

Tohoqua Reserve
Homeowners Association, Inc.

Unaudited Financial Reporting
April 30, 2024



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Tohoqua Reserve
 Homeowners Association, Inc.
 Balance Sheet
 April 30, 2024

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	112,841
Accounts Receivable		27,021
Due from Developer		92,636
Due from Others		50
Total Assets	\$	232,548
Liabilities:		
Accounts Payable	\$	119,812
Accrued Expenses		1,880
Due to Developer		23,550
Due to Reserve		43,522
Prepaid Assessments		16,662
Total Liabilities	\$	205,427
Fund Balance:		
Unassigned	\$	27,121
Total Fund Balances	\$	27,121
Total Liabilities & Fund Balance	\$	232,548

Tohoqua Reserve
Homeowners Association, Inc.
Operating Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Assessments - Single Family	\$ 167,640	\$ 41,910	\$ 39,286	\$ (2,624)
Assessments - Villas	310,800	\$ 77,700	111,795	34,095
Initial Assessments	-	-	23,000	23,000
Developer Contributions	64,254	21,418	92,636	71,218
Resale Contributions	-	-	1,000	1,000
Delinquency Fees	-	-	2,278	2,278
Miscellaneous Income	-	-	217	217
Total Revenues	\$ 542,694	\$ 141,028	\$ 270,212	\$ 129,184
Expenditures:				
Administrative:				
Accounting Audit	\$ 3,000	\$ 3,000	\$ 1,500	\$ 1,500
Legal Fees	1,000	333	3,470	(3,137)
Postage/Copies/Mailings	1,000	333	117	216
Coupons	800	371	154	218
Pool Permit	350	-	-	-
Information Technology	1,000	333	333	0
Website Maintenance	1,200	400	400	-
Miscellaneous Expense	500	167	33	134
Master Association Assessments	32,040	16,020	8,928	7,092
Total Administrative	\$ 40,890	\$ 20,958	\$ 16,422	\$ 4,536
Operations, Maintenance & Reserves				
Maintenance Expenditures				
Pool Repairs & Maintenance	\$ 4,000	\$ 1,333	\$ -	\$ 1,333
Fitness Center Repairs & Maintenance	1,000	\$ 333	306	27
General Clubhouse Maintenance	2,500	833	1,306	(473)
Pickleball/Bocce Maintenance	1,000	333	-	333
Gate Repair & Maintenance	6,000	2,000	3,999	(1,999)
Fence/Wall	1,500	500	-	500
Pressure Cleaning	5,000	1,667	-	1,667
Miscellaneous Common Area Repairs & Maintenance	2,500	833	850	(17)
Subtotal Maintenance Expenditures	\$ 23,500	\$ 7,833	\$ 6,461	\$ 1,372

Tohoqua Reserve
Homeowners Association, Inc.
Operating Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Contract Expenditures				
Landscape Contract	\$ 68,000	\$ 22,667	\$ 19,142	\$ 3,525
Management Contract	46,020	15,340	12,990	2,350
Insurance - Property/Liability	34,000	7,689	7,689	-
Pool Service Contract	13,800	4,600	3,450	1,150
Janitorial Contract & Supplies	17,400	5,800	7,540	(1,740)
Fitness Equipment Quarterly Service	1,140	285	-	285
Gate Programming & Quarterly Service	4,390	1,098	6,045	(4,948)
Subtotal Contract Expenditures	\$ 184,750	\$ 57,478	\$ 56,856	\$ 623
Utility Expenditures				
Electricity	\$ 6,000	\$ 2,000	\$ 4,520	\$ (2,520)
Street Lights	13,000	4,333	2,925	1,408
Water & Sewer - Irrigation	60,000	20,000	2,951	17,049
Amenity Gas	500	167	-	167
Gate Phone & Internet	3,500	1,167	1,205	(38)
Clubhouse Phone & Internet	2,500	833	685	149
Subtotal Utility Expenditures	\$ 85,500	\$ 28,500	\$ 12,286	\$ 16,214
Community Expenditures				
Community Social Events	\$ 2,000	\$ -	\$ -	\$ -
Landscape Replacement	4,000	4,000	4,845	(845)
Annual Replacement	3,000	-	-	-
Mulch Replacement	23,000	-	-	-
Irrigation Repairs	2,000	667	189	477
Subtotal Community Expenditures	\$ 34,000	\$ 4,667	\$ 5,034	\$ (368)
Reserves				
Common Area Reserves	\$ 48,060	12,015	\$ 10,974	\$ 1,041
Subtotal Reserves	\$ 48,060	\$ 12,015	\$ 10,974	\$ 1,041
Villa Expenditures				
Termite Bond	\$ 28,000	9,333	\$ 3,600	\$ 5,733
Villa Reserves	97,994	48,997	32,548	16,449
Subtotal Villa Expenditures	\$ 125,994	\$ 58,330	\$ 36,148	\$ 22,182
Total Operations, Maintenance & Reserves	\$ 501,804	\$ 168,824	\$ 127,760	\$ 41,063
Total Expenditures	\$ 542,694	\$ 189,781	\$ 144,182	\$ 45,599
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 126,030	
Fund Balance - Beginning	\$ -		\$ (98,909)	
Fund Balance - Ending	\$ -		\$ 27,121	

