

Talavera Community Homeowners' Association, Inc.
Balance Sheet
5/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$1,733.14

Cash - Operating Total \$1,733.14

Accounts Receivable

11100 - A/R - Mx. Receivable \$6.99

11200 - A/R - Assessments \$473.57

Accounts Receivable Total \$480.56

Assets Total \$2,213.70

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$3,070.65

22000 - Accounts Payable \$5,715.98

22100 - Prepaid Owner Assessments \$2,963.89

Current Liability Total \$11,750.52

Retained Earnings (\$1,421.35)

Net Income (\$8,115.47)

Liabilities & Equity Total \$2,213.70

Talavera Community Homeowners' Association, Inc.
Income Statement
5/1/2020 - 5/31/2020

5/1/2020 - 5/31/2020

1/1/2020 - 5/31/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,070.66	\$5,816.50	(\$2,745.84)	\$12,915.69	\$29,082.50	(\$16,166.81)	\$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	\$1,425.00	\$0.00	\$1,425.00	\$5,700.00	\$0.00	\$5,700.00	\$0.00
41000 - Return Payment Fee	\$25.00	\$0.00	\$25.00	\$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	\$6.99	\$0.00	\$6.99	\$14.43	\$0.00	\$14.43	\$0.00
41900 - Interest Income - Operating	\$0.10	\$0.00	\$0.10	\$1.72	\$0.00	\$1.72	\$0.00
Total Income	\$4,527.75	\$5,816.50	(\$1,288.75)	\$25,303.50	\$29,082.50	(\$3,779.00)	\$69,798.00
Total Income	\$4,527.75	\$5,816.50	(\$1,288.75)	\$25,303.50	\$29,082.50	(\$3,779.00)	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$4,000.00	\$4,000.00	\$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	\$125.00	\$125.00	\$300.00
60450 - Payment Coupons	\$13.10	\$0.00	(\$13.10)	\$379.10	\$450.00	\$70.90	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$80.00	\$240.00	\$160.00	\$240.00
60600 - Postage	\$9.73	\$31.25	\$21.52	\$90.50	\$156.25	\$65.75	\$375.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$81.58	\$81.58	\$0.00	\$407.90	\$407.90	\$979.00
60750 - Insurance - D&O	\$0.00	\$84.08	\$84.08	\$0.00	\$420.40	\$420.40	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$28.67	\$28.67	\$0.00	\$143.35	\$143.35	\$344.00
61100 - Office Expense	\$83.50	\$27.08	(\$56.42)	\$165.50	\$135.40	(\$30.10)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$125.00	\$960.00	\$835.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$3.38	\$8.33	\$4.95	\$3.38	\$41.65	\$38.27	\$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	\$41.65	\$41.65	\$100.00
Total General & Administrative	\$954.71	\$1,094.32	\$139.61	\$5,404.73	\$7,733.60	\$2,328.87	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$4,203.13	\$3,156.75	(\$1,046.38)	\$21,486.11	\$15,783.75	(\$5,702.36)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
62800 - Irrigation Repairs	\$1,120.00	\$50.00	(\$1,070.00)	\$1,120.00	\$250.00	(\$870.00)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$25.00	\$25.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$62.50	\$62.50	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$41.65	\$41.65	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$88.75	\$88.75	\$213.00
Total Grounds	\$5,323.13	\$3,517.00	(\$1,806.13)	\$22,606.11	\$17,585.00	(\$5,021.11)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,096.94	\$708.33	(\$388.61)	\$5,361.74	\$3,541.65	(\$1,820.09)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$250.00	\$250.00	\$600.00
78300 - Electricity - Irrig System	\$0.00	\$50.00	\$50.00	\$46.39	\$250.00	\$203.61	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
Total Utilities	\$1,096.94	\$1,016.66	(\$80.28)	\$5,408.13	\$5,083.30	(\$324.83)	\$12,200.00
Total Expense	\$7,374.78	\$5,627.98	(\$1,746.80)	\$33,418.97	\$30,401.90	(\$3,017.07)	\$69,798.00
Operating Net Income	(\$2,847.03)	\$188.52	(\$3,035.55)	(\$8,115.47)	(\$1,319.40)	(\$6,796.07)	\$0.00
Net Income	(\$2,847.03)	\$188.52	(\$3,035.55)	(\$8,115.47)	(\$1,319.40)	(\$6,796.07)	\$0.00