

Tohoqua Reserve
Homeowners Association, Inc.

Unaudited Financial Reporting
July 31, 2024



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Tohoqua Reserve
 Homeowners Association, Inc.
 Balance Sheet
 July 31, 2024

		<i>General Fund</i>
Assets:		
Cash:		
Operating Account	\$	101,090
Accounts Receivable		27,540
Prepaid Expenses		15,268
Utility Deposits		2,700
Total Assets	\$	146,598
Liabilities:		
Accounts Payable	\$	28,613
Due to Developer		23,550
Due to Reserve		43,522
Prepaid Assessments		14,429
Total Liabilities	\$	113,830
Fund Balance:		
Unassigned	\$	32,768
Total Fund Balances	\$	32,768
Total Liabilities & Fund Balance	\$	146,598

Tohoqua Reserve
Homeowners Association, Inc.
Operating Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Single Family	\$ 167,640	\$ 125,730	\$ 62,729	\$ (63,001)
Assessments - Villas	310,800	233,100	178,452	(54,648)
Initial Assessments	-	-	39,000	39,000
Developer Contributions	64,254	26,773	76,631	49,859
Resale Contributions	-	-	2,000	2,000
Delinquency Fees	-	-	803	803
Miscellaneous Income	-	-	650	650
Total Revenues	\$ 542,694	\$ 385,603	\$ 360,266	\$ (25,337)
Expenditures:				
Administrative:				
Accounting Audit	\$ 3,000	\$ 3,000	\$ 3,500	\$ (500)
Legal Fees	1,000	417	6,968	(6,551)
Legal Fees - Collection Costs	-	-	-	-
Annual Report	-	70	70	-
Postage/Copies/Mailings	1,000	417	599	(183)
Coupons	800	371	206	165
Pool Permit	350	350	325	25
Information Technology	1,000	417	583	(167)
Website Maintenance	1,200	500	700	(200)
Reserve Study	-	-	-	-
Miscellaneous Expense	500	208	106	102
Master Association Assessments	32,040	24,030	14,868	9,162
Total Administrative	\$ 40,890	\$ 29,780	\$ 27,926	\$ 1,854
Operations, Maintenance & Reserves				
Maintenance Expenditures				
Pool Repairs & Maintenance	\$ 4,000	\$ 1,667	\$ 240	\$ 1,427
Fitness Center Repairs & Maintenance	1,000	417	356	60
General Clubhouse Maintenance	2,500	2,328	2,328	-
Pickleball/Bocce Maintenance	1,000	417	-	417
Gate Repair & Maintenance	6,000	4,811	4,811	-
Fence/Wall	1,500	625	-	625
Pressure Cleaning	5,000	2,083	-	2,083
Miscellaneous Common Area Repairs & Maintenance	2,500	2,500	6,618	(4,118)
Subtotal Maintenance Expenditures	\$ 23,500	\$ 14,847	\$ 14,354	\$ 493

Tohoqua Reserve
Homeowners Association, Inc.
Operating Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Contract Expenditures				
Landscape Contract	\$ 68,000	\$ 28,333	\$ 33,586	\$ (5,252)
Management Contract	46,020	19,175	23,100	(3,925)
Insurance - Property/Liability	34,000	34,000	15,498	18,502
Pool Service Contract	13,800	5,750	8,050	(2,300)
Janitorial Contract & Supplies	17,400	7,250	13,120	(5,870)
Fitness Equipment Quarterly Service	1,140	855	-	855
Gate Programming & Quarterly Service	4,390	3,293	6,880	(3,588)
Subtotal Contract Expenditures	\$ 184,750	\$ 98,656	\$ 100,234	\$ (1,578)
Utility Expenditures				
Electricity	\$ 6,000	\$ 2,500	\$ 8,651	\$ (6,151)
Street Lights	13,000	5,417	5,843	(426)
Water & Sewer - Irrigation	60,000	25,000	6,644	18,356
Amenity Gas	500	208	299	(91)
Gate Phone & Internet	3,500	1,458	1,925	(467)
Clubhouse Phone & Internet	2,500	1,042	1,198	(157)
Subtotal Utility Expenditures	\$ 85,500	\$ 35,625	\$ 24,561	\$ 11,064
Community Expenditures				
Community Social Events	\$ 2,000	\$ -	\$ -	\$ -
Landscape Replacement	4,000	4,000	4,845	(845)
Annual Replacement	3,000	3,000	2,806	195
Mulch Replacement	23,000	23,000	10,960	12,040
Irrigation Repairs	2,000	833	599	234
Subtotal Community Expenditures	\$ 34,000	\$ 30,833	\$ 19,210	\$ 11,623
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	11,667	\$ 5,600	\$ 6,067
Villa Reserves	97,994	73,496	32,548	40,947
Subtotal Villa Expenditures	\$ 125,994	\$ 85,162	\$ 38,148	\$ 47,014
Total Operations, Maintenance & Reserves	\$ 501,804	\$ 277,139	\$ 207,481	\$ 69,658
Total Expenditures	\$ 542,694	\$ 306,919	\$ 235,407	\$ 71,512
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 124,859	
Fund Balance - Beginning	\$ -		\$ (92,091)	
Fund Balance - Ending	\$ -		\$ 32,768	

