

5029 Toluca Town House No. 3 Homeowners' Association

June 2021 Financial Report

**5029 Toluca Town House No. 3 H.O.A.  
Balance Sheet as of 06/30/21**

**Fiscal Year Ending December 31, 2021**

As of 06/30/21

**Assets**

Operating Accounts

1050 CIT #XXXXX8658	\$ 33,578.58
1059 Due From/(To) Reserves	\$(11,332.00)
<b>Total Operating Accounts</b>	<b>\$ 22,246.58</b>

Reserve Accounts

1060 CIT #XXXXX2060	\$ 199,298.41
1079 Due From/(To) Operating	\$ 11,332.00
<b>Total Reserve Accounts</b>	<b>\$ 210,630.41</b>

Other Current Assets

Accounts Receivable	\$ 36.00
<b>Total Other Current Assets</b>	<b>\$ 36.00</b>
<b>Total Assets</b>	<b>\$ 232,912.99</b>

**Liabilities, Reserves & Equity**

Current Liabilities

Prepaid Assessments	\$ 4,320.00
<b>Total Current Liabilities</b>	<b>\$ 4,320.00</b>

Reserves

Reserves	\$ 210,630.41
<b>Total Reserves</b>	<b>\$ 210,630.41</b>

Equity

3900 Equity	\$ 13,651.19
Current Net Surplus/(Deficit)	\$ 4,311.39
<b>Total Equity</b>	<b>\$ 17,962.58</b>
<b>Total Liabilities, Reserves &amp; Equity</b>	<b>\$ 232,912.99</b>

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

Fiscal Year Ending December 31, 2021

Income and Expense Statement 06/01/21 - 06/30/21

	Current Period			Year To Date (6 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4000 Assessments	\$ 12,960.00	\$ 12,960.00	\$ 0.00	\$ 77,760.00	\$ 77,760.00	\$ 0.00	\$ 155,520.00
4200 Interest - Operating	0.71	0.00	0.71	4.40	0.00	4.40	0.00
4330 Late Fees/Interest	36.00	0.00	36.00	(3.60)	0.00	(3.60)	0.00
<b>Total Income</b>	<b>\$ 12,996.71</b>	<b>\$ 12,960.00</b>	<b>\$ 36.71</b>	<b>\$ 77,760.80</b>	<b>\$ 77,760.00</b>	<b>\$ 0.80</b>	<b>\$ 155,520.00</b>
<b>Expenses</b>							
Operating Expenses							
Contract Services							
5000 Landscape	\$ 0.00	\$ 704.00	\$ 704.00	\$ 3,520.00	\$ 4,224.00	\$ 704.00	\$ 8,448.00
5005 Janitorial	200.00	220.00	20.00	1,050.00	1,320.00	270.00	2,640.00
5010 Pool & Spa Service	215.00	295.00	80.00	1,435.00	1,770.00	335.00	3,540.00
5030 Pest Control	161.92	150.00	(11.92)	212.92	900.00	687.08	1,800.00
5035 Termite Control	0.00	270.00	270.00	495.00	1,620.00	1,125.00	3,240.00
5070 Professional Management Services	885.00	885.00	0.00	4,425.00	5,310.00	885.00	10,620.00
<b>Total Contract Services</b>	<b>\$ 1,461.92</b>	<b>\$ 2,524.00</b>	<b>\$ 1,062.08</b>	<b>\$ 11,137.92</b>	<b>\$ 15,144.00</b>	<b>\$ 4,006.08</b>	<b>\$ 30,288.00</b>
Utilities							
5200 Electric	\$ 200.26	\$ 225.00	\$ 24.74	\$ 1,276.39	\$ 1,350.00	\$ 73.61	\$ 2,700.00
5201 Gas	36.59	50.00	13.41	63.51	300.00	236.49	600.00
5202 Water and Sewer	714.27	645.00	(69.27)	4,011.83	3,870.00	(141.83)	7,740.00
<b>Total Utilities</b>	<b>\$ 951.12</b>	<b>\$ 920.00</b>	<b>\$(31.12)</b>	<b>\$ 5,351.73</b>	<b>\$ 5,520.00</b>	<b>\$ 168.27</b>	<b>\$ 11,040.00</b>
Insurance							
5300 Insurance - Master Policy	\$ 0.00	\$ 950.00	\$ 950.00	\$ 8,761.40	\$ 5,700.00	\$(3,061.40)	\$ 11,400.00
5301 Insurance - Earthquake	0.00	2,000.00	2,000.00	21,457.40	12,000.00	(9,457.40)	24,000.00
5310 Insurance - Umbrella Policy	0.00	75.00	75.00	940.00	450.00	(490.00)	900.00
5320 Insurance - Workers Comp.	0.00	32.00	32.00	364.00	192.00	(172.00)	384.00
5350 Fidelity Bond	0.00	49.00	49.00	578.00	294.00	(284.00)	588.00
5360 Insurance - D&O Policy	0.00	71.00	71.00	903.00	426.00	(477.00)	852.00
<b>Total Insurance</b>	<b>\$ 0.00</b>	<b>\$ 3,177.00</b>	<b>\$ 3,177.00</b>	<b>\$ 33,003.80</b>	<b>\$ 19,062.00</b>	<b>\$(13,941.80)</b>	<b>\$ 38,124.00</b>

