

Talavera Community Homeowners' Association, Inc.
Balance Sheet
6/30/2020

Assets

Cash - Operating

10100 - AAB -Operating \$3,018.42

Cash - Operating Total \$3,018.42

Accounts Receivable

11100 - A/R - Mx. Receivable \$32.02

11200 - A/R - Assessments \$244.33

Accounts Receivable Total \$276.35

Current Asset

12200 - Refundable deposit \$120.00

Current Asset Total \$120.00

Assets Total

\$3,414.77

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$1,521.91

22100 - Prepaid Owner Assessments \$5,792.07

Current Liability Total \$7,313.98

Retained Earnings

(\$1,421.35)

Net Income

(\$2,477.86)

Liabilities & Equity Total

\$3,414.77

Talavera Community Homeowners' Association, Inc.
Income Statement
6/1/2020 - 6/30/2020

6/1/2020 - 6/30/2020

1/1/2020 - 6/30/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,106.35	\$5,816.50	(\$2,710.15)	\$16,022.04	\$34,899.00	(\$18,876.96)	\$69,798.00
40100 - Developer Contributions	\$8,221.48	\$0.00	\$8,221.48	\$14,743.14	\$0.00	\$14,743.14	\$0.00
40700 - Initial Contribution	\$475.00	\$0.00	\$475.00	\$6,175.00	\$0.00	\$6,175.00	\$0.00
41000 - Return Payment Fee	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	\$0.00
41200 - Interest - Delinquent Accounts	\$3.47	\$0.00	\$3.47	\$17.90	\$0.00	\$17.90	\$0.00
41900 - Interest Income - Operating	\$0.18	\$0.00	\$0.18	\$1.90	\$0.00	\$1.90	\$0.00
Total Income	\$11,806.48	\$5,816.50	\$5,989.98	\$37,109.98	\$34,899.00	\$2,210.98	\$69,798.00
Total Income	\$11,806.48	\$5,816.50	\$5,989.98	\$37,109.98	\$34,899.00	\$2,210.98	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$4,800.00	\$4,800.00	\$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	\$150.00	\$150.00	\$300.00
60450 - Payment Coupons	\$12.00	\$0.00	(\$12.00)	\$391.10	\$450.00	\$58.90	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$100.00	\$240.00	\$140.00	\$240.00
60600 - Postage	\$5.60	\$31.25	\$25.65	\$96.10	\$187.50	\$91.40	\$375.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$81.58	\$81.58	\$0.00	\$489.48	\$489.48	\$979.00
60750 - Insurance - D&O	\$0.00	\$84.08	\$84.08	\$0.00	\$504.48	\$504.48	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$28.67	\$28.67	\$0.00	\$172.02	\$172.02	\$344.00
61100 - Office Expense	\$33.02	\$27.08	(\$5.94)	\$198.52	\$162.48	(\$36.04)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$150.00	\$960.00	\$810.00	\$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	\$3.38	\$49.98	\$46.60	\$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	\$49.98	\$49.98	\$100.00
Total General & Administrative	\$895.62	\$1,094.32	\$198.70	\$6,300.35	\$8,827.92	\$2,527.57	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,806.68	\$3,156.75	(\$649.93)	\$25,292.79	\$18,940.50	(\$6,352.29)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
62800 - Irrigation Repairs	\$310.97	\$50.00	(\$260.97)	\$1,430.97	\$300.00	(\$1,130.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$30.00	\$30.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$75.00	\$75.00	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$49.98	\$49.98	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$106.50	\$106.50	\$213.00
Total Grounds	\$4,117.65	\$3,517.00	(\$600.65)	\$26,723.76	\$21,102.00	(\$5,621.76)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,096.94	\$708.33	(\$388.61)	\$6,458.68	\$4,249.98	(\$2,208.70)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00	\$300.00	\$600.00
78300 - Electricity - Irrig System	\$58.66	\$50.00	(\$8.66)	\$105.05	\$300.00	\$194.95	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
Total Utilities	\$1,155.60	\$1,016.66	(\$138.94)	\$6,563.73	\$6,099.96	(\$463.77)	\$12,200.00
Total Expense	\$6,168.87	\$5,627.98	(\$540.89)	\$39,587.84	\$36,029.88	(\$3,557.96)	\$69,798.00
Operating Net Income	\$5,637.61	\$188.52	\$5,449.09	(\$2,477.86)	(\$1,130.88)	(\$1,346.98)	\$0.00
Net Income	\$5,637.61	\$188.52	\$5,449.09	(\$2,477.86)	(\$1,130.88)	(\$1,346.98)	\$0.00