

Talavera Community Homeowners' Association, Inc.
Balance Sheet
12/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$2,956.40

Cash - Operating Total \$2,956.40

Accounts Receivable

11100 - A/R - Mx. Receivable \$209.62

11200 - A/R - Assessments \$350.04

Accounts Receivable Total \$559.66

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$543.98

14150 - PPD D&O Ins \$398.87

14200 - PPD Crime Ins \$159.98

14700 - Prepaid Expense \$20.01

Current Asset Total \$1,242.84

Assets Total \$4,758.90

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$623.14

22100 - Prepaid Owner Assessments \$3,926.87

Current Liability Total \$4,550.01

Retained Earnings (\$1,421.35)

Net Income \$1,630.24

Liabilities & Equity Total \$4,758.90

Talavera Community Homeowners' Association, Inc.
Income Statement
12/1/2020 - 12/31/2020

12/1/2020 - 12/31/2020

1/1/2020 - 12/31/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,800.44	\$5,816.50	(\$2,016.06)	\$36,844.54	\$69,798.00	(\$32,953.46)	\$69,798.00
40100 - Developer Contributions	\$4,893.99	\$0.00	\$4,893.99	\$36,477.93	\$0.00	\$36,477.93	\$0.00
40600 - Association Transfer Fee	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	\$0.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$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	\$8.25	\$0.00	\$8.25	\$79.27	\$0.00	\$79.27	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
41900 - Interest Income - Operating	\$0.18	\$0.00	\$0.18	\$2.85	\$0.00	\$2.85	\$0.00
Total Income	\$8,702.86	\$5,816.50	\$2,886.36	\$85,604.59	\$69,798.00	\$15,806.59	\$69,798.00
Total Income	\$8,702.86	\$5,816.50	\$2,886.36	\$85,604.59	\$69,798.00	\$15,806.59	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$9,600.00	\$9,600.00	\$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	\$300.00	\$300.00	\$300.00
60450 - Payment Coupons	(\$1.85)	\$0.00	\$1.85	\$415.10	\$450.00	\$34.90	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$220.00	\$240.00	\$20.00	\$240.00
60600 - Postage	\$5.00	\$31.25	\$26.25	\$186.40	\$375.00	\$188.60	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.62	(\$9.05)	\$544.02	\$979.00	\$434.98	\$979.00
60750 - Insurance - D&O	\$120.11	\$84.12	(\$35.99)	\$667.03	\$1,009.00	\$341.97	\$1,009.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$743.90	\$0.00	(\$743.90)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.63	\$1.96	\$160.02	\$344.00	\$183.98	\$344.00
61100 - Office Expense	\$11.91	\$27.12	\$15.21	\$647.52	\$325.00	(\$322.52)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$300.00	\$960.00	\$660.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$0.00	\$8.37	\$8.37	\$308.68	\$100.00	(\$208.68)	\$100.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$0.00	\$8.37	\$8.37	\$453.13	\$100.00	(\$353.13)	\$100.00
Total General & Administrative	\$1,246.29	\$1,094.48	(\$151.81)	\$14,807.05	\$15,394.00	\$586.95	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$5,033.13	\$3,156.75	(\$1,876.38)	\$49,475.92	\$37,881.00	(\$11,594.92)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.63	\$41.63	\$1,375.00	\$500.00	(\$875.00)	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$260.00	\$600.00	\$340.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$600.00	(\$830.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$60.00	\$60.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$3,060.30	\$150.00	(\$2,910.30)	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$213.00	\$213.00	\$213.00
Total Grounds	\$5,033.13	\$3,517.00	(\$1,516.13)	\$55,602.19	\$42,204.00	(\$13,398.19)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,094.09	\$708.37	(\$385.72)	\$13,004.99	\$8,500.00	(\$4,504.99)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
78300 - Electricity - Irrig System	\$67.60	\$50.00	(\$17.60)	\$560.12	\$600.00	\$39.88	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.37	\$208.37	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
Total Utilities	\$1,161.69	\$1,016.74	(\$144.95)	\$13,565.11	\$12,200.00	(\$1,365.11)	\$12,200.00
Total Expense	\$7,441.11	\$5,628.22	(\$1,812.89)	\$83,974.35	\$69,798.00	(\$14,176.35)	\$69,798.00
Operating Net Income	\$1,261.75	\$188.28	\$1,073.47	\$1,630.24	\$0.00	\$1,630.24	\$0.00
Net Income	\$1,261.75	\$188.28	\$1,073.47	\$1,630.24	\$0.00	\$1,630.24	\$0.00