

***Townhomes at Tohoqua Community
Association, Inc.***

Unaudited Financial Reporting

2/28/2025

Townhomes at Tohoqua Community Association, Inc.
Balance Sheet
2/28/2025

	General Fund	Reserve Fund	Total
Assets			
<u>Cash</u>			
1010 - Cash - Truist	\$82,020.19		\$82,020.19
11100 - Cash - Money Market		\$2,838.67	\$2,838.67
<u>Total Cash</u>	\$82,020.19	\$2,838.67	\$84,858.86
 <u>Accounts Receivable</u>			
1210 - Accounts Receivables	\$39,695.74		\$39,695.74
13100 - Due from Operating Fund		\$2,595.46	\$2,595.46
<u>Total Accounts Receivable</u>	\$39,695.74	\$2,595.46	\$42,291.20
 <u>Other Assets</u>			
1510 - Prepaid Expenses	\$435.98		\$435.98
1520 - Prepaid Insurance (2/15/26)	\$685.15		\$685.15
<u>Total Other Assets</u>	\$1,121.13		\$1,121.13
 <i>Assets Total</i>	\$122,837.06	\$5,434.13	\$128,271.19
Liabilities & Equity			
<u>Liabilities</u>			
2010 - Accounts Payable	\$10,016.84		\$10,016.84
2020 - Accrued Expenses	\$133.34		\$133.34
2040 - Due to Reserve Fund	\$2,595.46		\$2,595.46
2050 - Prepaid Assessments	\$11,748.45		\$11,748.45
2060 - Deferred Assessments	\$20,954.93		\$20,954.93
<u>Total Liabilities</u>	\$45,449.02		\$45,449.02
 <u>Equity</u>			
3000 - Fund Balance	\$4,576.13		\$4,576.13
<u>Total Equity</u>	\$4,576.13		\$4,576.13
 <u>Retained Earnings</u>	\$68,370.53	\$2,822.02	\$71,192.55
 <u>Net Income</u>	\$4,441.38	\$2,612.11	\$7,053.49
 <i>Liabilities and Equity Total</i>	\$122,837.06	\$5,434.13	\$128,271.19

Townhomes at Tohoqua Community Association, Inc.
Income Statement - General Fund
2/1/2025 - 2/28/2025

1/1/2025 - 2/28/2025

Accounts	Annual Budget	Prorated Budget	Actual	Variance
Income				
<u>Revenue</u>				
4010 - Assessments	\$355,880.00	\$59,313.34	\$38,528.27	(\$20,785.07)
4020 - Initial Assessments	\$0.00	\$0.00	\$1,500.00	\$1,500.00
4030 - Late Fees - Delq Accts	\$0.00	\$0.00	\$1,400.00	\$1,400.00
4040 - Interest Fees - Delq Accts	\$0.00	\$0.00	\$837.49	\$837.49
<u>Total Revenue</u>	\$355,880.00	\$59,313.34	\$42,265.76	(\$17,047.58)
Total Income	\$355,880.00	\$59,313.34	\$42,265.76	(\$17,047.58)
Expense				
<u>General & Administrative</u>				
6010 - Management Fee	\$25,020.00	\$4,170.00	\$3,330.00	\$840.00
6020 - Legal Services	\$1,000.00	\$166.66	\$980.00	(\$813.34)
6030 - Copies, Printing & Postage	\$500.00	\$83.34	\$103.45	(\$20.11)
6040 - Office Supplies	\$500.00	\$83.34	\$0.00	\$83.34
6050 - Accounting Fees/Tax Preparation	\$3,000.00	\$0.00	\$0.00	\$0.00
6060 - Information Technology	\$1,800.00	\$300.00	\$300.00	\$0.00
6070 - Website Maintenance	\$1,200.00	\$200.00	\$200.00	\$0.00
6075 - Master Assn Assessments	\$26,040.00	\$6,510.00	\$3,760.85	\$2,749.15
6080 - Insurance	\$35,894.00	\$5,982.34	\$4,384.16	\$1,598.18
6090 - Annual Corporate Report	\$71.00	\$0.00	\$0.00	\$0.00
6100 - Contingency	\$500.00	\$83.34	\$181.74	(\$98.40)
<u>Total General & Administrative</u>	\$95,525.00	\$17,579.02	\$13,240.20	\$4,338.82
<u>Building Maintenance</u>				
7310 - Termite Bond	\$27,125.00	\$4,520.84	\$3,500.00	\$1,020.84
7360 - Building Repairs & Maintenance	\$5,000.00	\$833.34	\$0.00	\$833.34
7370 - Roof Repairs (minor)	\$10,000.00	\$1,666.66	\$0.00	\$1,666.66
<u>Total Building Maintenance</u>	\$42,125.00	\$7,020.84	\$3,500.00	\$3,520.84
<u>Grounds Maintenance</u>				
7010 - Grounds/Landscaping Maintenance	\$133,413.40	\$22,235.56	\$8,002.11	\$14,233.45
7020 - Landscape Replacement	\$10,000.00	\$1,666.66	\$0.00	\$1,666.66
7030 - Mulch	\$22,000.00	\$3,666.66	\$0.00	\$3,666.66
7040 - Irrigation Repairs & Maintenance	\$5,000.00	\$833.34	\$152.00	\$681.34
7060 - Bldgs & Sidewalks Pressure Washing	\$6,350.00	\$1,058.34	\$0.00	\$1,058.34
7090 - Miscellaneous Grounds	\$500.00	\$83.34	\$0.00	\$83.34
<u>Total Grounds Maintenance</u>	\$177,263.40	\$29,543.90	\$8,154.11	\$21,389.79
<u>Utilities</u>				
8020 - Irrigation Water	\$17,000.00	\$2,833.34	\$10,334.61	(\$7,501.27)
<u>Total Utilities</u>	\$17,000.00	\$2,833.34	\$10,334.61	(\$7,501.27)
<u>Reserves</u>				
9010 - Reserves - Transfer Out	\$23,966.60	\$3,994.44	\$2,595.46	\$1,398.98
<u>Total Reserves</u>	\$23,966.60	\$3,994.44	\$2,595.46	\$1,398.98

