

Talavera Community Homeowners' Association, Inc.

Balance Sheet

4/30/2020

Assets

Cash - Operating

10100 - AAB -Operating

\$1,220.21

Cash - Operating Total

\$1,220.21

Accounts Receivable

11200 - A/R - Assessments

\$1,101.97

Accounts Receivable Total

\$1,101.97

Assets Total

\$2,322.18

Liabilities and Equity

Current Liability

20500 - Deferred Assessments

\$5,452.50

22000 - Accounts Payable

\$1,210.94

22100 - Prepaid Owner Assessments

\$2,348.53

Current Liability Total

\$9,011.97

Retained Earnings

(\$1,421.35)

Net Income

(\$5,268.44)

Liabilities & Equity Total

\$2,322.18

Talavera Community Homeowners' Association, Inc.
Income Statement
4/1/2020 - 4/30/2020

Accounts	4/1/2020 - 4/30/2020			1/1/2020 - 4/30/2020			Annual Budget
	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	
Income							
<u>Income</u>							
40000 - Assessment Income	\$2,726.24	\$5,816.50	(\$3,090.26)	\$9,845.03	\$23,266.00	(\$13,420.97)	\$69,798.00
40100 - Developer Contributions	\$0.00	\$0.00	\$0.00	\$6,521.66	\$0.00	\$6,521.66	\$0.00
40700 - Initial Contribution	\$950.00	\$0.00	\$950.00	\$4,275.00	\$0.00	\$4,275.00	\$0.00
40800 - Collection Processing Fees	(\$25.00)	\$0.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$7.44	\$0.00	\$7.44	\$0.00
41900 - Interest Income - Operating	\$0.19	\$0.00	\$0.19	\$1.62	\$0.00	\$1.62	\$0.00
Total Income	\$3,651.43	\$5,816.50	(\$2,165.07)	\$20,775.75	\$23,266.00	(\$2,490.25)	\$69,798.00
Total Income	\$3,651.43	\$5,816.50	(\$2,165.07)	\$20,775.75	\$23,266.00	(\$2,490.25)	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$3,200.00	\$3,200.00	\$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	\$100.00	\$100.00	\$300.00
60450 - Payment Coupons	\$6.00	\$0.00	(\$6.00)	\$366.00	\$450.00	\$84.00	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$60.00	\$240.00	\$180.00	\$240.00
60600 - Postage	\$3.96	\$31.25	\$27.29	\$80.77	\$125.00	\$44.23	\$375.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$81.58	\$81.58	\$0.00	\$326.32	\$326.32	\$979.00
60750 - Insurance - D&O	\$0.00	\$84.08	\$84.08	\$0.00	\$336.32	\$336.32	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$28.67	\$28.67	\$0.00	\$114.68	\$114.68	\$344.00
61100 - Office Expense	\$9.05	\$27.08	\$18.03	\$82.00	\$108.32	\$26.32	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$100.00	\$960.00	\$860.00	\$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	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$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	\$0.00	\$33.32	\$33.32	\$100.00
Total General & Administrative	\$864.01	\$1,094.32	\$230.31	\$4,450.02	\$6,639.28	\$2,189.26	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$4,406.68	\$3,156.75	(\$1,249.93)	\$17,282.98	\$12,627.00	(\$4,655.98)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$20.00	\$20.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$50.00	\$50.00	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$33.32	\$33.32	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$71.00	\$71.00	\$213.00
Total Grounds	\$4,406.68	\$3,517.00	(\$889.68)	\$17,282.98	\$14,068.00	(\$3,214.98)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$975.12	\$708.33	(\$266.79)	\$4,264.80	\$2,833.32	(\$1,431.48)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$200.00	\$200.00	\$600.00
78300 - Electricity - Irrig System	(\$39.06)	\$50.00	\$89.06	\$46.39	\$200.00	\$153.61	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
Total Utilities	\$936.06	\$1,016.66	\$80.60	\$4,311.19	\$4,066.64	(\$244.55)	\$12,200.00
Total Expense	\$6,206.75	\$5,627.98	(\$578.77)	\$26,044.19	\$24,773.92	(\$1,270.27)	\$69,798.00
Operating Net Income	(\$2,555.32)	\$188.52	(\$2,743.84)	(\$5,268.44)	(\$1,507.92)	(\$3,760.52)	\$0.00
Net Income	(\$2,555.32)	\$188.52	(\$2,743.84)	(\$5,268.44)	(\$1,507.92)	(\$3,760.52)	\$0.00