

Talavera Community Homeowners' Association, Inc.
Balance Sheet
1/31/2021

Assets

Cash - Operating

10100 - AAB -Operating \$5,830.72

Cash - Operating Total \$5,830.72

Accounts Receivable

11100 - A/R - Mx. Receivable \$689.03

11200 - A/R - Assessments \$4,516.32

Accounts Receivable Total \$5,205.35

Current Asset

12200 - Refundable deposit \$120.00

14100 - PPD Liability Ins \$453.31

14150 - PPD D&O Ins \$332.39

14200 - PPD Crime Ins \$133.31

Current Asset Total \$1,039.01

Assets Total \$12,075.08

Liabilities and Equity

Current Liability

20500 - Deferred Assessments \$8,568.00

22000 - Accounts Payable \$400.00

22100 - Prepaid Owner Assessments \$573.19

22400 - Accrued Expenses \$3,330.00

Current Liability Total \$12,871.19

Retained Earnings \$208.89

Net Income (\$1,005.00)

Liabilities & Equity Total \$12,075.08

Talavera Community Homeowners' Association, Inc.
Income Statement
1/1/2021 - 1/31/2021

	1/1/2021 - 1/31/2021			1/1/2021 - 1/31/2021			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$4,040.65	\$6,300.00	(\$2,259.35)	\$4,040.65	\$6,300.00	(\$2,259.35)	\$75,600.00
40700 - Initial Contribution	\$950.00	\$0.00	\$950.00	\$950.00	\$0.00	\$950.00	\$0.00
41200 - Interest - Delinquent Accounts	\$5.50	\$0.00	\$5.50	\$5.50	\$0.00	\$5.50	\$0.00
41900 - Interest Income - Operating	\$0.20	\$0.00	\$0.20	\$0.20	\$0.00	\$0.20	\$0.00
Total Income	\$4,996.35	\$6,300.00	(\$1,303.65)	\$4,996.35	\$6,300.00	(\$1,303.65)	\$75,600.00
Total Income	\$4,996.35	\$6,300.00	(\$1,303.65)	\$4,996.35	\$6,300.00	(\$1,303.65)	\$75,600.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$800.00	\$800.00	\$0.00	\$800.00	\$800.00	\$0.00	\$9,600.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00
60350 - Legal Fees	\$0.00	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$300.00
60450 - Payment Coupons	\$18.00	\$450.00	\$432.00	\$18.00	\$450.00	\$432.00	\$450.00
60500 - AP Expense	\$20.00	\$240.00	\$220.00	\$20.00	\$240.00	\$220.00	\$240.00
60600 - Postage	\$4.51	\$31.25	\$26.74	\$4.51	\$31.25	\$26.74	\$375.00
60700 - Insurance Liability/Property/Umb	\$239.45	\$208.33	(\$31.12)	\$239.45	\$208.33	(\$31.12)	\$2,500.00
60750 - Insurance - D&O	\$120.11	\$116.67	(\$3.44)	\$120.11	\$116.67	(\$3.44)	\$1,400.00
60950 - Insurance - Fidelity Bond/Crime	\$26.67	\$29.17	\$2.50	\$26.67	\$29.17	\$2.50	\$350.00
61100 - Office Expense	\$12.50	\$27.08	\$14.58	\$12.50	\$27.08	\$14.58	\$325.00
61150 - Website/Caliber Portal Service	\$25.00	\$25.00	\$0.00	\$25.00	\$25.00	\$0.00	\$300.00
61300 - Corporate Annual Report	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$10.00	\$120.00
61350 - Bad Debt	\$0.00	\$17.08	\$17.08	\$0.00	\$17.08	\$17.08	\$205.00
61500 - Storage	\$250.00	\$20.83	(\$229.17)	\$250.00	\$20.83	(\$229.17)	\$250.00
61600 - Miscellaneous	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
Total General & Administrative	\$1,516.24	\$2,008.74	\$492.50	\$1,516.24	\$2,008.74	\$492.50	\$16,765.00
<u>Grounds</u>							
62000 - Contract Landscape	\$3,330.00	\$3,333.33	\$3.33	\$3,330.00	\$3,333.33	\$3.33	\$40,000.00
62400 - Landscaping Replacements	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
62500 - Annuals	\$0.00	\$66.67	\$66.67	\$0.00	\$66.67	\$66.67	\$800.00
62800 - Irrigation Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
62950 - Well Pump R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
63000 - Well Rust Service	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
63100 - Back Flow Certification	\$0.00	\$5.00	\$5.00	\$0.00	\$5.00	\$5.00	\$60.00
63200 - Walls & Signs R&M	\$0.00	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50	\$150.00
63600 - Lighting Repairs	\$0.00	\$8.33	\$8.33	\$0.00	\$8.33	\$8.33	\$100.00
63750 - Pressure Wash Cleaning	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$600.00
64100 - Miscellaneous	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
Total Grounds	\$3,330.00	\$3,742.50	\$412.50	\$3,330.00	\$3,742.50	\$412.50	\$44,910.00
<u>Utilities</u>							
78050 - Electricity - Street Lights	\$1,099.47	\$1,083.33	(\$16.14)	\$1,099.47	\$1,083.33	(\$16.14)	\$13,000.00
78150 - Electricity - General	\$0.00	\$52.08	\$52.08	\$0.00	\$52.08	\$52.08	\$625.00
78300 - Electricity - Irrig System	\$55.64	\$25.00	(\$30.64)	\$55.64	\$25.00	(\$30.64)	\$300.00
Total Utilities	\$1,155.11	\$1,160.41	\$5.30	\$1,155.11	\$1,160.41	\$5.30	\$13,925.00
Total Expense	\$6,001.35	\$6,911.65	\$910.30	\$6,001.35	\$6,911.65	\$910.30	\$75,600.00
Operating Net Income	(\$1,005.00)	(\$611.65)	(\$393.35)	(\$1,005.00)	(\$611.65)	(\$393.35)	\$0.00
Net Income	(\$1,005.00)	(\$611.65)	(\$393.35)	(\$1,005.00)	(\$611.65)	(\$393.35)	\$0.00