

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

As of September 30, 2016

Reviewed & Approved by:


 Jillian Weaver, CMCA®
 Community Manager

	<u>Balance Sep 30, 2016</u>	<u>Balance Aug 31, 2016</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	133,561.86	156,924.36	(23,362.50)
1650 - Due To/From Reserves	(53,086.10)	(50,343.60)	(2,742.50)
Total Operating Funds	80,475.76	106,580.76	(26,105.00)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,998.61	2,998.61	0.00
1525 - Accounts Receivable Other	2,710.76	1,735.57	975.19
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	6,159.37	5,184.18	975.19
Prepaid Expenses			
1600 - Prepaid Insurance	4,669.88	5,156.53	(486.65)
Total Prepaid Expenses	4,669.88	5,156.53	(486.65)
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	97,106.57	122,723.03	(25,616.46)
<u>Liabilities</u>			
Accounts Payable			
2025 - Transfer Fee Payable	0.00	175.00	(175.00)
2045 - Mgmt Co. Reimbursements	58.90	78.90	(20.00)
Total Accounts Payable	58.90	253.90	(195.00)

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	<u>Balance Sep 30, 2016</u>	<u>Balance Aug 31, 2016</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	749.54	(749.54)
Total Accrued Expenses	0.00	749.54	(749.54)
Prepaid Assessments			
2550 - Prepaid Assessments	4,059.39	4,672.39	(613.00)
2595 - Deferred Revenue	70,687.50	82,468.75	(11,781.25)
Total Prepaid Assessments	74,746.89	87,141.14	(12,394.25)
Total Liabilities	74,805.79	88,144.58	(13,338.79)
<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)	(12,691.05)	(413.38)	(12,277.67)
Total Liabilities and Owner Equity	97,106.57	122,723.03	(25,616.46)

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

As of September 30, 2016


	<u>Balance Sep 30, 2016</u>	<u>Balance Aug 31, 2016</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	70,150.61	71,391.26	(1,240.65)
1651 - Due To/From Operating	53,086.10	50,343.60	2,742.50
Total Reserve Funds	<u>123,236.71</u>	<u>121,734.86</u>	<u>1,501.85</u>
Total Assets	<u>123,236.71</u>	<u>121,734.86</u>	<u>1,501.85</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>3,180.45</u>	<u>1,678.60</u>	<u>1,501.85</u>
Total Liabilities and Owner Equity	<u>123,236.71</u>	<u>121,734.86</u>	<u>1,501.85</u>

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

September 01, 2016 thru September 30, 2016


Jillian Weaver, CMCA®
Community Manager

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	11,781.25	11,782.00	(0.75)	70,687.50	70,688.00	(0.50)	141,375.00	70,687.50
Total Assessment Income	11,781.25	11,782.00	(0.75)	70,687.50	70,688.00	(0.50)	141,375.00	70,687.50
Collections Income								
4710 - Late Fees & Interest	156.74	0.00	156.74	336.59	0.00	336.59	0.00	(336.59)
Total Collections Income	156.74	0.00	156.74	336.59	0.00	336.59	0.00	(336.59)
Total Operating Income	11,937.99	11,782.00	155.99	71,024.09	70,688.00	336.09	141,375.00	70,350.91
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	186.40	100.00	86.40	1,250.22	1,600.00	(349.78)	2,200.00	949.78
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	138.00	17.00	121.00	138.00	100.00	38.00	200.00	62.00
Total Administrative	324.40	117.00	207.40	1,406.22	1,700.00	(293.78)	8,420.00	7,013.78
Communications								
5200 - Community Events	505.95	0.00	505.95	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	846.53	75.00	771.53	1,479.67	1,155.00	324.67	1,600.00	120.33
Total Communications	1,352.48	75.00	1,277.48	1,985.62	1,655.00	330.62	2,100.00	114.38
Insurance								
5445 - General Liability Insurance Premiums	786.65	790.00	(3.35)	4,515.89	4,738.00	(222.11)	9,475.00	4,959.11
Total Insurance	786.65	790.00	(3.35)	4,515.89	4,738.00	(222.11)	9,475.00	4,959.11
Utilities								
6000 - Electric Service	465.80	575.00	(109.20)	2,924.06	2,350.00	574.06	2,525.00	(399.06)
6005 - Gas Service	611.56	815.00	(203.44)	2,402.86	3,350.00	(947.14)	4,200.00	1,797.14
6025 - Water Service	1,054.17	1,700.00	(645.83)	6,838.95	7,900.00	(1,061.05)	9,150.00	2,311.05
6035 - Trash and Recycling Service	154.00	70.00	84.00	438.00	350.00	88.00	350.00	(88.00)

