

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

*Unaudited Financial Reporting*

*3/31/2025*

**Townhomes at Tohoqua Community Association, Inc.**  
**Balance Sheet**  
**3/31/2025**

	<b>General Fund</b>	<b>Reserve Fund</b>	<b>Total</b>
<b>Assets</b>			
<u>Cash</u>			
1010 - Cash - Truist	\$78,818.07		\$78,818.07
11100 - Cash - Money Market		\$6,779.76	\$6,779.76
<u>Total Cash</u>	\$78,818.07	\$6,779.76	\$85,597.83
 <u>Accounts Receivable</u>			
1210 - Accounts Receivables	\$33,682.98		\$33,682.98
<u>Total Accounts Receivable</u>	\$33,682.98	\$0.00	\$33,682.98
 <u>Other Assets</u>			
1510 - Prepaid Expenses	\$363.31		\$363.31
1520 - Prepaid Insurance (2/15/26)	\$1,067.66		\$1,067.66
<u>Total Other Assets</u>	\$1,430.97		\$1,430.97
 <i>Assets Total</i>	\$113,932.02	\$6,779.76	\$120,711.78
<b>Liabilities &amp; Equity</b>			
<u>Liabilities</u>			
2010 - Accounts Payable	\$5,433.78		\$5,433.78
2050 - Prepaid Assessments	\$22,557.01		\$22,557.01
<u>Total Liabilities</u>	\$27,990.79	\$0.00	\$27,990.79
 <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>	\$12,994.57	\$3,957.74	\$16,952.31
 <i>Liabilities and Equity Total</i>	\$113,932.02	\$6,779.76	\$120,711.78

**Townhomes at Tohoqua Community Association, Inc.**  
**Income Statement - General Fund**  
**3/1/2025 - 3/31/2025**

1/1/2025 - 3/31/2025

<b>Accounts</b>	<b>Annual Budget</b>	<b>Prorated Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Income</b>				
<u>Revenue</u>				
4010 - Assessments	\$355,880.00	\$88,970.01	\$59,483.20	(\$29,486.81)
4020 - Initial Assessments	\$0.00	\$0.00	\$1,500.00	\$1,500.00
4030 - Late Fees - Delq Accts	\$0.00	\$0.00	\$2,100.00	\$2,100.00
4040 - Interest Fees - Delq Accts	\$0.00	\$0.00	\$1,202.36	\$1,202.36
<b>Total Revenue</b>	<b>\$355,880.00</b>	<b>\$88,970.01</b>	<b>\$64,285.56</b>	<b>(\$24,684.45)</b>
<b>Total Income</b>	<b>\$355,880.00</b>	<b>\$88,970.01</b>	<b>\$64,285.56</b>	<b>(\$24,684.45)</b>
<b>Expense</b>				
<u>General &amp; Administrative</u>				
6010 - Management Fee	\$25,020.00	\$6,255.00	\$5,045.00	\$1,210.00
6020 - Legal Services	\$1,000.00	\$249.99	\$980.00	(\$730.01)
6030 - Copies, Printing & Postage	\$500.00	\$125.01	\$103.45	\$21.56
6040 - Office Supplies	\$500.00	\$125.01	\$0.00	\$125.01
6050 - Accounting Fees/Tax Preparation	\$3,000.00	\$0.00	\$0.00	\$0.00
6060 - Information Technology	\$1,800.00	\$450.00	\$450.00	\$0.00
6070 - Website Maintenance	\$1,200.00	\$300.00	\$300.00	\$0.00
6075 - Master Assn Assessments	\$26,040.00	\$6,510.00	\$3,760.85	\$2,749.15
6080 - Insurance	\$35,894.00	\$8,973.51	\$6,448.04	\$2,525.47
6090 - Annual Corporate Report	\$71.00	\$71.00	\$70.44	\$0.56
6100 - Contingency	\$500.00	\$125.01	\$254.41	(\$129.40)
<b>Total General &amp; Administrative</b>	<b>\$95,525.00</b>	<b>\$23,184.53</b>	<b>\$17,412.19</b>	<b>\$5,772.34</b>
<u>Building Maintenance</u>				
7310 - Termite Bond	\$27,125.00	\$6,781.26	\$6,375.00	\$406.26
7360 - Building Repairs & Maintenance	\$5,000.00	\$1,250.01	\$0.00	\$1,250.01
7370 - Roof Repairs (minor)	\$10,000.00	\$2,499.99	\$0.00	\$2,499.99
<b>Total Building Maintenance</b>	<b>\$42,125.00</b>	<b>\$10,531.26</b>	<b>\$6,375.00</b>	<b>\$4,156.26</b>
<u>Grounds Maintenance</u>				
7010 - Grounds/Landscaping Maintenance	\$133,413.40	\$33,353.34	\$12,495.77	\$20,857.57
7020 - Landscape Replacement	\$10,000.00	\$2,499.99	\$0.00	\$2,499.99
7030 - Mulch	\$22,000.00	\$5,499.99	\$0.00	\$5,499.99
7040 - Irrigation Repairs & Maintenance	\$5,000.00	\$1,250.01	\$152.00	\$1,098.01
7060 - Bldgs & Sidewalks Pressure Washing	\$6,350.00	\$1,587.51	\$0.00	\$1,587.51
7090 - Miscellaneous Grounds	\$500.00	\$125.01	\$0.00	\$125.01
<b>Total Grounds Maintenance</b>	<b>\$177,263.40</b>	<b>\$44,315.85</b>	<b>\$12,647.77</b>	<b>\$31,668.08</b>
<u>Utilities</u>				
8020 - Irrigation Water	\$17,000.00	\$4,250.01	\$10,926.02	(\$6,676.01)
<b>Total Utilities</b>	<b>\$17,000.00</b>	<b>\$4,250.01</b>	<b>\$10,926.02</b>	<b>(\$6,676.01)</b>
<u>Reserves</u>				
9010 - Reserves - Transfer Out	\$23,966.60	\$5,991.66	\$3,930.01	\$2,061.65
<b>Total Reserves</b>	<b>\$23,966.60</b>	<b>\$5,991.66</b>	<b>\$3,930.01</b>	<b>\$2,061.65</b>

