrative	\$ 1,681.67	\$ 546.00	\$(1,135.67)	\$ 9,472.17	\$ 5,460.00	\$(4,012.17)	\$ 6,552.00
Total Operating Expenses	\$ 12,474.20	\$ 9,992.00	\$(2,482.20)	\$ 105,301.06	\$ 99,920.00	\$(5,381.06)	\$ 119,904.00
Reserve Transactions							
9000 Reserve Contributions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 22,051.00	\$ 29,680.00	\$ 7,629.00	\$ 35,616.00
Total Reserve Transactions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 22,051.00	\$ 29,680.00	\$ 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 10/01/21 - 10/31/21

	Current Period			Year To Date (10 Months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expenses	\$ 15,442.20	\$ 12,960.00	\$(2,482.20)	\$ 127,352.06	\$ 129,600.00	\$ 2,247.94	\$ 155,520.00
Net Surplus (Deficit)	\$(2,481.54)	\$ 0.00	\$(2,481.54)	\$ 2,251.45	\$ 0.00	\$ 2,251.45	\$ 0.00

**5029 Toluca Town House No. 3 H.O.A.
Reserves Schedule 10/01/21 - 10/31/21**

Fiscal Year Ending December 31, 2021

	Current Month	Year To Date
Reserves		
Beginning Balance	\$ 205,907.51	\$ 242,897.72
Funds Received		
3100 Reserve Contribution	2,968.00	20,236.50
3400 Reserve Interest	27.56	310.14
Total Funds Received	\$ 2,995.56	\$ 20,546.64
Reserve Expenses		
3510 Roof	0.00	(36,748.00)
3520 Structure/Decks	0.00	(5,000.00)
3530 Painting/Waterproofing	0.00	(982.98)
3590 Misc Reserve	0.00	(11,810.31)
Total Reserve Expenses	\$ 0.00	\$(54,541.29)
Total Reserves	\$ 208,903.07	\$ 208,903.07