

5029 Toluca Town House No. 3 Homeowners' Association

February 2021 Financial Report

5029 Toluca Town House No. 3 H.O.A.
Balance Sheet as of 02/28/21

Fiscal Year Ending December 31, 2021

As of 02/28/21

Assets

Operating Accounts

1050 CIT #XXXXX8658	\$ 35,965.54
1059 Due From/(To) Reserves	\$(17,000.00)
Total Operating Accounts	\$ 18,965.54

Reserve Accounts

1060 CIT #XXXXX2060	\$ 216,529.70
1079 Due From/(To) Operating	\$ 17,000.00
Total Reserve Accounts	\$ 233,529.70

Other Current Assets

Accounts Receivable	\$ -
Total Other Current Assets	\$ 0.00
Total Assets	\$ 252,495.24

Liabilities, Reserves & Equity

Current Liabilities

Prepaid Assessments	\$ 1,800.00
Total Current Liabilities	\$ 1,800.00

Reserves

Reserves	\$ 233,529.70
Total Reserves	\$ 233,529.70

Equity

3900 Equity	\$ 13,651.19
Current Net Surplus/(Deficit)	\$ 3,514.35
Total Equity	\$ 17,165.54
Total Liabilities, Reserves & Equity	\$ 252,495.24

Income and Expense Statement 02/01/21 - 02/28/21

	Current Period			Year To Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
4000 Assessments	\$ 12,960.00	\$ 12,960.00	\$ 0.00	\$ 25,920.00	\$ 25,920.00	\$ 0.00	\$ 155,520.00
4200 Interest - Operating	0.74	0.00	0.74	1.83	0.00	1.83	0.00
4330 Late Fees/Interest	(3.60)	0.00	(3.60)	(39.60)	0.00	(39.60)	0.00
Total Income	\$ 12,957.14	\$ 12,960.00	\$ (2.86)	\$ 25,882.23	\$ 25,920.00	\$ (37.77)	\$ 155,520.00
Expenses							
Operating Expenses							
Contract Services							
5000 Landscape	\$ 704.00	\$ 704.00	\$ 0.00	\$ 704.00	\$ 1,408.00	\$ 704.00	\$ 8,448.00
5005 Janitorial	200.00	220.00	20.00	200.00	440.00	240.00	2,640.00
5010 Pool & Spa Service	215.00	295.00	80.00	430.00	590.00	160.00	3,540.00
5030 Pest Control	51.00	150.00	99.00	51.00	300.00	249.00	1,800.00
5035 Termite Control	0.00	270.00	270.00	0.00	540.00	540.00	3,240.00
5070 Professional Management Services	885.00	885.00	0.00	885.00	1,770.00	885.00	10,620.00
Total Contract Services	\$ 2,055.00	\$ 2,524.00	\$ 469.00	\$ 2,270.00	\$ 5,048.00	\$ 2,778.00	\$ 30,288.00
Utilities							
5200 Electric	\$ 230.01	\$ 225.00	\$(5.01)	\$ 453.47	\$ 450.00	\$(3.47)	\$ 2,700.00
5201 Gas	5.28	50.00	44.72	11.08	100.00	88.92	600.00
5202 Water and Sewer	625.47	645.00	19.53	1,298.83	1,290.00	(8.83)	7,740.00
Total Utilities	\$ 860.76	\$ 920.00	\$ 59.24	\$ 1,763.38	\$ 1,840.00	\$ 76.62	\$ 11,040.00
Insurance							
5300 Insurance - Master Policy	\$ 53.60	\$ 950.00	\$ 896.40	\$ 53.60	\$ 1,900.00	\$ 1,846.40	\$ 11,400.00
5301 Insurance - Earthquake	0.00	2,000.00	2,000.00	21,457.40	4,000.00	(17,457.40)	24,000.00
5310 Insurance - Umbrella Policy	940.00	75.00	(865.00)	940.00	150.00	(790.00)	900.00
5320 Insurance - Workers Comp.	364.00	32.00	(332.00)	364.00	64.00	(300.00)	384.00
5350 Fidelity Bond	578.00	49.00	(529.00)	578.00	98.00	(480.00)	588.00
5360 Insurance - D&O Policy	903.00	71.00	(832.00)	903.00	142.00	(761.00)	852.00
Total Insurance	\$ 2,838.60	\$ 3,177.00	\$ 338.40	\$ 24,296.00	\$ 6,354.00	\$(17,942.00)	\$ 38,124.00