Townhomes at Tohoqua Community Association, Inc.
Income Statement - General Fund
2/1/2025 - 2/28/2025

1/1/2025 - 2/28/2025

Accounts	Annual Budget	Prorated Budget	Actual	Variance
Total Expense	\$355,880.00	\$60,971.54	\$37,824.38	\$23,147.16
General Fund Net Income	\$0.00	(\$1,658.20)	\$4,441.38	\$6,099.58

Townhomes at Tohoqua Community Association, Inc.
Income Statement - Reserve Fund
2/1/2025 - 2/28/2025

1/1/2025 - 2/28/2025

Accounts	Annual Budget	Prorated Budget	Actual	Variance
Income				
<u>Revenue</u>				
41100 - Reserves - Transfer In	\$0.00	\$0.00	\$2,595.46	\$2,595.46
41200 - Reserves - Interest Earned	\$0.00	\$0.00	\$16.65	\$16.65
<u>Total Revenue</u>	\$0.00	\$0.00	\$2,612.11	\$2,612.11
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Total Income	\$0.00	\$0.00	\$2,612.11	\$2,612.11
 Expense				
Total Expense	\$0.00	\$0.00	\$0.00	\$0.00
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Reserve Fund Net Income	\$0.00	\$0.00	\$2,612.11	\$2,612.11

Townhomes at Tohoqua Community Association, Inc.
Income Statement - General Fund
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<u>Revenue</u>			
4010 - Assessments	\$18,586.67	\$18,904.93	\$37,491.60
4020 - Initial Assessments	\$200.00	\$1,300.00	\$1,500.00
4030 - Late Fees - Delq Accts	\$700.00	\$700.00	\$1,400.00
4040 - Interest Fees - Delq Accts	\$490.66	\$346.83	\$837.49
<u>Total Revenue</u>	\$19,977.33	\$21,251.76	\$41,229.09
<i>Total Income</i>	\$19,977.33	\$21,251.76	\$41,229.09
Expense			
<u>General & Administrative</u>			
6010 - Management Fee	\$1,645.00	\$1,685.00	\$3,330.00
6020 - Legal Services	\$980.00	\$0.00	\$980.00
6030 - Copies, Printing & Postage	\$103.45	\$0.00	\$103.45
6060 - Information Technology	\$150.00	\$150.00	\$300.00
6070 - Website Maintenance	\$100.00	\$100.00	\$200.00
6075 - Master Assn Assessments	\$3,760.85	\$0.00	\$3,760.85
6080 - Insurance	\$2,320.28	\$2,063.88	\$4,384.16
6100 - Contingency	\$86.67	\$95.07	\$181.74
<u>Total General & Administrative</u>	\$9,146.25	\$4,093.95	\$13,240.20
<u>Building Maintenance</u>			
7310 - Termite Bond	\$3,000.00	\$500.00	\$3,500.00
<u>Total Building Maintenance</u>	\$3,000.00	\$500.00	\$3,500.00
<u>Grounds Maintenance</u>			
7010 - Grounds/Landscaping Maintenance	\$2,694.74	\$5,307.37	\$8,002.11
7020 - Landscape Replacement	\$0.00	\$0.00	\$0.00
7040 - Irrigation Repairs & Maintenance	\$152.00	\$0.00	\$152.00
<u>Total Grounds Maintenance</u>	\$2,846.74	\$5,307.37	\$8,154.11
<u>Utilities</u>			
8020 - Irrigation Water	\$8,326.67	\$2,007.94	\$10,334.61
<u>Total Utilities</u>	\$8,326.67	\$2,007.94	\$10,334.61
<u>Reserves</u>			
9010 - Reserves - Transfer Out	\$1,297.73	\$1,297.73	\$2,595.46
<u>Total Reserves</u>	\$1,297.73	\$1,297.73	\$2,595.46

Townhomes at Tohoqua Community Association, Inc.
Income Statement - General Fund
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
<i>Total Expense</i>	\$24,617.39	\$13,206.99	\$37,824.38
Operating Net Income	(\$4,640.06)	\$8,044.77	\$3,404.71
Net Income	(\$4,640.06)	\$8,044.77	\$3,404.71

Townhomes at Tohoqua Community Association, Inc.
Income Statement - Reserve Fund
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<u>Revenue</u>			
41100 - Reserves - Transfer In	\$1,297.73	\$1,297.73	\$2,595.46
41200 - Reserves - Interest Earned	\$8.99	\$7.66	\$16.65
<u>Total Revenue</u>	\$1,306.72	\$1,305.39	\$2,612.11
 <i>Total Income</i>	 \$1,306.72	 \$1,305.39	 \$2,612.11
 Expense			
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00
 Operating Net Income	 \$1,306.72	 \$1,305.39	 \$2,612.11
 Net Income	 \$1,306.72	 \$1,305.39	 \$2,612.11

Townhomes at Tohoqua Community Association, Inc.
Income Statement - NONE
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<i>Total Income</i>	\$0.00	\$0.00	\$0.00
Expense			
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00
Operating Net Income	\$0.00	\$0.00	\$0.00
Net Income	\$0.00	\$0.00	\$0.00