

Talavera Community Homeowners' Association, Inc.
Balance Sheet
2/29/2020

Assets

Cash - Operating

10100 - AAB -Operating \$3,978.53

Cash - Operating Total \$3,978.53

Accounts Receivable

11100 - A/R - Mx. Receivable \$125.09

11200 - A/R - Assessments \$534.68

Accounts Receivable Total \$659.77

Current Asset

12000 - Allowance for Bad Debt (\$8.33)

Current Asset Total (\$8.33)

Assets Total

\$4,629.97

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$2,485.95

22000 - Accounts Payable \$3,216.25

22100 - Prepaid Owner Assessments \$980.45

Current Liability Total \$6,682.65

Retained Earnings

(\$1,421.35)

Net Income

(\$631.33)

Liabilities & Equity Total

\$4,629.97

Talavera Community Homeowners' Association, Inc.
Income Statement
2/1/2020 - 2/29/2020

	2/1/2020 - 2/29/2020			1/1/2020 - 2/29/2020			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$2,485.96	\$5,816.50	(\$3,330.54)	\$4,632.84	\$11,633.00	(\$7,000.16)	\$69,798.00
40100 - Developer Contributions	\$0.00	\$0.00	\$0.00	\$2,689.98	\$0.00	\$2,689.98	\$0.00
40700 - Initial Contribution	\$1,900.00	\$0.00	\$1,900.00	\$3,325.00	\$0.00	\$3,325.00	\$0.00
41100 - Late Fees	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$0.09	\$0.00	\$0.09	\$0.00
41900 - Interest Income - Operating	\$0.52	\$0.00	\$0.52	\$1.11	\$0.00	\$1.11	\$0.00
Total Income	\$4,511.48	\$5,816.50	(\$1,305.02)	\$10,774.02	\$11,633.00	(\$858.98)	\$69,798.00
Total Income	\$4,511.48	\$5,816.50	(\$1,305.02)	\$10,774.02	\$11,633.00	(\$858.98)	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$1,600.00	\$1,600.00	\$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	\$50.00	\$50.00	\$300.00
60450 - Payment Coupons	\$42.00	\$0.00	(\$42.00)	\$360.00	\$450.00	\$90.00	\$450.00
60500 - AP Expense	\$0.00	\$0.00	\$0.00	\$20.00	\$240.00	\$220.00	\$240.00
60600 - Postage	\$7.35	\$31.25	\$23.90	\$44.66	\$62.50	\$17.84	\$375.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$81.58	\$81.58	\$0.00	\$163.16	\$163.16	\$979.00
60750 - Insurance - D&O	\$0.00	\$84.08	\$84.08	\$0.00	\$168.16	\$168.16	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$28.67	\$28.67	\$0.00	\$57.34	\$57.34	\$344.00
61100 - Office Expense	\$37.45	\$27.08	(\$10.37)	\$47.95	\$54.16	\$6.21	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$50.00	\$960.00	\$910.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00
61350 - Bad Debt	\$8.33	\$8.33	\$0.00	\$8.33	\$16.66	\$8.33	\$100.00
61500 - Storage	\$250.00	\$0.00	(\$250.00)	\$250.00	\$300.00	\$50.00	\$300.00
61600 - Miscellaneous	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
Total General & Administrative	\$1,170.13	\$1,094.32	(\$75.81)	\$2,380.94	\$4,138.64	\$1,757.70	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,609.81	\$3,156.75	(\$453.06)	\$6,766.49	\$6,313.50	(\$452.99)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$10.00	\$10.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$25.00	\$25.00	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$35.50	\$35.50	\$213.00
Total Grounds	\$3,609.81	\$3,517.00	(\$92.81)	\$6,766.49	\$7,034.00	\$267.51	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,096.94	\$708.33	(\$388.61)	\$2,192.74	\$1,416.66	(\$776.08)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$100.00	\$100.00	\$600.00
78300 - Electricity - Irrig System	\$46.08	\$50.00	\$3.92	\$65.18	\$100.00	\$34.82	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
Total Utilities	\$1,143.02	\$1,016.66	(\$126.36)	\$2,257.92	\$2,033.32	(\$224.60)	\$12,200.00
Total Expense	\$5,922.96	\$5,627.98	(\$294.98)	\$11,405.35	\$13,205.96	\$1,800.61	\$69,798.00
Operating Net Income	(\$1,411.48)	\$188.52	(\$1,600.00)	(\$631.33)	(\$1,572.96)	\$941.63	\$0.00
Net Income	(\$1,411.48)	\$188.52	(\$1,600.00)	(\$631.33)	(\$1,572.96)	\$941.63	\$0.00