

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating

As of January 31, 2016

Reviewed & Approved by:


 Jillian Weaver, CMCA®
 Community Manager

	<u>Balance Jan 31, 2016</u>	<u>Balance Dec 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	62,498.82	65,179.83	(2,681.01)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	63,367.72	66,048.73	(2,681.01)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,546.00	2,546.00	0.00
1525 - Accounts Receivable Other	6,520.63	6,278.29	242.34
Total Accounts Receivable	9,066.63	8,824.29	242.34
Prepaid Expenses			
1600 - Prepaid Insurance	124.99	657.42	(532.43)
Total Prepaid Expenses	124.99	657.42	(532.43)
Other Property & Equipment			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(53,106.13)	(53,106.13)	0.00
Total Other Property & Equipment	5,801.56	5,801.56	0.00
Total Assets	78,360.90	81,332.00	(2,971.10)
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	268.90	233.90	35.00
2050 - Resident Refunds	(80.80)	(80.80)	0.00
Total Accounts Payable	188.10	153.10	35.00

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating

As of January 31, 2016

	<u>Balance Jan 31, 2016</u>	<u>Balance Dec 31, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	3,896.05	3,866.05	30.00
Total Prepaid Assessments	<u>3,896.05</u>	<u>3,866.05</u>	<u>30.00</u>
Total Liabilities	<u>4,084.15</u>	<u>4,019.15</u>	<u>65.00</u>
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	37,835.59	37,835.59	0.00
3005 - Equity Adjustments - Prior Periods	(447.18)	0.00	(447.18)
Total Owners Equity	<u>37,388.41</u>	<u>37,835.59</u>	<u>(447.18)</u>
Total Owners' Equity	<u>37,388.41</u>	<u>37,835.59</u>	<u>(447.18)</u>
Operating Income / (Loss)	<u>36,888.34</u>	<u>39,477.26</u>	<u>(2,588.92)</u>
Total Liabilities and Owner Equity	<u><u>78,360.90</u></u>	<u><u>81,332.00</u></u>	<u><u>(2,971.10)</u></u>

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.

Reserves

As of January 31, 2016

	<u>Balance Jan 31, 2016</u>	<u>Balance Dec 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	83,404.02	83,394.13	9.89
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	82,535.12	82,525.23	9.89
Total Assets	82,535.12	82,525.23	9.89
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	15,903.79	15,903.79	0.00
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	84,269.38	84,269.38	0.00
Total Owners' Equity	84,269.38	84,269.38	0.00
Reserves Income / (Loss)	(1,734.26)	(1,744.15)	9.89
Total Liabilities and Owner Equity	82,535.12	82,525.23	9.89

Income Statement Report
Nelson Farm Homeowner's Assn. Inc.
Operating

January 01, 2016 thru January 31, 2016


 Jillian Weaver, CMCA®
 Community Manager

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	135,325.00	0.00	135,325.00	135,720.00	395.00
Total Assessment Income	0.00	0.00	0.00	135,325.00	0.00	135,325.00	135,720.00	395.00
Collections Income								
4710 - Late Fees & Interest	207.34	0.00	207.34	2,199.54	0.00	2,199.54	0.00	(2,199.54)
Total Collections Income	207.34	0.00	207.34	2,199.54	0.00	2,199.54	0.00	(2,199.54)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4825 - Recovery of Bad Debt	0.00	126.00	(126.00)	0.00	1,260.00	(1,260.00)	1,511.87	1,511.87
Total Other Income	0.00	126.00	(126.00)	100.00	1,260.00	(1,160.00)	1,511.87	1,411.87
Investment Income								
4905 - Reserve Contribution Income	0.00	(9,375.00)	9,375.00	0.00	(37,500.00)	37,500.00	(37,500.00)	(37,500.00)
Total Investment Income	0.00	(9,375.00)	9,375.00	0.00	(37,500.00)	37,500.00	(37,500.00)	(37,500.00)
Total Operating Income	207.34	(9,249.00)	9,456.34	137,624.54	(36,240.00)	173,864.54	99,731.87	(37,892.67)
Expense								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
5090 - Office Supplies	756.65	84.00	672.65	2,226.47	1,680.00	546.47	2,100.00	(126.47)
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
5195 - Other Administrative Services	0.00	17.00	(17.00)	128.75	167.00	(38.25)	200.00	71.25
Total Administrative	756.65	101.00	655.65	2,355.22	1,847.00	508.22	3,320.00	964.78
Communications								
5200 - Community Events	0.00	0.00	0.00	492.00	500.00	(8.00)	500.00	8.00
5210 - Printing/Copies	0.00	125.00	(125.00)	1,145.89	1,250.00	(104.11)	1,500.00	354.11
Total Communications	0.00	125.00	(125.00)	1,637.89	1,750.00	(112.11)	2,000.00	362.11

