

Talavera Community Homeowners' Association, Inc.
Balance Sheet
2/28/2021

Assets

Cash - Operating

10100 - AAB -Operating \$6,189.03

Cash - Operating Total \$6,189.03

Accounts Receivable

11100 - A/R - Mx. Receivable \$174.24

11200 - A/R - Assessments \$1,503.54

Accounts Receivable Total \$1,677.78

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$362.64

14150 - PPD D&O Ins \$265.91

14200 - PPD Crime Ins \$106.64

Current Asset Total \$855.19

Assets Total \$8,722.00

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$4,284.00

22000 - Accounts Payable \$799.06

22100 - Prepaid Owner Assessments \$2,980.73

22400 - Accrued Expenses \$3,330.00

Current Liability Total \$11,393.79

Retained Earnings \$208.89

Net Income (\$2,880.68)

Liabilities & Equity Total \$8,722.00

Talavera Community Homeowners' Association, Inc.
Income Statement
2/1/2021 - 2/28/2021

2/1/2021 - 2/28/2021

1/1/2021 - 2/28/2021

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$4,591.00	\$6,300.00	(\$1,709.00)	\$8,631.65	\$12,600.00	(\$3,968.35)	\$75,600.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	\$950.00	\$0.00
41200 - Interest - Delinquent Accounts	\$13.76	\$0.00	\$13.76	\$19.26	\$0.00	\$19.26	\$0.00
41900 - Interest Income - Operating	\$0.18	\$0.00	\$0.18	\$0.38	\$0.00	\$0.38	\$0.00
Total Income	\$4,604.94	\$6,300.00	(\$1,695.06)	\$9,601.29	\$12,600.00	(\$2,998.71)	\$75,600.00
Total Income	\$4,604.94	\$6,300.00	(\$1,695.06)	\$9,601.29	\$12,600.00	(\$2,998.71)	\$75,600.00
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	\$250.00	\$0.00	(\$250.00)	\$250.00	\$0.00	(\$250.00)	\$250.00
60350 - Legal Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$18.00	\$450.00	\$432.00	\$450.00
60500 - AP Expense	\$20.00	\$0.00	(\$20.00)	\$40.00	\$240.00	\$200.00	\$240.00
60600 - Postage	\$6.54	\$31.25	\$24.71	\$11.05	\$62.50	\$51.45	\$375.00
60700 - Insurance Liability/Property/Umb	\$90.67	\$208.33	\$117.66	\$330.12	\$416.66	\$86.54	\$2,500.00
60750 - Insurance - D&O	\$120.11	\$116.67	(\$3.44)	\$240.22	\$233.34	(\$6.88)	\$1,400.00
60800 - Insurance - Umbrella	\$148.78	\$0.00	(\$148.78)	\$148.78	\$0.00	(\$148.78)	\$0.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$29.17	\$2.50	\$53.34	\$58.34	\$5.00	\$350.00
61100 - Office Expense	\$19.77	\$27.08	\$7.31	\$32.27	\$54.16	\$21.89	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$0.00	\$300.00
61300 - Corporate Annual Report	\$0.00	\$10.00	\$10.00	\$0.00	\$20.00	\$20.00	\$120.00
61350 - Bad Debt	\$0.00	\$17.08	\$17.08	\$0.00	\$34.16	\$34.16	\$205.00
61500 - Storage	\$0.00	\$20.83	\$20.83	\$250.00	\$41.66	(\$208.34)	\$250.00
61600 - Miscellaneous	\$0.00	\$8.33	\$8.33	\$0.00	\$16.66	\$16.66	\$100.00
Total General & Administrative	\$1,507.54	\$1,318.74	(\$188.80)	\$3,023.78	\$3,327.48	\$303.70	\$16,765.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,333.33	\$3.33	\$6,660.00	\$6,666.66	\$6.66	\$40,000.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
62500 - Annuals	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
62800 - Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
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	\$453.13	\$16.67	(\$436.46)	\$453.13	\$33.34	(\$419.79)	\$200.00
Total Grounds	\$3,783.13	\$3,742.50	(\$40.63)	\$7,113.13	\$7,485.00	\$371.87	\$44,910.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,099.47	\$1,083.33	(\$16.14)	\$2,198.94	\$2,166.66	(\$32.28)	\$13,000.00
78150 - Electricity - General	\$0.00	\$52.08	\$52.08	\$0.00	\$104.16	\$104.16	\$625.00
78300 - Electricity - Irrig System	\$90.48	\$25.00	(\$65.48)	\$146.12	\$50.00	(\$96.12)	\$300.00
Total Utilities	\$1,189.95	\$1,160.41	(\$29.54)	\$2,345.06	\$2,320.82	(\$24.24)	\$13,925.00
Total Expense	\$6,480.62	\$6,221.65	(\$258.97)	\$12,481.97	\$13,133.30	\$651.33	\$75,600.00
Operating Net Income	(\$1,875.68)	\$78.35	(\$1,954.03)	(\$2,880.68)	(\$533.30)	(\$2,347.38)	\$0.00
Net Income	(\$1,875.68)	\$78.35	(\$1,954.03)	(\$2,880.68)	(\$533.30)	(\$2,347.38)	\$0.00