**Townhomes at Tohoqua Community Association, Inc.**  
**Income Statement - General Fund**  
**3/1/2025 - 3/31/2025**

1/1/2025 - 3/31/2025
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Accounts	Annual Budget	Prorated Budget	Actual	Variance
Total Expense	\$355,880.00	\$88,273.31	\$51,290.99	\$36,982.32
General Fund Net Income	\$0.00	\$696.70	\$12,994.57	\$12,297.87

**Townhomes at Tohoqua Community Association, Inc.**  
**Income Statement - Reserve Fund**  
**3/1/2025 - 3/31/2025**

1/1/2025 - 3/31/2025

<b>Accounts</b>	<b>Annual Budget</b>	<b>Prorated Budget</b>	<b>Actual</b>	<b>Variance</b>
<b>Income</b>				
<u>Revenue</u>				
41100 - Reserves - Transfer In	\$0.00	\$0.00	\$3,930.01	\$3,930.01
41200 - Reserves - Interest Earned	\$0.00	\$0.00	\$27.73	\$27.73
<b><u>Total Revenue</u></b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,957.74</b>	<b>\$3,957.74</b>
<hr/>				
<b>Total Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,957.74</b>	<b>\$3,957.74</b>
 <b>Expense</b>				
<b>Total Expense</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<hr/>				
<b>Reserve Fund Net Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,957.74</b>	<b>\$3,957.74</b>