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

January 01, 2016 thru January 31, 2016

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5445 - General Liability Insurance Premiums	1,259.64	667.00	592.64	9,972.10	6,667.00	3,305.10	8,000.00	(1,972.10)
Total Insurance	1,259.64	667.00	592.64	9,972.10	6,667.00	3,305.10	8,000.00	(1,972.10)
Utilities								
6000 - Electric Service	461.13	192.00	269.13	2,448.54	1,917.00	531.54	2,300.00	(148.54)
6005 - Gas Service	(42.84)	0.00	(42.84)	2,935.98	4,200.00	(1,264.02)	4,200.00	1,264.02
6025 - Water Service	(908.31)	0.00	(908.31)	8,949.91	9,000.00	(50.09)	9,000.00	50.09
6035 - Trash and Recycling Service	0.00	0.00	0.00	282.00	350.00	(68.00)	350.00	68.00
6050 - Telephone Service	(11.93)	0.00	(11.93)	470.03	350.00	120.03	350.00	(120.03)
Total Utilities	(501.95)	192.00	(693.95)	15,086.46	15,817.00	(730.54)	16,200.00	1,113.54
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	51.77	200.00	(148.23)	200.00	148.23
6160 - Tree Maintenance	0.00	125.00	(125.00)	300.00	750.00	(450.00)	1,000.00	700.00
Total Landscaping	0.00	125.00	(125.00)	351.77	950.00	(598.23)	1,200.00	848.23
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	3,464.49	1,000.00	2,464.49	1,000.00	(2,464.49)
Total Irrigation	0.00	0.00	0.00	3,464.49	1,000.00	2,464.49	1,000.00	(2,464.49)
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	5,976.00	5,976.00	0.00	5,976.00	0.00
6434 - Pest Control	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6438 - Pool Management	0.00	0.00	0.00	35,760.97	36,900.00	(1,139.03)	36,900.00	1,139.03
6442 - Snow Removal Services	225.00	140.00	85.00	412.50	420.00	(7.50)	700.00	287.50
Total Contracted Services	225.00	140.00	85.00	42,149.47	43,496.00	(1,346.53)	43,776.00	1,626.53
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	190.39	1,500.00	(1,309.61)	1,500.00	1,309.61
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	65.00	417.00	(352.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	131.13	500.00	(368.87)	500.00	368.87

Income Statement Report
Nelson Farm Homeowner's Assn. Inc.
Operating

January 01, 2016 thru January 31, 2016

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	6,013.58	8,000.00	(1,986.42)	8,000.00	1,986.42
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	840.00	700.00	140.00	700.00	(140.00)
Total Repair & Maintenance	0.00	42.00	(42.00)	7,240.10	11,117.00	(3,876.90)	11,200.00	3,959.90
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	397.50	250.00	147.50	250.00	(147.50)
7020 - Legal Services	0.00	0.00	0.00	3,588.00	750.00	2,838.00	1,000.00	(2,588.00)
7025 - Legal Services - Collections	0.00	0.00	0.00	4,459.00	0.00	4,459.00	0.00	(4,459.00)
7040 - Management Fees	1,056.92	968.00	88.92	10,034.20	9,676.00	358.20	11,610.87	1,576.67
7095 - Meeting Minutes	0.00	15.00	(15.00)	0.00	146.00	(146.00)	175.00	175.00
Total Professional Services	1,056.92	983.00	73.92	18,478.70	10,822.00	7,656.70	13,035.87	(5,442.83)
Total Operating Expense	2,796.26	2,375.00	421.26	100,736.20	93,466.00	7,270.20	99,731.87	(1,004.33)
Total Operating Income / (Loss)	(2,588.92)	(11,624.00)	9,035.08	36,888.34	(129,706.00)	166,594.34	0.00	(36,888.34)

Income Statement Report
Nelson Farm Homeowner's Assn. Inc.
Reserves

January 01, 2016 thru January 31, 2016

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	0.00	(38,200.00)	38,200.00	(38,200.00)	(38,200.00)
4910 - Interest Earned - Reserve Accounts	9.89	0.00	9.89	105.74	0.00	105.74	0.00	(105.74)
Total Investment Income	9.89	0.00	9.89	105.74	(38,200.00)	38,305.74	(38,200.00)	(38,305.74)
Total Reserves Income	9.89	0.00	9.89	105.74	(38,200.00)	38,305.74	(38,200.00)	(38,305.74)
Expense								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
9935 - Reserve Study Expenses	0.00	0.00	0.00	1,840.00	0.00	1,840.00	0.00	(1,840.00)
9958 - Tennis Court Expenses	0.00	0.00	0.00	0.00	15,589.00	(15,589.00)	15,589.00	15,589.00
Total Reserve Expenses	0.00	0.00	0.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Expense	0.00	0.00	0.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Income / (Loss)	9.89	0.00	9.89	(1,734.26)	(61,789.00)	60,054.74	(61,789.00)	(60,054.74)
Total Association Net Income / (Loss)	(2,579.03)	(11,624.00)	9,044.97	35,154.08	(191,495.00)	226,649.08	(61,789.00)	(96,943.08)