

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 as of 2/28/2022

Asset	Operating	Reserve	Total
Operating Accounts			
1050 - CIT #XXX8658	\$10,827.29		\$10,827.29
Total Operating Accounts	\$10,827.29		\$10,827.29
Reserve Accounts			
1060 - CIT #XXX2060		\$187,179.68	\$187,179.68
Total Reserve Accounts		\$187,179.68	\$187,179.68
Other Current Assets			
1100 - Accounts Receivable	\$886.00		\$886.00
Total Other Current Assets	\$886.00		\$886.00
Total Asset	\$11,713.29	\$187,179.68	\$198,892.97
Liability / Equity	Operating	Reserve	Total
Current Liabilities			
2300 - Prepaid Assessments	\$2,234.00		\$2,234.00
Total Current Liabilities	\$2,234.00		\$2,234.00
Equity			
3900 - Equity	\$20,499.95	\$184,843.94	\$205,343.89
3990 - Current Surplus/(Deficit)	(\$11,020.66)	\$2,335.74	(\$8,684.92)
Total Equity	\$9,479.29	\$187,179.68	\$196,658.97
Total Liability / Equity	\$11,713.29	\$187,179.68	\$198,892.97

Toluca Town House No. 3 Homeowners' Association

Statement of Revenues and Expenses 2/1/2022 - 2/28/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment	14,400.00	14,400.00	-	28,800.00	28,800.00	-	172,800.00
4200 - Interest - Operating	.93	-	.93	2.18	-	2.18	-
4330 - Late Fees/Interest	176.00	-	176.00	176.00	-	176.00	-
Total Income	14,576.93	14,400.00	176.93	28,978.18	28,800.00	178.18	172,800.00
Total Income	14,576.93	14,400.00	176.93	28,978.18	28,800.00	178.18	172,800.00

Operating Expense

Operating Expenses/Contract Services

5000 - Landscape	1,450.00	725.00	(725.00)	1,450.00	1,450.00	-	8,700.00
5005 - Janitorial	200.00	217.00	17.00	200.00	434.00	234.00	2,604.00
5010 - Pool & Spa Service	540.00	346.00	(194.00)	540.00	692.00	152.00	4,152.00
5030 - Pest Control	-	103.00	103.00	-	206.00	206.00	1,236.00
5035 - Termite Control	1,275.00	-	(1,275.00)	1,275.00	-	(1,275.00)	-
5070 - Professional Management Services	929.00	929.00	-	1,858.00	1,858.00	-	11,148.00
5075 - Reserve Study	-	50.00	50.00	-	100.00	100.00	600.00
Total Operating Expenses/Contract Services	4,394.00	2,370.00	(2,024.00)	5,323.00	4,740.00	(583.00)	28,440.00

Operating Expenses/Utilities

5200 - Electric	-	228.00	228.00	-	456.00	456.00	2,736.00
5201 - Gas	10.56	22.00	11.44	15.84	44.00	28.16	264.00
5202 - Water and Sewer	946.04	789.00	(157.04)	1,152.38	1,578.00	425.62	9,468.00
Total Operating Expenses/Utilities	956.60	1,039.00	82.40	1,168.22	2,078.00	909.78	12,468.00

Operating Expenses/Insurance

5300 - Insurance - Master Policy	1,615.20	888.00	(727.20)	1,615.20	1,776.00	160.80	10,656.00
5301 - Insurance - Earthquake	-	1,975.00	1,975.00	21,659.77	3,950.00	(17,709.77)	23,700.00
5310 - Insurance - Umbrella Policy	1,001.00	79.00	(922.00)	1,001.00	158.00	(843.00)	948.00
5320 - Insurance - Workers Comp.	371.00	30.00	(341.00)	371.00	60.00	(311.00)	360.00
5350 - Fidelity Bond	-	48.00	48.00	-	96.00	96.00	576.00
5360 - Insurance - D&O Policy	903.00	75.00	(828.00)	903.00	150.00	(753.00)	900.00
Total Operating Expenses/Insurance	3,890.20	3,095.00	(795.20)	25,549.97	6,190.00	(19,359.97)	37,140.00

Operating Expenses/Maintenance/Repairs

5400 - Landscaping Extras	471.02	350.00	(121.02)	471.02	700.00	228.98	4,200.00
5401 - Tree Trimming	-	350.00	350.00	-	700.00	700.00	4,200.00
5405 - Janitorial Supplies	-	25.00	25.00	-	50.00	50.00	300.00
5410 - Pool & Spa Extras	-	83.33	83.33	-	166.66	166.66	1,000.00
5425 - Plumbing Repairs	-	1,197.50	1,197.50	-	2,395.00	2,395.00	14,370.00
5430 - Pest Control Extras	-	39.00	39.00	-	78.00	78.00	468.00
5440 - Electrical	160.00	318.00	158.00	160.00	636.00	476.00	3,816.00
5462 - Fire Equipment Repair	-	25.00	25.00	-	50.00	50.00	300.00
5469 - Roof Repairs	-	275.00	275.00	-	550.00	550.00	3,300.00

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
5797 - Materials	1.97	20.00	18.03	1.97	40.00	38.03	240.00
5798 - General Repairs/Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
5799 - Contingencies	-	103.17	103.17	-	206.34	206.34	1,238.00
Total Operating Expenses/Maintenance/Repairs	632.99	3,286.00	2,653.01	632.99	6,572.00	5,939.01	39,432.00
Operating Expenses/Administrative							
5801 - Taxes - State	-	1.00	1.00	-	2.00	2.00	12.00
5805 - Licenses & Permits	-	37.00	37.00	-	74.00	74.00	444.00
5809 - Management Extras	-	9.00	9.00	-	18.00	18.00	108.00
5810 - Accounting Service	-	82.00	82.00	-	164.00	164.00	984.00
5815 - Legal Fees	115.50	644.00	528.50	115.50	1,288.00	1,172.50	7,728.00
5841 - Record Storage	-	3.00	3.00	-	6.00	6.00	36.00
5846 - Meeting Expense	-	50.00	50.00	-	100.00	100.00	600.00
5850 - Postage	-	40.00	40.00	-	80.00	80.00	480.00
5855 - Reproduction	-	25.00	25.00	-	50.00	50.00	300.00
5857 - Special Mailings	-	48.00	48.00	-	96.00	96.00	576.00
5858 - Statement Mailing	-	39.00	39.00	-	78.00	78.00	468.00
5871 - Christmas Bonus	-	42.00	42.00	-	84.00	84.00	504.00
5910 - Website	29.16	-	(29.16)	29.16	-	(29.16)	-
Total Operating Expenses/Administrative	144.66	1,020.00	875.34	144.66	2,040.00	1,895.34	12,240.00
Reserve Transactions							
9000 - Reserve Contributions	3,590.00	3,590.00	-	7,180.00	7,180.00	-	43,080.00
Total Reserve Transactions	3,590.00	3,590.00	-	7,180.00	7,180.00	-	43,080.00
Total Expense	13,608.45	14,400.00	791.55	39,998.84	28,800.00	(11,198.84)	172,800.00
Operating Net Total	968.48	-	968.48	(11,020.66)	-	(11,020.66)	-