**Townhomes at Tohoqua Community Association, Inc.**  
**Income Statement - General Fund**  
**1/1/2025 - 3/31/2025**

	Jan 2025	Feb 2025	Mar 2025	YTD
<b>Income</b>				
<u>Revenue</u>				
4010 - Assessments	\$18,666.79	\$19,861.48	\$20,954.93	\$59,483.20
4020 - Initial Assessments	\$200.00	\$1,300.00	\$0.00	\$1,500.00
4030 - Late Fees - Delq Accts	\$700.00	\$700.00	\$700.00	\$2,100.00
4040 - Interest Fees - Delq Accts	\$490.66	\$346.83	\$364.87	\$1,202.36
<u>Total Revenue</u>	\$20,057.45	\$22,208.31	\$22,019.80	\$64,285.56
<i>Total Income</i>	\$20,057.45	\$22,208.31	\$22,019.80	\$64,285.56
<b>Expense</b>				
<u>General &amp; Administrative</u>				
6010 - Management Fee	\$1,645.00	\$1,685.00	\$1,715.00	\$5,045.00
6020 - Legal Services	\$980.00	\$0.00	\$0.00	\$980.00
6030 - Copies, Printing & Postage	\$103.45	\$0.00	\$0.00	\$103.45
6060 - Information Technology	\$150.00	\$150.00	\$150.00	\$450.00
6070 - Website Maintenance	\$100.00	\$100.00	\$100.00	\$300.00
6075 - Master Assn Assessments	\$3,760.85	\$0.00	\$0.00	\$3,760.85
6080 - Insurance	\$2,320.28	\$2,063.88	\$2,063.88	\$6,448.04
6090 - Annual Corporate Report	\$0.00	\$0.00	\$70.44	\$70.44
6100 - Contingency	\$86.67	\$95.07	\$72.67	\$254.41
<u>Total General &amp; Administrative</u>	\$9,146.25	\$4,093.95	\$4,171.99	\$17,412.19
<u>Building Maintenance</u>				
7310 - Termite Bond	\$3,000.00	\$500.00	\$2,875.00	\$6,375.00
<u>Total Building Maintenance</u>	\$3,000.00	\$500.00	\$2,875.00	\$6,375.00
<u>Grounds Maintenance</u>				
7010 - Grounds/Landscaping Maintenance	\$2,694.74	\$5,307.37	\$4,493.66	\$12,495.77
7020 - Landscape Replacement	\$0.00	\$0.00	\$0.00	\$0.00
7040 - Irrigation Repairs & Maintenance	\$152.00	\$0.00	\$0.00	\$152.00
<u>Total Grounds Maintenance</u>	\$2,846.74	\$5,307.37	\$4,493.66	\$12,647.77
<u>Utilities</u>				
8020 - Irrigation Water	\$8,326.67	\$2,007.94	\$591.41	\$10,926.02
<u>Total Utilities</u>	\$8,326.67	\$2,007.94	\$591.41	\$10,926.02
<u>Reserves</u>				
9010 - Reserves - Transfer Out	\$1,297.73	\$1,297.73	\$1,334.55	\$3,930.01

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

**Income Statement - General Fund**

**1/1/2025 - 3/31/2025**

	Jan 2025	Feb 2025	Mar 2025	YTD
<u>Total Reserves</u>	\$1,297.73	\$1,297.73	\$1,334.55	\$3,930.01
<i>Total Expense</i>	\$24,617.39	\$13,206.99	\$13,466.61	\$51,290.99
Operating Net Income	(\$4,559.94)	\$9,001.32	\$8,553.19	\$12,994.57
Net Income	(\$4,559.94)	\$9,001.32	\$8,553.19	\$12,994.57

**Townhomes at Tohoqua Community Association, Inc.**  
**Income Statement - Reserve Fund**  
**1/1/2025 - 3/31/2025**

	Jan 2025	Feb 2025	Mar 2025	YTD
<b>Income</b>				
<u>Revenue</u>				
41100 - Reserves - Transfer In	\$1,297.73	\$1,297.73	\$1,334.55	\$3,930.01
41200 - Reserves - Interest Earned	\$8.99	\$7.66	\$11.08	\$27.73
<u>Total Revenue</u>	\$1,306.72	\$1,305.39	\$1,345.63	\$3,957.74
<i>Total Income</i>	\$1,306.72	\$1,305.39	\$1,345.63	\$3,957.74
<b>Expense</b>				
<u>Reserves</u>				
9010 - Reserves - Transfer Out	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Reserves</u>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Total Expense</i>	\$0.00	\$0.00	\$0.00	\$0.00
Operating Net Income	\$1,306.72	\$1,305.39	\$1,345.63	\$3,957.74
Net Income	\$1,306.72	\$1,305.39	\$1,345.63	\$3,957.74



Townhomes at Tohoqua Community Association, Inc.  
Income Statement - NONE  
1/1/2025 - 3/31/2025

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