



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of August 31, 2016

	<u>Balance Aug 31, 2016</u>	<u>Balance Jul 31, 2016</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	156,924.36	156,698.30	226.06
1650 - Due To/From Reserves	(50,343.60)	(47,601.10)	(2,742.50)
Total Operating Funds	106,580.76	109,097.20	(2,516.44)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,998.61	4,833.21	(1,834.60)
1525 - Accounts Receivable Other	1,735.57	2,041.72	(306.15)
1530 - Allowance for Doubtful accounts	450.00	0.00	450.00
Total Accounts Receivable	5,184.18	6,874.93	(1,690.75)
Prepaid Expenses			
1600 - Prepaid Insurance	5,156.53	5,893.18	(736.65)
Total Prepaid Expenses	5,156.53	5,893.18	(736.65)
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	122,723.03	127,666.87	(4,943.84)
<u>Liabilities</u>			
Accounts Payable			
2025 - Transfer Fee Payable	175.00	0.00	175.00
2045 - Mgmt Co. Reimbursements	78.90	78.90	0.00
Total Accounts Payable	253.90	78.90	175.00

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	<u>Balance Aug 31, 2016</u>	<u>Balance Jul 31, 2016</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	749.54	189.09	560.45
Total Accrued Expenses	749.54	189.09	560.45
Prepaid Assessments			
2550 - Prepaid Assessments	4,672.39	1,962.57	2,709.82
2595 - Deferred Revenue	82,468.75	94,250.00	(11,781.25)
Total Prepaid Assessments	87,141.14	96,212.57	(9,071.43)
Total Liabilities	88,144.58	96,480.56	(8,335.98)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	38,517.01	38,517.01	0.00
3005 - Equity Adjustments - Prior Periods	(3,525.18)	(3,525.18)	0.00
Total Owners Equity	34,991.83	34,991.83	0.00
Total Owners' Equity	34,991.83	34,991.83	0.00
Operating Income / (Loss)	(413.38)	(3,805.52)	3,392.14
Total Liabilities and Owner Equity	122,723.03	127,666.87	(4,943.84)

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

As of August 31, 2016

	<u>Balance Aug 31, 2016</u>	<u>Balance Jul 31, 2016</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	71,391.26	71,381.62	9.64
1651 - Due To/From Operating	50,343.60	47,601.10	2,742.50
Total Reserve Funds	<u>121,734.86</u>	<u>118,982.72</u>	<u>2,752.14</u>
Total Assets	<u>121,734.86</u>	<u>118,982.72</u>	<u>2,752.14</u>
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	51,690.67	51,690.67	0.00
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	<u>120,056.26</u>	<u>120,056.26</u>	<u>0.00</u>
Total Owners' Equity	<u>120,056.26</u>	<u>120,056.26</u>	<u>0.00</u>
Reserves Income / (Loss)	<u>1,678.60</u>	<u>(1,073.54)</u>	<u>2,752.14</u>
Total Liabilities and Owner Equity	<u>121,734.86</u>	<u>118,982.72</u>	<u>2,752.14</u>



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

August 01, 2016 thru August 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	58,906.25	58,906.00	0.25	141,375.00	82,468.75
Total Assessment Income	11,781.25	11,781.00	0.25	58,906.25	58,906.00	0.25	141,375.00	82,468.75
Collections Income								
4710 - Late Fees & Interest	143.85	0.00	143.85	179.85	0.00	179.85	0.00	(179.85)
Total Collections Income	143.85	0.00	143.85	179.85	0.00	179.85	0.00	(179.85)
Total Operating Income	11,925.10	11,781.00	144.10	59,086.10	58,906.00	180.10	141,375.00	82,288.90
Expense								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
5090 - Office Supplies	0.00	100.00	(100.00)	1,063.82	1,500.00	(436.18)	2,200.00	1,136.18
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	0.00	16.00	(16.00)	0.00	83.00	(83.00)	200.00	200.00
Total Administrative	0.00	116.00	(116.00)	1,081.82	1,583.00	(501.18)	8,420.00	7,338.18
Communications								
5200 - Community Events	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
5210 - Printing/Copies	0.00	75.00	(75.00)	633.14	1,080.00	(446.86)	1,600.00	966.86
Total Communications	0.00	75.00	(75.00)	633.14	1,580.00	(946.86)	2,100.00	1,466.86
Insurance								
5445 - General Liability Insurance Premiums	736.65	790.00	(53.35)	3,729.24	3,948.00	(218.76)	9,475.00	5,745.76
Total Insurance	736.65	790.00	(53.35)	3,729.24	3,948.00	(218.76)	9,475.00	5,745.76
Utilities								
6000 - Electric Service	623.08	575.00	48.08	2,458.26	1,775.00	683.26	2,525.00	66.74
6005 - Gas Service	489.52	815.00	(325.48)	1,791.30	2,535.00	(743.70)	4,200.00	2,408.70
6025 - Water Service	2,000.78	1,900.00	100.78	5,784.78	6,200.00	(415.22)	9,150.00	3,365.22
6035 - Trash and Recycling Service	154.00	70.00	84.00	284.00	280.00	4.00	350.00	66.00