Income and Expense Statement 06/01/21 - 06/30/21

	Current Period			Year To Date (6 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance/Repairs							
5400 Landscaping Extras	\$ 0.00	\$ 450.00	\$ 450.00	\$ 3,954.37	\$ 2,700.00	\$(1,254.37)	\$ 5,400.00
5401 Tree Trimming	0.00	300.00	300.00	0.00	1,800.00	1,800.00	3,600.00
5405 Janitorial Supplies	0.00	25.00	25.00	0.00	150.00	150.00	300.00
5410 Pool & Spa Extras	0.00	100.00	100.00	0.00	600.00	600.00	1,200.00
5425 Plumbing Repairs	1,156.25	850.00	(306.25)	3,101.57	5,100.00	1,998.43	10,200.00
5440 Electrical	0.00	150.00	150.00	1,594.52	900.00	(694.52)	1,800.00
5462 Fire Equipment Repair	0.00	25.00	25.00	0.00	150.00	150.00	300.00
5469 Roof Repairs	0.00	275.00	275.00	0.00	1,650.00	1,650.00	3,300.00
5797 Materials	0.00	20.00	20.00	0.00	120.00	120.00	240.00
5798 General Repairs/Maintenance	0.00	500.00	500.00	0.00	3,000.00	3,000.00	6,000.00
5799 Contingencies	0.00	130.00	130.00	0.00	780.00	780.00	1,560.00
<b>Total Maintenance/Repairs</b>	<b>\$ 1,156.25</b>	<b>\$ 2,825.00</b>	<b>\$ 1,668.75</b>	<b>\$ 8,650.46</b>	<b>\$ 16,950.00</b>	<b>\$ 8,299.54</b>	<b>\$ 33,900.00</b>
Administrative							
5801 Taxes - State	\$ 0.00	\$ 1.00	\$ 1.00	\$ 0.00	\$ 6.00	\$ 6.00	\$ 12.00
5805 Licenses & Permits	0.00	35.00	35.00	0.00	210.00	210.00	420.00
5810 Accounting Service	0.00	135.00	135.00	1,710.00	810.00	(900.00)	1,620.00
5815 Legal Fees	1,905.00	220.00	(1,685.00)	1,905.00	1,320.00	(585.00)	2,640.00
5835 Late Charge Processing	0.00	0.00	0.00	18.00	0.00	(18.00)	0.00
5841 Record Storage	3.00	0.00	(3.00)	15.00	0.00	(15.00)	0.00
5846 Meeting Expense	0.00	10.00	10.00	595.80	60.00	(535.80)	120.00
5850 Postage	13.44	40.00	26.56	126.45	240.00	113.55	480.00
5855 Reproduction	0.00	25.00	25.00	0.00	150.00	150.00	300.00
5857 Special Mailings	8.00	0.00	(8.00)	532.25	0.00	(532.25)	0.00
5858 Statement Mailing	39.00	0.00	(39.00)	204.00	0.00	(204.00)	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	252.00	252.00	504.00
5995 Office Supplies	0.00	18.00	18.00	0.00	108.00	108.00	216.00
5999 Misc. Expense - Admin.	0.00	20.00	20.00	0.00	120.00	120.00	240.00
<b>Total Administrative</b>	<b>\$ 1,968.44</b>	<b>\$ 546.00</b>	<b>\$(1,422.44)</b>	<b>\$ 5,126.50</b>	<b>\$ 3,276.00</b>	<b>\$(1,850.50)</b>	<b>\$ 6,552.00</b>
<b>Total Operating Expenses</b>	<b>\$ 5,537.73</b>	<b>\$ 9,992.00</b>	<b>\$ 4,454.27</b>	<b>\$ 63,270.41</b>	<b>\$ 59,952.00</b>	<b>\$(3,318.41)</b>	<b>\$ 119,904.00</b>
Reserve Transactions							
9000 Reserve Contributions	\$ 2,968.00	\$ 2,968.00	\$ 0.00	\$ 10,179.00	\$ 17,808.00	\$ 7,629.00	\$ 35,616.00
<b>Total Reserve Transactions</b>	<b>\$ 2,968.00</b>	<b>\$ 2,968.00</b>	<b>\$ 0.00</b>	<b>\$ 10,179.00</b>	<b>\$ 17,808.00</b>	<b>\$ 7,629.00</b>	<b>\$ 35,616.00</b>
<b>Total Expenses</b>	<b>\$ 8,505.73</b>	<b>\$ 12,960.00</b>	<b>\$ 4,454.27</b>	<b>\$ 73,449.41</b>	<b>\$ 77,760.00</b>	<b>\$ 4,310.59</b>	<b>\$ 155,520.00</b>

Income and Expense Statement 06/01/21 - 06/30/21

	Current Period			Year To Date (6 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Surplus (Deficit)	\$ 4,490.98	\$ 0.00	\$ 4,490.98	\$ 4,311.39	\$ 0.00	\$ 4,311.39	\$ 0.00

**5029 Toluca Town House No. 3 H.O.A.  
Reserves Schedule 06/01/21 - 06/30/21**

**Fiscal Year Ending December 31, 2021**

	Current Month	Year To Date
Reserves		
Beginning Balance	\$ 243,482.81	\$ 242,897.72
Funds Received		
3100 Reserve Contribution	2,968.00	8,364.50
3400 Reserve Interest	27.60	199.17
<b>Total Funds Received</b>	<b>\$ 2,995.60</b>	<b>\$ 8,563.67</b>
Reserve Expenses		
3510 Roof	(35,848.00)	(35,848.00)
3530 Painting/Waterproofing	0.00	(982.98)
3590 Misc Reserve	0.00	(4,000.00)
<b>Total Reserve Expenses</b>	<b>\$(35,848.00)</b>	<b>\$(40,830.98)</b>
<b>Total Reserves</b>	<b>\$ 210,630.41</b>	<b>\$ 210,630.41</b>