

***Tohoqua Reserve***  
***Homeowners Association, Inc.***

***Unaudited Financial Reporting***  
***January 31, 2024***



# Table of Contents

1 Balance Sheet

2-3 Operating Fund

4-5 Month to Month

**Tohoqua Reserve**  
Homeowners Association, Inc.  
Balance Sheet  
January 31, 2024

		<i>General Fund</i>
<b>Assets:</b>		
<u>Cash:</u>		
Operating Account	\$	71,288
Accounts Receivable		55,780
Prepaid Expenses		425
<b>Total Assets</b>	<b>\$</b>	<b>127,493</b>
<b>Liabilities:</b>		
Accounts Payable	\$	126,231
Due to Other		510
Due to Develoer		23,550
Prepaid Assessments		24,597
<b>Total Liabilites</b>	<b>\$</b>	<b>174,887</b>
<b>Fund Balance:</b>		
Unassigned	\$	(47,394)
<b>Total Fund Balances</b>	<b>\$</b>	<b>(47,394)</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>127,493</b>

**Tohoqua Reserve**  
**Homeowners Association, Inc.**  
**Operating Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Single Family	\$ 167,640	\$ 41,910	\$ 18,971	\$ (22,940)
Assessments - Villas	310,800	\$ 77,700	51,974	(25,726)
Initial Assessments	-	-	8,000	8,000
Developer Contributions	64,254	5,355	-	(5,355)
Miscellaneous Income	-	-	30	30
<b>Total Revenues</b>	<b>\$ 542,694</b>	<b>\$ 124,965</b>	<b>\$ 78,975</b>	<b>\$ (45,990)</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Accounting Audit	\$ 3,000	\$ 1,500	\$ 1,500	\$ -
Legal Fees	1,000	83	-	83
Postage/Copies/Mailings	1,000	83	-	83
Coupons	800	371	371	(0)
Pool Permit	350	-	-	-
Information Technology	1,000	83	83	-
Website Maintenance	1,200	100	100	-
Miscellaneous Expense	500	42	52	(11)
Master Association Assessments	32,040	8,010	4,350	3,660
<b>Total Administrative</b>	<b>\$ 40,890</b>	<b>\$ 10,273</b>	<b>\$ 6,457</b>	<b>\$ 3,816</b>
<b>Operations, Maintenance &amp; Reserves</b>				
<b>Maintenance Expenditures</b>				
Pool Repairs & Maintenance	\$ 4,000	\$ 333	\$ -	\$ 333
Fitness Center Repairs & Maintenance	1,000	250	306	(56)
General Clubhouse Maintenance	2,500	208	-	208
Pickleball/Bocce Maintenance	1,000	83	-	83
Gate Repair & Maintenance	6,000	500	400	100
Fence/Wall	1,500	125	-	125
Pressure Cleaning	5,000	417	-	417
Miscellaneous Common Area Repairs & Maintenance	2,500	208	54	155
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 23,500</b>	<b>\$ 2,125</b>	<b>\$ 760</b>	<b>\$ 1,365</b>

**Tohoqua Reserve**  
**Homeowners Association, Inc.**  
**Operating Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2024**

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Contract Expenditures</b>				
Landscape Contract	\$ 68,000	\$ 5,667	\$ 4,779	\$ 887
Management Contract	46,020	3,835	3,195	640
Insurance - Property/Liability	34,000	-	-	-
Pool Service Contract	13,800	1,150	-	1,150
Janitorial Contract & Supplies	17,400	1,450	1,890	(440)
Fitness Equipment Quarterly Service	1,140	95	-	95
Gate Programming & Quarterly Service	4,390	366	5,210	(4,844)
<b>Subtotal Contract Expenditures</b>	<b>\$ 184,750</b>	<b>\$ 12,563</b>	<b>\$ 15,074</b>	<b>\$ (2,512)</b>
<b>Utility Expenditures</b>				
Electricity	\$ 6,000	\$ 500	\$ 1,199	\$ (699)
Street Lights	13,000	1,083	975	108
Water & Sewer - Irrigation	60,000	5,000	739	4,261
Amenity Gas	500	42	-	42
Gate Phone & Internet	3,500	292	485	(193)
Clubhouse Phone & Internet	2,500	208	171	37
<b>Subtotal Utility Expenditures</b>	<b>\$ 85,500</b>	<b>\$ 7,125</b>	<b>\$ 3,568</b>	<b>\$ 3,557</b>
<b>Community Expenditures</b>				
Community Social Events	\$ 2,000	\$ -	\$ -	\$ -
Landscape Replacement	4,000	-	-	-
Annual Replacement	3,000	-	-	-
Mulch Replacement	23,000	-	-	-
Irrigation Repairs	2,000	167	-	167
<b>Subtotal Community Expenditures</b>	<b>\$ 34,000</b>	<b>\$ 167</b>	<b>\$ -</b>	<b>\$ 167</b>
<b>Reserves</b>				
Common Area Reserves	\$ 48,060	4,005	\$ -	\$ 4,005
<b>Subtotal Reserves</b>	<b>\$ 48,060</b>	<b>\$ 4,005</b>	<b>\$ -</b>	<b>\$ 4,005</b>
<b>Villa Expenditures</b>				
Termite Bond	\$ 28,000	\$ 1,600	\$ 1,600	\$ -
Villa Reserves	97,994	8,166	-	8,166
<b>Subtotal Villa Expenditures</b>	<b>\$ 125,994</b>	<b>\$ 9,766</b>	<b>\$ 1,600</b>	<b>\$ 8,166</b>
<b>Total Operations, Maintenance &amp; Reserves</b>	<b>\$ 501,804</b>	<b>\$ 35,750</b>	<b>\$ 21,003</b>	<b>\$ 14,748</b>
<b>Total Expenditures</b>	<b>\$ 542,694</b>	<b>\$ 46,023</b>	<b>\$ 27,460</b>	<b>\$ 18,563</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 51,515</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (98,909)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (47,394)</b>	

