

5029 Toluca Town House No. 3 Homeowners' Association

July 2021 Financial Report

**5029 Toluca Town House No. 3 H.O.A.
Balance Sheet as of 07/31/21**

Fiscal Year Ending December 31, 2021

As of 07/31/21

Assets

Operating Accounts

1050 CIT #XXXXX8658	\$ 30,613.41
1059 Due From/(To) Reserves	\$(9,915.00)
Total Operating Accounts	\$ 20,698.41

Reserve Accounts

1060 CIT #XXXXX2060	\$ 202,811.20
1079 Due From/(To) Operating	\$ 9,915.00
Total Reserve Accounts	\$ 212,726.20

Other Current Assets

Accounts Receivable	\$ 36.00
Total Other Current Assets	\$ 36.00
Total Assets	\$ 233,460.61

Liabilities, Reserves & Equity

Current Liabilities

Prepaid Assessments	\$ 3,960.00
Total Current Liabilities	\$ 3,960.00

Reserves

Reserves	\$ 212,726.20
Total Reserves	\$ 212,726.20

Equity

3900 Equity	\$ 13,651.19
Current Net Surplus/(Deficit)	\$ 3,123.22
Total Equity	\$ 16,774.41
Total Liabilities, Reserves & Equity	\$ 233,460.61

Income and Expense Statement 07/01/21 - 07/31/21

	Current Period			Year To Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4000 Assessments	\$ 12,960.00	\$ 12,960.00	\$ 0.00	\$ 90,720.00	\$ 90,720.00	\$ 0.00	\$ 155,520.00
4200 Interest - Operating	0.70	0.00	0.70	5.10	0.00	5.10	0.00
4330 Late Fees/Interest	0.00	0.00	0.00	(3.60)	0.00	(3.60)	0.00
Total Income	\$ 12,960.70	\$ 12,960.00	\$ 0.70	\$ 90,721.50	\$ 90,720.00	\$ 1.50	\$ 155,520.00
Expenses							
Operating Expenses							
Contract Services							
5000 Landscape	\$ 1,429.00	\$ 704.00	\$(725.00)	\$ 4,949.00	\$ 4,928.00	\$(21.00)	\$ 8,448.00
5005 Janitorial	250.00	220.00	(30.00)	1,300.00	1,540.00	240.00	2,640.00
5010 Pool & Spa Service	270.00	295.00	25.00	1,705.00	2,065.00	360.00	3,540.00
5030 Pest Control	0.00	150.00	150.00	212.92	1,050.00	837.08	1,800.00
5035 Termite Control	0.00	270.00	270.00	495.00	1,890.00	1,395.00	3,240.00
5070 Professional Management Services	885.00	885.00	0.00	5,310.00	6,195.00	885.00	10,620.00
Total Contract Services	\$ 2,834.00	\$ 2,524.00	\$(310.00)	\$ 13,971.92	\$ 17,668.00	\$ 3,696.08	\$ 30,288.00
Utilities							
5200 Electric	\$ 203.06	\$ 225.00	\$ 21.94	\$ 1,479.45	\$ 1,575.00	\$ 95.55	\$ 2,700.00
5201 Gas	110.70	50.00	(60.70)	174.21	350.00	175.79	600.00
5202 Water and Sewer	877.95	645.00	(232.95)	4,889.78	4,515.00	(374.78)	7,740.00
Total Utilities	\$ 1,191.71	\$ 920.00	\$(271.71)	\$ 6,543.44	\$ 6,440.00	\$(103.44)	\$ 11,040.00
Insurance							
5300 Insurance - Master Policy	\$ 0.00	\$ 950.00	\$ 950.00	\$ 8,761.40	\$ 6,650.00	\$(2,111.40)	\$ 11,400.00
5301 Insurance - Earthquake	0.00	2,000.00	2,000.00	21,457.40	14,000.00	(7,457.40)	24,000.00
5310 Insurance - Umbrella Policy	0.00	75.00	75.00	940.00	525.00	(415.00)	900.00
5320 Insurance - Workers Comp.	0.00	32.00	32.00	364.00	224.00	(140.00)	384.00
5350 Fidelity Bond	0.00	49.00	49.00	578.00	343.00	(235.00)	588.00
5360 Insurance - D&O Policy	0.00	71.00	71.00	903.00	497.00	(406.00)	852.00
Total Insurance	\$ 0.00	\$ 3,177.00	\$ 3,177.00	\$ 33,003.80	\$ 22,239.00	\$(10,764.80)	\$ 38,124.00