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

August 01, 2016 thru August 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	52.51	90.00	(37.49)	256.65	360.00	(103.35)	450.00	193.35
Total Utilities	3,319.89	3,450.00	(130.11)	10,574.99	11,150.00	(575.01)	16,675.00	6,100.01
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	200.00	(200.00)	200.00	200.00
6160 - Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Landscaping	0.00	50.00	(50.00)	0.00	200.00	(200.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	240.00	(240.00)	180.00	960.00	(780.00)	1,200.00	1,020.00
Total Irrigation	0.00	240.00	(240.00)	180.00	960.00	(780.00)	1,200.00	1,020.00
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	3,735.00	3,735.00	0.00	5,976.00	2,241.00
6434 - Pest Control	0.00	67.00	(67.00)	129.00	200.00	(71.00)	200.00	71.00
6438 - Pool Management	0.00	6,150.00	(6,150.00)	18,950.00	24,600.00	(5,650.00)	36,900.00	17,950.00
6442 - Snow Removal Services	0.00	0.00	0.00	225.00	0.00	225.00	700.00	475.00
Total Contracted Services	747.00	6,964.00	(6,217.00)	23,039.00	28,535.00	(5,496.00)	43,776.00	20,737.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	200.00	(200.00)	0.00	800.00	(800.00)	1,000.00	1,000.00
6530 - Common Areas Repair & Maintenance	0.00	41.00	(41.00)	0.00	208.00	(208.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	79.50	400.00	(320.50)	500.00	420.50
6700 - Pool Supplies/Repair & Maintenance	0.00	1,300.00	(1,300.00)	1,385.19	5,200.00	(3,814.81)	7,800.00	6,414.81
6765 - Tennis Court Repair & Maintenance	0.00	1,400.00	(1,400.00)	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
Total Repair & Maintenance	0.00	3,041.00	(3,041.00)	1,464.69	8,008.00	(6,543.31)	11,200.00	9,735.31
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	52.50	400.00	(347.50)	400.00	347.50
7020 - Legal Services	0.00	166.00	(166.00)	62.00	833.00	(771.00)	2,000.00	1,938.00
7040 - Management Fees	986.92	987.00	(0.08)	4,934.60	4,935.00	(0.40)	11,843.04	6,908.44

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	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7095 - Meeting Minutes	0.00	25.00	(25.00)	35.00	75.00	(40.00)	175.00	140.00
Total Professional Services	986.92	1,178.00	(191.08)	5,084.10	6,243.00	(1,158.90)	14,418.04	9,333.94
Other Expenses								
9105 - Reserve Contribution Expense	2,742.50	2,743.00	(0.50)	13,712.50	13,713.00	(0.50)	32,910.96	19,198.46
Total Other Expenses	2,742.50	2,743.00	(0.50)	13,712.50	13,713.00	(0.50)	32,910.96	19,198.46
Total Operating Expense	8,532.96	18,647.00	(10,114.04)	59,499.48	75,920.00	(16,420.52)	141,375.00	81,875.52
Total Operating Income / (Loss)	3,392.14	(6,866.00)	10,258.14	(413.38)	(17,014.00)	16,600.62	0.00	413.38

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

August 01, 2016 thru August 31, 2016

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	2,742.50	2,743.00	(0.50)	13,712.50	13,713.00	(0.50)	32,910.96	19,198.46
4910 - Interest Earned - Reserve Accounts	9.64	0.00	9.64	47.62	0.00	47.62	0.00	(47.62)
Total Investment Income	2,752.14	2,743.00	9.14	13,760.12	13,713.00	47.12	32,910.96	19,150.84
Total Reserves Income	2,752.14	2,743.00	9.14	13,760.12	13,713.00	47.12	32,910.96	19,150.84
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
9828 - Concrete Expenses	0.00	0.00	0.00	0.00	2,300.00	(2,300.00)	2,300.00	2,300.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	800.00	(800.00)	800.00	800.00
9924 - Pools & Spas Expenses	0.00	0.00	0.00	12,081.52	14,600.00	(2,518.48)	14,600.00	2,518.48
Total Reserve Expenses	0.00	0.00	0.00	12,081.52	19,700.00	(7,618.48)	19,700.00	7,618.48
Total Reserves Expense	0.00	0.00	0.00	12,081.52	19,700.00	(7,618.48)	19,700.00	7,618.48
Total Reserves Income / (Loss)	2,752.14	2,743.00	9.14	1,678.60	(5,987.00)	7,665.60	13,210.96	11,532.36
Total Association Net Income / (Loss)	6,144.28	(4,123.00)	10,267.28	1,265.22	(23,001.00)	24,266.22	13,210.96	11,945.74