

Talavera Community Homeowners' Association, Inc.
Balance Sheet
10/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$2,301.00

Cash - Operating Total \$2,301.00

Accounts Receivable

11100 - A/R - Mx. Receivable \$350.00

11200 - A/R - Assessments \$1,324.00

Accounts Receivable Total \$1,674.00

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$725.32

14150 - PPD D&O Ins \$531.83

14200 - PPD Crime Ins \$213.32

Current Asset Total \$1,590.47

Assets Total \$5,565.47

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$6,980.40

22000 - Accounts Payable \$489.89

22100 - Prepaid Owner Assessments \$573.63

Current Liability Total \$8,043.92

Retained Earnings (\$1,421.35)

Net Income (\$1,057.10)

Liabilities & Equity Total \$5,565.47

Talavera Community Homeowners' Association, Inc.
Income Statement
10/1/2020 - 10/31/2020

	10/1/2020 - 10/31/2020			1/1/2020 - 10/31/2020			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,495.28	\$5,816.50	(\$2,321.22)	\$29,220.43	\$58,165.00	(\$28,944.57)	\$69,798.00
40100 - Developer Contributions	\$0.00	\$0.00	\$0.00	\$27,919.23	\$0.00	\$27,919.23	\$0.00
40600 - Association Transfer Fee	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00	\$650.00	\$0.00
40700 - Initial Contribution	\$475.00	\$0.00	\$475.00	\$9,000.00	\$0.00	\$9,000.00	\$0.00
41100 - Late Fees	\$350.00	\$0.00	\$350.00	\$625.00	\$0.00	\$625.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$51.84	\$0.00	\$51.84	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
41900 - Interest Income - Operating	\$0.17	\$0.00	\$0.17	\$2.55	\$0.00	\$2.55	\$0.00
Total Income	\$4,320.45	\$5,816.50	(\$1,496.05)	\$67,494.05	\$58,165.00	\$9,329.05	\$69,798.00
Total Income	\$4,320.45	\$5,816.50	(\$1,496.05)	\$67,494.05	\$58,165.00	\$9,329.05	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$8,000.00	\$8,000.00	\$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	\$250.00	\$250.00	\$300.00
60450 - Payment Coupons	\$6.00	\$0.00	(\$6.00)	\$416.95	\$450.00	\$33.05	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$180.00	\$240.00	\$60.00	\$240.00
60600 - Postage	\$17.80	\$31.25	\$13.45	\$127.58	\$312.50	\$184.92	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.58	(\$9.09)	\$362.68	\$815.80	\$453.12	\$979.00
60750 - Insurance - D&O	\$120.11	\$84.08	(\$36.03)	\$426.81	\$840.80	\$413.99	\$1,009.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$446.34	\$0.00	(\$446.34)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.67	\$2.00	\$106.68	\$286.70	\$180.02	\$344.00
61100 - Office Expense	\$38.08	\$27.08	(\$11.00)	\$268.15	\$270.80	\$2.65	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$250.00	\$960.00	\$710.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$32.33	\$8.33	(\$24.00)	\$108.68	\$83.30	(\$25.38)	\$100.00
61500 - Storage	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$453.13	\$8.33	(\$444.80)	\$453.13	\$83.30	(\$369.83)	\$100.00
Total General & Administrative	\$1,778.57	\$1,094.32	(\$684.25)	\$11,708.25	\$13,205.20	\$1,496.95	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,156.75	(\$173.25)	\$41,112.79	\$31,567.50	(\$9,545.29)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
62500 - Annals	\$0.00	\$50.00	\$50.00	\$0.00	\$500.00	\$500.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$500.00	(\$930.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$50.00	\$50.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$3,060.30	\$125.00	(\$2,935.30)	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$83.30	\$83.30	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$500.00	\$500.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$177.50	\$177.50	\$213.00
Total Grounds	\$3,330.00	\$3,517.00	\$187.00	\$45,604.06	\$35,170.00	(\$10,434.06)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,094.09	\$708.33	(\$385.76)	\$10,816.81	\$7,083.30	(\$3,733.51)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$500.00	\$500.00	\$600.00
78300 - Electricity - Irrig System	\$71.37	\$50.00	(\$21.37)	\$422.03	\$500.00	\$77.97	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$2,083.30	\$2,083.30	\$2,500.00
Total Utilities	\$1,165.46	\$1,016.66	(\$148.80)	\$11,238.84	\$10,166.60	(\$1,072.24)	\$12,200.00
Total Expense	\$6,274.03	\$5,627.98	(\$646.05)	\$68,551.15	\$58,541.80	(\$10,009.35)	\$69,798.00
Operating Net Income	(\$1,953.58)	\$188.52	(\$2,142.10)	(\$1,057.10)	(\$376.80)	(\$680.30)	\$0.00
Net Income	(\$1,953.58)	\$188.52	(\$2,142.10)	(\$1,057.10)	(\$376.80)	(\$680.30)	\$0.00