Income and Expense Statement 02/01/21 - 02/28/21

	Current Period			Year To Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repairs							
5400 Landscaping Extras	\$ 281.90	\$ 450.00	\$ 168.10	\$ 281.90	\$ 900.00	\$ 618.10	\$ 5,400.00
5401 Tree Trimming	0.00	300.00	300.00	0.00	600.00	600.00	3,600.00
5405 Janitorial Supplies	0.00	25.00	25.00	0.00	50.00	50.00	300.00
5410 Pool & Spa Extras	0.00	100.00	100.00	0.00	200.00	200.00	1,200.00
5425 Plumbing Repairs	60.00	850.00	790.00	90.00	1,700.00	1,610.00	10,200.00
5440 Electrical	0.00	150.00	150.00	0.00	300.00	300.00	1,800.00
5462 Fire Equipment Repair	0.00	25.00	25.00	0.00	50.00	50.00	300.00
5469 Roof Repairs	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00
5797 Materials	0.00	20.00	20.00	0.00	40.00	40.00	240.00
5798 General Repairs/Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
5799 Contingencies	0.00	130.00	130.00	0.00	260.00	260.00	1,560.00
Total Maintenance/Repairs	\$ 341.90	\$ 2,825.00	\$ 2,483.10	\$ 371.90	\$ 5,650.00	\$ 5,278.10	\$ 33,900.00
Administrative							
5801 Taxes - State	\$ 0.00	\$ 1.00	\$ 1.00	\$ 0.00	\$ 2.00	\$ 2.00	\$ 12.00
5805 Licenses & Permits	0.00	35.00	35.00	0.00	70.00	70.00	420.00
5810 Accounting Service	35.00	135.00	100.00	35.00	270.00	235.00	1,620.00
5815 Legal Fees	0.00	220.00	220.00	0.00	440.00	440.00	2,640.00
5835 Late Charge Processing	18.00	0.00	(18.00)	18.00	0.00	(18.00)	0.00
5841 Record Storage	3.00	0.00	(3.00)	3.00	0.00	(3.00)	0.00
5846 Meeting Expense	0.00	10.00	10.00	595.80	20.00	(575.80)	120.00
5850 Postage	69.30	40.00	(29.30)	69.30	80.00	10.70	480.00
5855 Reproduction	0.00	25.00	25.00	0.00	50.00	50.00	300.00
5857 Special Mailings	512.50	0.00	(512.50)	512.50	0.00	(512.50)	0.00
5858 Statement Mailing	42.00	0.00	(42.00)	42.00	0.00	(42.00)	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	84.00	84.00	504.00
5995 Office Supplies	0.00	18.00	18.00	0.00	36.00	36.00	216.00
5999 Misc. Expense - Admin.	0.00	20.00	20.00	0.00	40.00	40.00	240.00
Total Administrative	\$ 679.80	\$ 546.00	\$(133.80)	\$ 1,295.60	\$ 1,092.00	\$(203.60)	\$ 6,552.00
Total Operating Expenses	\$ 6,776.06	\$ 9,992.00	\$ 3,215.94	\$ 29,996.88	\$ 19,984.00	\$(10,012.88)	\$ 119,904.00
Reserve Transactions							
9000 Reserve Contributions	\$(7,629.00)	\$ 2,968.00	\$ 10,597.00	\$(7,629.00)	\$ 5,936.00	\$ 13,565.00	\$ 35,616.00
Total Reserve Transactions	\$(7,629.00)	\$ 2,968.00	\$ 10,597.00	\$(7,629.00)	\$ 5,936.00	\$ 13,565.00	\$ 35,616.00
Total Expenses	\$(852.94)	\$ 12,960.00	\$ 13,812.94	\$ 22,367.88	\$ 25,920.00	\$ 3,552.12	\$ 155,520.00

Income and Expense Statement 02/01/21 - 02/28/21

	Current Period			Year To Date (2 Months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Surplus (Deficit)	\$ 13,810.08	\$ 0.00	\$ 13,810.08	\$ 3,514.35	\$ 0.00	\$ 3,514.35	\$ 0.00

**5029 Toluca Town House No. 3 H.O.A.
Reserves Schedule 02/01/21 - 02/28/21**

Fiscal Year Ending December 31, 2021

	Current Month	Year To Date
Reserves		
Beginning Balance	\$ 241,122.88	\$ 242,897.72
Funds Received		
3100 Reserve Contribution	(7,629.00)	(9,443.50)
3400 Reserve Interest	35.82	75.48
Total Funds Received	\$(7,593.18)	\$(9,368.02)
Total Reserves	\$ 233,529.70	\$ 233,529.70