Tohoqua Reserve
Homeowners Association, Inc.
Month to Month

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Revenues:													
Assessments - Single Family	\$ 18,971	\$ 260	\$ -	\$ 20,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,286
Assessments - Villas	51,974	449	364	59,009	-	-	-	-	-	-	-	-	111,795
Initial Assessments	8,000	4,000	6,000	5,000	-	-	-	-	-	-	-	-	23,000
Developer Contributions	-	-	-	92,636	-	-	-	-	-	-	-	-	92,636
Resale Contributions	-	1,000	-	-	-	-	-	-	-	-	-	-	1,000
Delinquency Fees	-	-	1,160	1,118	-	-	-	-	-	-	-	-	2,278
Miscellaneous Income	30	36	1	151	-	-	-	-	-	-	-	-	217
Total Revenues	\$ 78,975	\$ 5,744	\$ 7,525	\$ 177,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,212
Expenditures:													
Administrative:													
Accounting Audit	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Legal Fees	-	500	2,970	-	-	-	-	-	-	-	-	-	3,470
Legal Fees - Collection Costs	-	-	1,488	-	-	-	-	-	-	-	-	-	1,488
Annual Report	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage/Copies/Mailings	-	-	117	-	-	-	-	-	-	-	-	-	117
Coupons	371	-	-	(218)	-	-	-	-	-	-	-	-	154
Pool Permit	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Website Expense	100	100	100	100	-	-	-	-	-	-	-	-	400
Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Expense	52	(20)	0	-	-	-	-	-	-	-	-	-	33
Master Association Assessments	4,350	-	-	4,578	-	-	-	-	-	-	-	-	8,928
Total Administrative	\$ 6,457	\$ 663	\$ 4,758	\$ 4,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,422
Operations, Maintenance & Reserves													
Maintenance Expenditures													
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fitness Center Repairs & Maintenance	306	-	-	-	-	-	-	-	-	-	-	-	306
Electrical & Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-
General Clubhouse Maintenance	-	929	377	-	-	-	-	-	-	-	-	-	1,306
Pickleball/Bocce Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Repair & Maintenance	400	-	227	3,372	-	-	-	-	-	-	-	-	3,999
Fence/Wall	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Common Area Repairs & Maintenance	54	-	91	705	-	-	-	-	-	-	-	-	850
Subtotal Maintenance Expenditures	\$ 760	\$ 929	\$ 695	\$ 4,077	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,461

Tohoqua Reserve
Homeowners Association, Inc.
Month to Month

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Contract Expenditures													
Landscape Contract	\$ 4,779	\$ 4,791	\$ 4,778	\$ 4,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,142
Management Contract	3,195	3,235	3,275	3,285	-	-	-	-	-	-	-	-	12,990
Insurance - Property/Liability	-	2,483	2,603	2,603	-	-	-	-	-	-	-	-	7,689
Pool Service Contract	-	1,150	1,150	1,150	-	-	-	-	-	-	-	-	3,450
Janitorial Contract & Supplies	1,890	1,890	1,880	1,880	-	-	-	-	-	-	-	-	7,540
Fitness Equipment Quarterly Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Programming & Quarterly Service	5,210	835	-	-	-	-	-	-	-	-	-	-	6,045
Lake Maintenance Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Contract Expenditures	\$ 15,074	\$ 14,385	\$ 13,686	\$ 13,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,856
Utility Expenditures													
Electricity	\$ 1,199	\$ -	\$ 1,237	\$ 2,084	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,520
Street Lights	975	-	975	975	-	-	-	-	-	-	-	-	2,925
Water & Sewer - Irrigation	739	724	766	724	-	-	-	-	-	-	-	-	2,951
Amenity Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Phone & Internet	485	240	240	240	-	-	-	-	-	-	-	-	1,205
Clubhouse Phone & Internet	171	171	171	171	-	-	-	-	-	-	-	-	685
Subtotal Utility Expenditures	\$ 3,568	\$ 1,135	\$ 3,389	\$ 4,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,286
Community Expenditures													
Community Social Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	-	-	-	4,845	-	-	-	-	-	-	-	-	4,845
Annual Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	54	-	135	-	-	-	-	-	-	-	-	189
Subtotal Community Expenditures	\$ -	\$ 54	\$ -	\$ 4,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,034
Reserves													
Common Area Reserves	\$ -	\$ 5,298	\$ -	\$ 5,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,974
Subtotal Reserves	\$ -	\$ 5,298	\$ -	\$ 5,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,974
Villa Expenditures													
Termite Bond	\$ 1,600	\$ 800	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Villa Reserves	-	15,574	-	16,974	-	-	-	-	-	-	-	-	32,548
Subtotal Villa Expenditures	\$ 1,600	\$ 16,374	\$ 800	\$ 17,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,148
Total Operations, Maintenance & Reserves	\$ 21,003	\$ 38,174	\$ 18,571	\$ 50,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,760
Total Expenditures	\$ 27,460	\$ 38,838	\$ 23,329	\$ 54,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,182
Excess (Deficiency) of Revenues over Expenditures	\$ 51,515	\$ (33,093)	\$ (15,804)	\$ 123,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,030