

Talavera Community Homeowners' Association, Inc.
Balance Sheet
7/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$1,447.22

Cash - Operating Total \$1,447.22

Accounts Receivable

11100 - A/R - Mx. Receivable \$175.76

11200 - A/R - Assessments \$1,364.92

Accounts Receivable Total \$1,540.68

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$997.33

14150 - PPD D&O Ins \$731.27

14200 - PPD Crime Ins \$293.33

Current Asset Total \$2,141.93

Assets Total \$5,129.83

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$6,210.85

22000 - Accounts Payable \$5,082.38

22100 - Prepaid Owner Assessments \$2,087.87

Current Liability Total \$13,381.10

Retained Earnings (\$1,421.35)

Net Income (\$6,829.92)

Liabilities & Equity Total \$5,129.83

Talavera Community Homeowners' Association, Inc.
Income Statement
7/1/2020 - 7/31/2020

7/1/2020 - 7/31/2020

1/1/2020 - 7/31/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,105.43	\$5,816.50	(\$2,711.07)	\$19,127.47	\$40,715.50	(\$21,588.03)	\$69,798.00
40100 - Developer Contributions	\$0.00	\$0.00	\$0.00	\$14,743.14	\$0.00	\$14,743.14	\$0.00
40700 - Initial Contribution	\$475.00	\$0.00	\$475.00	\$6,650.00	\$0.00	\$6,650.00	\$0.00
41000 - Return Payment Fee	(\$25.00)	\$0.00	(\$25.00)	\$0.00	\$0.00	\$0.00	\$0.00
41100 - Late Fees	\$150.00	\$0.00	\$150.00	\$275.00	\$0.00	\$275.00	\$0.00
41200 - Interest - Delinquent Accounts	\$20.17	\$0.00	\$20.17	\$38.07	\$0.00	\$38.07	\$0.00
41900 - Interest Income - Operating	\$0.16	\$0.00	\$0.16	\$2.06	\$0.00	\$2.06	\$0.00
Total Income	\$3,725.76	\$5,816.50	(\$2,090.74)	\$40,835.74	\$40,715.50	\$120.24	\$69,798.00
Total Income	\$3,725.76	\$5,816.50	(\$2,090.74)	\$40,835.74	\$40,715.50	\$120.24	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$5,600.00	\$5,600.00	\$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	\$175.00	\$175.00	\$300.00
60450 - Payment Coupons	\$7.85	\$0.00	(\$7.85)	\$398.95	\$450.00	\$51.05	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$120.00	\$240.00	\$120.00	\$240.00
60600 - Postage	\$6.18	\$31.25	\$25.07	\$102.28	\$218.75	\$116.47	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.58	(\$9.09)	\$90.67	\$571.06	\$480.39	\$979.00
60750 - Insurance - D&O	\$66.48	\$84.08	\$17.60	\$66.48	\$588.56	\$522.08	\$1,009.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.67	\$2.00	\$26.67	\$200.69	\$174.02	\$344.00
61100 - Office Expense	\$16.40	\$27.08	\$10.68	\$214.92	\$189.56	(\$25.36)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$175.00	\$960.00	\$785.00	\$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	\$58.31	\$54.93	\$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	\$58.31	\$58.31	\$100.00
Total General & Administrative	\$1,059.25	\$1,094.32	\$35.07	\$7,359.60	\$9,922.24	\$2,562.64	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,156.75	(\$173.25)	\$31,122.79	\$22,097.25	(\$9,025.54)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$350.00	(\$1,080.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$291.69	\$291.69	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$35.00	\$35.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$87.50	\$87.50	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$58.31	\$58.31	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$124.25	\$124.25	\$213.00
Total Grounds	\$3,330.00	\$3,517.00	\$187.00	\$32,553.76	\$24,619.00	(\$7,934.76)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,083.48	\$708.33	(\$375.15)	\$7,542.16	\$4,958.31	(\$2,583.85)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$350.00	\$350.00	\$600.00
78300 - Electricity - Irrig System	\$66.03	\$50.00	(\$16.03)	\$210.14	\$350.00	\$139.86	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$1,458.31	\$1,458.31	\$2,500.00
Total Utilities	\$1,149.51	\$1,016.66	(\$132.85)	\$7,752.30	\$7,116.62	(\$635.68)	\$12,200.00
Total Expense	\$5,538.76	\$5,627.98	\$89.22	\$47,665.66	\$41,657.86	(\$6,007.80)	\$69,798.00
Operating Net Income	(\$1,813.00)	\$188.52	(\$2,001.52)	(\$6,829.92)	(\$942.36)	(\$5,887.56)	\$0.00
Net Income	(\$1,813.00)	\$188.52	(\$2,001.52)	(\$6,829.92)	(\$942.36)	(\$5,887.56)	\$0.00