

Talavera Community Homeowners' Association, Inc.
Balance Sheet
11/30/2020

Assets

Cash - Operating

10100 - AAB -Operating \$4,318.85

Cash - Operating Total \$4,318.85

Accounts Receivable

11100 - A/R - Mx. Receivable \$83.13

11200 - A/R - Assessments \$579.40

Accounts Receivable Total \$662.53

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$634.65

14150 - PPD D&O Ins \$465.35

14200 - PPD Crime Ins \$186.65

Current Asset Total \$1,406.65

Assets Total \$6,388.03

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$3,800.44

22000 - Accounts Payable \$2,989.82

22100 - Prepaid Owner Assessments \$650.63

Current Liability Total \$7,440.89

Retained Earnings (\$1,421.35)

Net Income \$368.49

Liabilities & Equity Total \$6,388.03

Talavera Community Homeowners' Association, Inc.
Income Statement
11/1/2020 - 11/30/2020

11/1/2020 - 11/30/2020

1/1/2020 - 11/30/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,823.67	\$5,816.50	(\$1,992.83)	\$33,044.10	\$63,981.50	(\$30,937.40)	\$69,798.00
40100 - Developer Contributions	\$3,664.71	\$0.00	\$3,664.71	\$31,583.94	\$0.00	\$31,583.94	\$0.00
40600 - Association Transfer Fee	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	\$0.00
40700 - Initial Contribution	\$1,900.00	\$0.00	\$1,900.00	\$10,900.00	\$0.00	\$10,900.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$625.00	\$0.00	\$625.00	\$0.00
41200 - Interest - Delinquent Accounts	\$19.18	\$0.00	\$19.18	\$71.02	\$0.00	\$71.02	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
41900 - Interest Income - Operating	\$0.12	\$0.00	\$0.12	\$2.67	\$0.00	\$2.67	\$0.00
Total Income	\$9,407.68	\$5,816.50	\$3,591.18	\$76,901.73	\$63,981.50	\$12,920.23	\$69,798.00
Total Income	\$9,407.68	\$5,816.50	\$3,591.18	\$76,901.73	\$63,981.50	\$12,920.23	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$8,800.00	\$8,800.00	\$0.00	\$9,600.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00
60350 - Legal Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$275.00	\$275.00	\$300.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$416.95	\$450.00	\$33.05	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$200.00	\$240.00	\$40.00	\$240.00
60600 - Postage	\$53.82	\$31.25	(\$22.57)	\$181.40	\$343.75	\$162.35	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.58	(\$9.09)	\$453.35	\$897.38	\$444.03	\$979.00
60750 - Insurance - D&O	\$120.11	\$84.08	(\$36.03)	\$546.92	\$924.88	\$377.96	\$1,009.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$595.12	\$0.00	(\$595.12)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.67	\$2.00	\$133.35	\$315.37	\$182.02	\$344.00
61100 - Office Expense	\$367.46	\$27.08	(\$340.38)	\$635.61	\$297.88	(\$337.73)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$275.00	\$960.00	\$685.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$200.00	\$8.33	(\$191.67)	\$308.68	\$91.63	(\$217.05)	\$100.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$0.00	\$8.33	\$8.33	\$453.13	\$91.63	(\$361.50)	\$100.00
Total General & Administrative	\$1,852.51	\$1,094.32	(\$758.19)	\$13,560.76	\$14,299.52	\$738.76	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,156.75	(\$173.25)	\$44,442.79	\$34,724.25	(\$9,718.54)	\$37,881.00
62400 - Landscaping Replacements	\$1,375.00	\$41.67	(\$1,333.33)	\$1,375.00	\$458.37	(\$916.63)	\$500.00
62500 - Annials	\$260.00	\$50.00	(\$210.00)	\$260.00	\$550.00	\$290.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$550.00	(\$880.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$55.00	\$55.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$3,060.30	\$137.50	(\$2,922.80)	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$91.63	\$91.63	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$195.25	\$195.25	\$213.00
Total Grounds	\$4,965.00	\$3,517.00	(\$1,448.00)	\$50,569.06	\$38,687.00	(\$11,882.06)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,094.09	\$708.33	(\$385.76)	\$11,910.90	\$7,791.63	(\$4,119.27)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$550.00	\$550.00	\$600.00
78300 - Electricity - Irrig System	\$70.49	\$50.00	(\$20.49)	\$492.52	\$550.00	\$57.48	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$2,291.63	\$2,291.63	\$2,500.00
Total Utilities	\$1,164.58	\$1,016.66	(\$147.92)	\$12,403.42	\$11,183.26	(\$1,220.16)	\$12,200.00
Total Expense	\$7,982.09	\$5,627.98	(\$2,354.11)	\$76,533.24	\$64,169.78	(\$12,363.46)	\$69,798.00
Operating Net Income	\$1,425.59	\$188.52	\$1,237.07	\$368.49	(\$188.28)	\$556.77	\$0.00
Net Income	\$1,425.59	\$188.52	\$1,237.07	\$368.49	(\$188.28)	\$556.77	\$0.00