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	\$ 317	\$ 108	\$ 23,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,729
Assessments - Villas	51,974	449	364	59,009	1,686	115	64,855	-	-	-	-	-	178,452
Initial Assessments	8,000	4,000	6,000	5,000	8,000	5,000	3,000	-	-	-	-	-	39,000
Developer Contributions	-	-	-	92,636	(16,004)	-	-	-	-	-	-	-	76,631
Resale Contributions	-	1,000	-	-	-	-	1,000	-	-	-	-	-	2,000
Delinquency Fees	-	-	1,160	1,118	(381)	264	(1,358)	-	-	-	-	-	803
Miscellaneous Income	30	36	1	151	51	186	196	-	-	-	-	-	650
Total Revenues	\$ 78,975	\$ 5,744	\$ 7,525	\$ 177,969	\$ (6,331)	\$ 5,673	\$ 90,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,266
Expenditures:													
Administrative:													
Accounting Audit	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Legal Fees	-	500	4,458	660	1,350	-	-	-	-	-	-	-	6,968
Legal Fees - Collection Costs	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Report	-	-	-	-	-	-	70	-	-	-	-	-	70
Postage/Copies/Mailings	-	-	117	-	185	298	-	-	-	-	-	-	599
Coupons	371	-	-	(218)	28	11	14	-	-	-	-	-	206
Pool Permit	-	-	-	-	325	-	-	-	-	-	-	-	325
Information Technology	83	83	83	83	83	83	83	-	-	-	-	-	583
Website Expense	100	100	100	100	100	100	100	-	-	-	-	-	700
Reserve Study	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Expense	52	(20)	0	-	-	2	71	-	-	-	-	-	106
Master Association Assessments	4,350	-	-	4,578	-	-	5,940	-	-	-	-	-	14,868
Total Administrative	\$ 8,457	\$ 663	\$ 4,758	\$ 5,203	\$ 2,071	\$ 494	\$ 6,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,926
Operations, Maintenance & Reserves													
Maintenance Expenditures													
Pool Repairs & Maintenance	\$ -	\$ 120	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Fitness Center Repairs & Maintenance	356	-	-	-	-	-	-	-	-	-	-	-	356
Electrical & Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-
General Clubhouse Maintenance	-	929	377	950	-	-	72	-	-	-	-	-	2,328
Pickleball/Bocce Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Repair & Maintenance	400	547	227	3,372	-	265	-	-	-	-	-	-	4,811
Fence/Wall	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Common Area Repairs & Maintenance	529	-	796	705	3,178	705	705	-	-	-	-	-	6,618
Subtotal Maintenance Expenditures	\$ 1,285	\$ 1,596	\$ 1,400	\$ 5,027	\$ 3,298	\$ 970	\$ 777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,354

Tohoqua Reserve
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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	\$ 4,812	\$ 4,817	\$ 4,815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,586
Management Contract	3,195	3,235	3,275	3,285	3,350	3,355	3,405	-	-	-	-	-	23,100
Insurance - Property/Liability	-	2,483	2,603	2,603	2,603	2,603	2,603	-	-	-	-	-	15,498
Pool Service Contract	1,150	1,150	1,150	1,150	1,150	1,150	1,150	-	-	-	-	-	8,050
Janitorial Contract & Supplies	1,890	1,890	1,880	1,870	1,870	1,860	1,860	-	-	-	-	-	13,120
Fitness Equipment Quarterly Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Programming & Quarterly Service	5,210	835	-	-	835	-	-	-	-	-	-	-	6,880
Subtotal Contract Expenditures	\$ 16,224	\$ 14,385	\$ 13,686	\$ 13,701	\$ 14,620	\$ 13,785	\$ 13,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,234
Utility Expenditures													
Electricity	\$ 1,199	\$ -	\$ 1,237	\$ 2,084	\$ 1,436	\$ 1,556	\$ 1,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,651
Street Lights	975	-	975	975	975	973	970	-	-	-	-	-	5,843
Water & Sewer - Irrigation	905	879	896	724	724	901	1,617	-	-	-	-	-	6,644
Amenity Gas	-	-	-	-	299	-	-	-	-	-	-	-	299
Gate Phone & Internet	485	240	240	240	240	240	240	-	-	-	-	-	1,925
Clubhouse Phone & Internet	171	171	171	171	171	171	171	-	-	-	-	-	1,198
Subtotal Utility Expenditures	\$ 3,735	\$ 1,290	\$ 3,520	\$ 4,194	\$ 3,845	\$ 3,840	\$ 4,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,561
Community Expenditures													
Community Social Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	-	-	-	4,845	-	-	-	-	-	-	-	-	4,845
Annual Replacement	-	-	-	-	2,806	-	-	-	-	-	-	-	2,806
Mulch Replacement	-	-	-	-	-	10,960	-	-	-	-	-	-	10,960
Irrigation Repairs	-	54	-	135	410	-	-	-	-	-	-	-	599
Subtotal Community Expenditures	\$ -	\$ 54	\$ -	\$ 4,980	\$ 3,216	\$ 10,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,210
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	\$ 400	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Villa Reserves	-	15,574	-	16,974	-	-	-	-	-	-	-	-	32,548
Subtotal Villa Expenditures	\$ 1,600	\$ 16,374	\$ 800	\$ 17,374	\$ 400	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,148
Total Operations, Maintenance & Reserves	\$ 22,844	\$ 38,997	\$ 19,406	\$ 50,953	\$ 25,378	\$ 31,155	\$ 18,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,481
Total Expenditures	\$ 31,301	\$ 39,660	\$ 24,164	\$ 56,156	\$ 27,449	\$ 31,649	\$ 25,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,407
Excess (Deficiency) of Revenues over Expenditures	\$ 47,674	\$ (33,916)	\$ (16,640)	\$ 121,813	\$ (33,780)	\$ (25,976)	\$ 65,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,859