

Talavera Community Homeowners' Association, Inc.
Balance Sheet
8/31/2020

Assets

Cash - Operating

10100 - AAB -Operating \$3,491.43

Cash - Operating Total \$3,491.43

Accounts Receivable

11100 - A/R - Mx. Receivable \$132.07

11200 - A/R - Assessments \$896.08

Accounts Receivable Total \$1,028.15

Current Asset

12000 - Allowance for Bad Debt \$31.97

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$906.66

14150 - PPD D&O Ins \$664.79

14200 - PPD Crime Ins \$266.66

Current Asset Total \$1,990.08

Assets Total \$6,509.66

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$3,189.12

22000 - Accounts Payable \$45.68

22100 - Prepaid Owner Assessments \$2,340.87

Current Liability Total \$5,575.67

Retained Earnings (\$1,421.35)

Net Income \$2,355.34

Liabilities & Equity Total \$6,509.66

Talavera Community Homeowners' Association, Inc.
Income Statement
8/1/2020 - 8/31/2020

8/1/2020 - 8/31/2020

1/1/2020 - 8/31/2020

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$3,189.12	\$5,816.50	(\$2,627.38)	\$22,316.59	\$46,532.00	(\$24,215.41)	\$69,798.00
40100 - Developer Contributions	\$10,115.79	\$0.00	\$10,115.79	\$24,858.93	\$0.00	\$24,858.93	\$0.00
40600 - Association Transfer Fee	\$325.00	\$0.00	\$325.00	\$325.00	\$0.00	\$325.00	\$0.00
40700 - Initial Contribution	\$950.00	\$0.00	\$950.00	\$7,600.00	\$0.00	\$7,600.00	\$0.00
40800 - Collection Processing Fees	\$325.00	\$0.00	\$325.00	\$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	\$13.24	\$0.00	\$13.24	\$51.31	\$0.00	\$51.31	\$0.00
41900 - Interest Income - Operating	\$0.08	\$0.00	\$0.08	\$2.14	\$0.00	\$2.14	\$0.00
Total Income	\$14,918.23	\$5,816.50	\$9,101.73	\$55,753.97	\$46,532.00	\$9,221.97	\$69,798.00
Total Income	\$14,918.23	\$5,816.50	\$9,101.73	\$55,753.97	\$46,532.00	\$9,221.97	\$69,798.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$6,400.00	\$6,400.00	\$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	\$200.00	\$200.00	\$300.00
60450 - Payment Coupons	\$6.00	\$0.00	(\$6.00)	\$404.95	\$450.00	\$45.05	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$140.00	\$240.00	\$100.00	\$240.00
60600 - Postage	\$4.69	\$31.25	\$26.56	\$106.97	\$250.00	\$143.03	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$81.58	(\$9.09)	\$181.34	\$652.64	\$471.30	\$979.00
60750 - Insurance - D&O	\$120.11	\$84.08	(\$36.03)	\$186.59	\$672.64	\$486.05	\$1,009.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$148.78	\$0.00	(\$148.78)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$28.67	\$2.00	\$53.34	\$229.36	\$176.02	\$344.00
61100 - Office Expense	\$9.75	\$27.08	\$17.33	\$224.67	\$216.64	(\$8.03)	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$0.00	(\$25.00)	\$200.00	\$960.00	\$760.00	\$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	\$66.64	\$63.26	\$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	\$66.64	\$66.64	\$100.00
Total General & Administrative	\$1,251.67	\$1,094.32	(\$157.35)	\$8,611.27	\$11,016.56	\$2,405.29	\$15,394.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,156.75	(\$173.25)	\$34,452.79	\$25,254.00	(\$9,198.79)	\$37,881.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
62500 - Annuals	\$0.00	\$50.00	\$50.00	\$0.00	\$400.00	\$400.00	\$600.00
62800 - Irrigation Repairs	\$0.00	\$50.00	\$50.00	\$1,430.97	\$400.00	(\$1,030.97)	\$600.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$333.36	\$333.36	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$40.00	\$40.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$100.00	\$100.00	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$66.64	\$66.64	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$400.00	\$400.00	\$600.00
64100 - Miscellaneous	\$0.00	\$17.75	\$17.75	\$0.00	\$142.00	\$142.00	\$213.00
Total Grounds	\$3,330.00	\$3,517.00	\$187.00	\$35,883.76	\$28,136.00	(\$7,747.76)	\$42,204.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,083.48	\$708.33	(\$375.15)	\$8,625.64	\$5,666.64	(\$2,959.00)	\$8,500.00
78150 - Electricity - General	\$0.00	\$50.00	\$50.00	\$0.00	\$400.00	\$400.00	\$600.00
78300 - Electricity - Irrig System	\$67.82	\$50.00	(\$17.82)	\$277.96	\$400.00	\$122.04	\$600.00
78400 - Water & Sewer - Common Area	\$0.00	\$208.33	\$208.33	\$0.00	\$1,666.64	\$1,666.64	\$2,500.00
Total Utilities	\$1,151.30	\$1,016.66	(\$134.64)	\$8,903.60	\$8,133.28	(\$770.32)	\$12,200.00
Total Expense	\$5,732.97	\$5,627.98	(\$104.99)	\$53,398.63	\$47,285.84	(\$6,112.79)	\$69,798.00
Operating Net Income	\$9,185.26	\$188.52	\$8,996.74	\$2,355.34	(\$753.84)	\$3,109.18	\$0.00
Net Income	\$9,185.26	\$188.52	\$8,996.74	\$2,355.34	(\$753.84)	\$3,109.18	\$0.00