Income and Expense Statement 07/01/21 - 07/31/21

	Current Period			Year To Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repairs							
5400 Landscaping Extras	\$ 32.32	\$ 450.00	\$ 417.68	\$ 3,986.69	\$ 3,150.00	\$(836.69)	\$ 5,400.00
5401 Tree Trimming	0.00	300.00	300.00	0.00	2,100.00	2,100.00	3,600.00
5405 Janitorial Supplies	0.00	25.00	25.00	0.00	175.00	175.00	300.00
5410 Pool & Spa Extras	175.00	100.00	(75.00)	175.00	700.00	525.00	1,200.00
5425 Plumbing Repairs	5,284.82	850.00	(4,434.82)	8,386.39	5,950.00	(2,436.39)	10,200.00
5430 Pest Control Extras	275.00	0.00	(275.00)	275.00	0.00	(275.00)	0.00
5440 Electrical	632.00	150.00	(482.00)	2,226.52	1,050.00	(1,176.52)	1,800.00
5462 Fire Equipment Repair	0.00	25.00	25.00	0.00	175.00	175.00	300.00
5469 Roof Repairs	0.00	275.00	275.00	0.00	1,925.00	1,925.00	3,300.00
5797 Materials	0.00	20.00	20.00	0.00	140.00	140.00	240.00
5798 General Repairs/Maintenance	60.00	500.00	440.00	60.00	3,500.00	3,440.00	6,000.00
5799 Contingencies	0.00	130.00	130.00	0.00	910.00	910.00	1,560.00
Total Maintenance/Repairs	\$ 6,459.14	\$ 2,825.00	\$(3,634.14)	\$ 15,109.60	\$ 19,775.00	\$ 4,665.40	\$ 33,900.00
Administrative							
5801 Taxes - State	\$ 0.00	\$ 1.00	\$ 1.00	\$ 0.00	\$ 7.00	\$ 7.00	\$ 12.00
5805 Licenses & Permits	0.00	35.00	35.00	0.00	245.00	245.00	420.00
5810 Accounting Service	0.00	135.00	135.00	1,710.00	945.00	(765.00)	1,620.00
5815 Legal Fees	616.00	220.00	(396.00)	2,521.00	1,540.00	(981.00)	2,640.00
5835 Late Charge Processing	18.00	0.00	(18.00)	36.00	0.00	(36.00)	0.00
5841 Record Storage	3.00	0.00	(3.00)	18.00	0.00	(18.00)	0.00
5846 Meeting Expense	0.00	10.00	10.00	595.80	70.00	(525.80)	120.00
5850 Postage	16.52	40.00	23.48	142.97	280.00	137.03	480.00
5855 Reproduction	0.00	25.00	25.00	0.00	175.00	175.00	300.00
5857 Special Mailings	3.50	0.00	(3.50)	535.75	0.00	(535.75)	0.00
5858 Statement Mailing	39.00	0.00	(39.00)	243.00	0.00	(243.00)	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	294.00	294.00	504.00
5995 Office Supplies	0.00	18.00	18.00	0.00	126.00	126.00	216.00
5999 Misc. Expense - Admin.	0.00	20.00	20.00	0.00	140.00	140.00	240.00
Total Administrative	\$ 696.02	\$ 546.00	\$(150.02)	\$ 5,822.52	\$ 3,822.00	\$(2,000.52)	\$ 6,552.00
Total Operating Expenses	\$ 11,180.87	\$ 9,992.00	\$(1,188.87)	\$ 74,451.28	\$ 69,944.00	\$(4,507.28)	\$ 119,904.00
Reserve Transactions							
9000 Reserve Contributions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 13,147.00	\$ 20,776.00	\$ 7,629.00	\$ 35,616.00
Total Reserve Transactions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 13,147.00	\$ 20,776.00	\$ 7,629.00	\$ 35,616.00
Total Expenses	\$ 14,148.87	\$ 12,960.00	\$(1,188.87)	\$ 87,598.28	\$ 90,720.00	\$ 3,121.72	\$ 155,520.00

Income and Expense Statement 07/01/21 - 07/31/21

	Current Period			Year To Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Surplus (Deficit)	<u>\$ (1,188.17)</u>	<u>\$ 0.00</u>	<u>\$ (1,188.17)</u>	<u>\$ 3,123.22</u>	<u>\$ 0.00</u>	<u>\$ 3,123.22</u>	<u>\$ 0.00</u>

**5029 Toluca Town House No. 3 H.O.A.
Reserves Schedule 07/01/21 - 07/31/21**

Fiscal Year Ending December 31, 2021

	Current Month	Year To Date
Reserves		
Beginning Balance	\$ 210,630.41	\$ 242,897.72
Funds Received		
3100 Reserve Contribution	2,968.00	11,332.50
3400 Reserve Interest	27.79	226.96
Total Funds Received	\$ 2,995.79	\$ 11,559.46
Reserve Expenses		
3510 Roof	(900.00)	(36,748.00)
3530 Painting/Waterproofing	0.00	(982.98)
3590 Misc Reserve	0.00	(4,000.00)
Total Reserve Expenses	\$(900.00)	\$(41,730.98)
Total Reserves	\$ 212,726.20	\$ 212,726.20