**Tohoqua Reserve**  
**Homeowners Association, Inc.**  
**Month to Month**

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Revenues:</b>													
Assessments - Single Family	\$ 18,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,971
Assessments - Villas	51,974	-	-	-	-	-	-	-	-	-	-	-	51,974
Initial Assessments	8,000	-	-	-	-	-	-	-	-	-	-	-	8,000
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Resale Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Delinquency Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Income	30	-	-	-	-	-	-	-	-	-	-	-	30
<b>Total Revenues</b>	<b>\$ 78,975</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 78,975</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Accounting Audit	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Legal Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Fees - Collection Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Report	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage/Copies/Mailings	-	-	-	-	-	-	-	-	-	-	-	-	-
Coupons	371	-	-	-	-	-	-	-	-	-	-	-	371
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	83	-	-	-	-	-	-	-	-	-	-	-	83
Website Expense	100	-	-	-	-	-	-	-	-	-	-	-	100
Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Expense	52	-	-	-	-	-	-	-	-	-	-	-	52
Master Association Assessments	4,350	-	-	-	-	-	-	-	-	-	-	-	4,350
<b>Total Administrative</b>	<b>\$ 6,457</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,457</b>
<b>Operations, Maintenance &amp; Reserves</b>													
<b>Maintenance Expenditures</b>													
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Center Repairs & Maintenance	306	-	-	-	-	-	-	-	-	-	-	-	306
Electrical & Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-
General Clubhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickleball/Bocce Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Repair & Maintenance	400	-	-	-	-	-	-	-	-	-	-	-	400
Fence/Wall	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Common Area Repairs & Maintenance	54	-	-	-	-	-	-	-	-	-	-	-	54
<b>Subtotal Maintenance Expenditures</b>	<b>\$ 760</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 760</b>

**Tohoqua Reserve**  
Homeowners Association, Inc.  
Month to Month

	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Contract Expenditures</b>													
Landscape Contract	\$ 4,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,779
Management Contract	3,195	-	-	-	-	-	-	-	-	-	-	-	3,195
Insurance - Property/Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Service Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Contract & Supplies	1,890	-	-	-	-	-	-	-	-	-	-	-	1,890
Fitness Equipment Quarterly Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Programming & Quarterly Service	5,210	-	-	-	-	-	-	-	-	-	-	-	5,210
Lake Maintenance Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Contract Expenditures</b>	<b>\$ 15,074</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,074</b>
<b>Utility Expenditures</b>													
Electricity	\$ 1,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,199
Street Lights	975	-	-	-	-	-	-	-	-	-	-	-	975
Water & Sewer - Irrigation	739	-	-	-	-	-	-	-	-	-	-	-	739
Amenity Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Phone & Internet	485	-	-	-	-	-	-	-	-	-	-	-	485
Clubhouse Phone & Internet	171	-	-	-	-	-	-	-	-	-	-	-	171
<b>Subtotal Utility Expenditures</b>	<b>\$ 3,568</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,568</b>
<b>Community Expenditures</b>													
Community Social Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Community Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Reserves</b>													
Common Area Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Villa Expenditures</b>													
Termite Bond	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Villa Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Villa Expenditures</b>	<b>\$ 1,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,600</b>
<b>Total Operations, Maintenance &amp; Reserves</b>	<b>\$ 21,003</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,003</b>
<b>Total Expenditures</b>	<b>\$ 27,460</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,460</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 51,515</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,515</b>