

Talavera Community Homeowners' Association, Inc.
Balance Sheet
9/30/2020

Assets

Cash - Operating

10100 - AAB -Operating \$3,194.49

Cash - Operating Total \$3,194.49

Accounts Receivable

11100 - A/R - Mx. Receivable \$25.69

11200 - A/R - Assessments \$37.56

Accounts Receivable Total \$63.25

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$815.99

14150 - PPD D&O Ins \$598.31

14200 - PPD Crime Ins \$239.99

Current Asset Total \$1,774.29

Assets Total \$5,032.03

Liabilities and Equity

Current Liability

22000 - Accounts Payable \$231.55

22100 - Prepaid Owner Assessments \$5,000.35

Current Liability Total \$5,231.90

Retained Earnings (\$1,421.35)

Net Income \$1,221.48

Liabilities & Equity Total \$5,032.03

Talavera Community Homeowners' Association, Inc.
Income Statement
9/1/2020 - 9/30/2020

9/1/2020 - 9/30/2020

1/1/2020 - 9/30/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,408.56	\$5,816.50	(\$2,407.94)	\$25,725.15	\$52,348.50	(\$26,623.35)	\$69,798.00
40100 - Developer Contributions	\$3,060.30	\$0.00	\$3,060.30	\$27,919.23	\$0.00	\$27,919.23	\$0.00
40600 - Association Transfer Fee	\$325.00	\$0.00	\$325.00	\$650.00	\$0.00	\$650.00	\$0.00
40700 - Initial Contribution	\$925.00	\$0.00	\$925.00	\$8,525.00	\$0.00	\$8,525.00	\$0.00
40800 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	\$325.00	\$0.00	\$325.00	\$0.00
41100 - Late Fees	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.53	\$0.00	\$0.53	\$51.84	\$0.00	\$51.84	\$0.00
41500 - Access Control Device	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$0.00
41900 - Interest Income - Operating	\$0.24	\$0.00	\$0.24	\$2.38	\$0.00	\$2.38	\$0.00
Total Income	\$7,744.63	\$5,816.50	\$1,928.13	\$63,498.60	\$52,348.50	\$11,150.10	\$69,798.00
Total Income	\$7,744.63	\$5,816.50	\$1,928.13	\$63,498.60	\$52,348.50	\$11,150.10	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$7,200.00	\$7,200.00	\$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	\$225.00	\$225.00	\$300.00
60450 - Payment Coupons	\$6.00	\$0.00	(\$6.00)	\$410.95	\$450.00	\$39.05	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$160.00	\$240.00	\$80.00	\$240.00
60600 - Postage	\$2.81	\$31.25	\$28.44	\$109.78	\$281.25	\$171.47	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.58	(\$9.09)	\$272.01	\$734.22	\$462.21	\$979.00
60750 - Insurance - D&O	\$120.11	\$84.08	(\$36.03)	\$306.70	\$756.72	\$450.02	\$1,009.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$297.56	\$0.00	(\$297.56)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.67	\$2.00	\$80.01	\$258.03	\$178.02	\$344.00
61100 - Office Expense	\$5.40	\$27.08	\$21.68	\$230.07	\$243.72	\$13.65	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$225.00	\$960.00	\$735.00	\$960.00
61300 - Corporate Annual Report	\$0.00	\$0.00	\$0.00	\$61.25	\$62.00	\$0.75	\$62.00
61350 - Bad Debt	\$72.97	\$8.33	(\$64.64)	\$76.35	\$74.97	(\$1.38)	\$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	\$74.97	\$74.97	\$100.00
Total General & Administrative	\$1,318.41	\$1,094.32	(\$224.09)	\$9,929.68	\$12,110.88	\$2,181.20	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,156.75	(\$173.25)	\$37,782.79	\$28,410.75	(\$9,372.04)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$450.00	(\$980.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$375.03	\$375.03	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$45.00	\$45.00	\$60.00
63200 - Walls & Signs R&M	\$3,060.30	\$12.50	(\$3,047.80)	\$3,060.30	\$112.50	(\$2,947.80)	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$74.97	\$74.97	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$159.75	\$159.75	\$213.00
Total Grounds	\$6,390.30	\$3,517.00	(\$2,873.30)	\$42,274.06	\$31,653.00	(\$10,621.06)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,097.08	\$708.33	(\$388.75)	\$9,722.72	\$6,374.97	(\$3,347.75)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$450.00	\$450.00	\$600.00
78300 - Electricity - Irrig System	\$72.70	\$50.00	(\$22.70)	\$350.66	\$450.00	\$99.34	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$1,874.97	\$1,874.97	\$2,500.00
Total Utilities	\$1,169.78	\$1,016.66	(\$153.12)	\$10,073.38	\$9,149.94	(\$923.44)	\$12,200.00
Total Expense	\$8,878.49	\$5,627.98	(\$3,250.51)	\$62,277.12	\$52,913.82	(\$9,363.30)	\$69,798.00
Operating Net Income	(\$1,133.86)	\$188.52	(\$1,322.38)	\$1,221.48	(\$565.32)	\$1,786.80	\$0.00
Net Income	(\$1,133.86)	\$188.52	(\$1,322.38)	\$1,221.48	(\$565.32)	\$1,786.80	\$0.00