

Talavera Community Homeowners' Association, Inc.
Balance Sheet
1/31/2020

Assets

Cash - Operating

10100 - AAB -Operating

\$4,464.42

Cash - Operating Total

\$4,464.42

Accounts Receivable

11100 - A/R - Mx. Receivable

\$25.09

11200 - A/R - Assessments

\$767.36

Accounts Receivable Total

\$792.45

Assets Total

\$5,256.87

Liabilities and Equity

Current Liability

20500 - Deferred Assessments

\$4,293.75

22000 - Accounts Payable

\$706.55

22100 - Prepaid Owner Assessments

\$747.77

Current Liability Total

\$5,748.07

Retained Earnings

(\$1,421.35)

Net Income

\$930.15

Liabilities & Equity Total

\$5,256.87

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

Accounts	1/1/2020 - 1/31/2020			1/1/2020 - 1/31/2020			Annual Budget
	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	
Income							
<u>Income</u>							
40000 - Assessment Income	\$2,146.88	\$5,816.50	(\$3,669.62)	\$2,146.88	\$5,816.50	(\$3,669.62)	\$69,798.00
40100 - Developer Contributions	\$2,689.98	\$0.00	\$2,689.98	\$2,689.98	\$0.00	\$2,689.98	\$0.00
40700 - Initial Contribution	\$1,425.00	\$0.00	\$1,425.00	\$1,425.00	\$0.00	\$1,425.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.09	\$0.00	\$0.09	\$0.09	\$0.00	\$0.09	\$0.00
41900 - Interest Income - Operating	\$0.59	\$0.00	\$0.59	\$0.59	\$0.00	\$0.59	\$0.00
Total Income	\$6,262.54	\$5,816.50	\$446.04	\$6,262.54	\$5,816.50	\$446.04	\$69,798.00
Total Income	\$6,262.54	\$5,816.50	\$446.04	\$6,262.54	\$5,816.50	\$446.04	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$800.00	\$800.00	\$0.00	\$9,600.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
60350 - Legal Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
60450 - Payment Coupons	\$318.00	\$450.00	\$132.00	\$318.00	\$450.00	\$132.00	\$450.00
60500 - Bank Charges	\$0.00	\$240.00	\$240.00	\$0.00	\$240.00	\$240.00	\$240.00
60600 - Postage	\$37.31	\$31.25	(\$6.06)	\$37.31	\$31.25	(\$6.06)	\$375.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$81.58	\$81.58	\$0.00	\$81.58	\$81.58	\$979.00
60750 - Insurance - D&O	\$0.00	\$84.08	\$84.08	\$0.00	\$84.08	\$84.08	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$28.67	\$28.67	\$0.00	\$28.67	\$28.67	\$344.00
61100 - Office Expense	\$30.50	\$27.08	(\$3.42)	\$30.50	\$27.08	(\$3.42)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$960.00	\$935.00	\$25.00	\$960.00	\$935.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
61500 - Storage	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$300.00
61600 - Miscellaneous	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
Total General & Administrative	\$1,210.81	\$3,044.32	\$1,833.51	\$1,210.81	\$3,044.32	\$1,833.51	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,006.68	\$3,156.75	\$150.07	\$3,006.68	\$3,156.75	\$150.07	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$17.75	\$17.75	\$213.00
Total Grounds	\$3,006.68	\$3,517.00	\$510.32	\$3,006.68	\$3,517.00	\$510.32	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,095.80	\$708.33	(\$387.47)	\$1,095.80	\$708.33	(\$387.47)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
78300 - Electricity - Irrig System	\$19.10	\$50.00	\$30.90	\$19.10	\$50.00	\$30.90	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
Total Utilities	\$1,114.90	\$1,016.66	(\$98.24)	\$1,114.90	\$1,016.66	(\$98.24)	\$12,200.00
Total Expense	\$5,332.39	\$7,577.98	\$2,245.59	\$5,332.39	\$7,577.98	\$2,245.59	\$69,798.00
Operating Net Income	\$930.15	(\$1,761.48)	\$2,691.63	\$930.15	(\$1,761.48)	\$2,691.63	\$0.00
Net Income	\$930.15	(\$1,761.48)	\$2,691.63	\$930.15	(\$1,761.48)	\$2,691.63	\$0.00