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Operating

September 01, 2016 thru September 30, 2016

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	(53.51)	90.00	(143.51)	203.14	450.00	(246.86)	450.00	246.86
Total Utilities	2,232.02	3,250.00	(1,017.98)	12,807.01	14,400.00	(1,592.99)	16,675.00	3,867.99
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6160 - Tree Maintenance	0.00	500.00	(500.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Landscaping	0.00	500.00	(500.00)	0.00	700.00	(700.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	290.50	240.00	50.50	470.50	1,200.00	(729.50)	1,200.00	729.50
Total Irrigation	290.50	240.00	50.50	470.50	1,200.00	(729.50)	1,200.00	729.50
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	4,482.00	4,482.00	0.00	5,976.00	1,494.00
6434 - Pest Control	0.00	0.00	0.00	129.00	200.00	(71.00)	200.00	71.00
6438 - Pool Management	9,475.00	6,150.00	3,325.00	28,425.00	30,750.00	(2,325.00)	36,900.00	8,475.00
6442 - Snow Removal Services	0.00	0.00	0.00	225.00	0.00	225.00	700.00	475.00
Total Contracted Services	10,222.00	6,897.00	3,325.00	33,261.00	35,432.00	(2,171.00)	43,776.00	10,515.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	685.59	200.00	485.59	685.59	1,000.00	(314.41)	1,000.00	314.41
6530 - Common Areas Repair & Maintenance	65.00	42.00	23.00	65.00	250.00	(185.00)	500.00	435.00
6560 - Fence Repair & Maintenance	585.00	100.00	485.00	664.50	500.00	164.50	500.00	(164.50)
6700 - Pool Supplies/Repair & Maintenance	3,200.60	1,300.00	1,900.60	4,585.79	6,500.00	(1,914.21)	7,800.00	3,214.21
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
Total Repair & Maintenance	4,536.19	1,642.00	2,894.19	6,000.88	9,650.00	(3,649.12)	11,200.00	5,199.12
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	661.00	167.00	494.00	723.00	1,000.00	(277.00)	2,000.00	1,277.00
7025 - Legal Services - Collections	(24.00)	0.00	(24.00)	(24.00)	0.00	(24.00)	0.00	24.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Professional Services								
7040 - Management Fees	986.92	987.00	(0.08)	5,921.52	5,922.00	(0.48)	11,843.04	5,921.52
7095 - Meeting Minutes	105.00	0.00	105.00	140.00	75.00	65.00	175.00	35.00
Total Professional Services	1,728.92	1,154.00	574.92	6,813.02	7,397.00	(583.98)	14,418.04	7,605.02
Other Expenses								
9105 - Reserve Contribution Expense	2,742.50	2,742.00	0.50	16,455.00	16,455.00	0.00	32,910.96	16,455.96
Total Other Expenses	2,742.50	2,742.00	0.50	16,455.00	16,455.00	0.00	32,910.96	16,455.96
Total Operating Expense	24,215.66	17,407.00	6,808.66	83,715.14	93,327.00	(9,611.86)	141,375.00	57,659.86
Total Operating Income / (Loss)	(12,277.67)	(5,625.00)	(6,652.67)	(12,691.05)	(22,639.00)	9,947.95	0.00	12,691.05

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Reserves

September 01, 2016 thru September 30, 2016

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	2,742.50	2,742.00	0.50	16,455.00	16,455.00	0.00	32,910.96	16,455.96
4910 - Interest Earned - Reserve Accounts	8.74	0.00	8.74	56.36	0.00	56.36	0.00	(56.36)
Total Investment Income	2,751.24	2,742.00	9.24	16,511.36	16,455.00	56.36	32,910.96	16,399.60
Total Reserves Income	2,751.24	2,742.00	9.24	16,511.36	16,455.00	56.36	32,910.96	16,399.60
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	1,249.39	0.00	1,249.39	1,249.39	2,000.00	(750.61)	2,000.00	750.61
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	1,249.39	0.00	1,249.39	13,330.91	19,700.00	(6,369.09)	19,700.00	6,369.09
Total Reserves Expense	1,249.39	0.00	1,249.39	13,330.91	19,700.00	(6,369.09)	19,700.00	6,369.09
Total Reserves Income / (Loss)	1,501.85	2,742.00	(1,240.15)	3,180.45	(3,245.00)	6,425.45	13,210.96	10,030.51
Total Association Net Income / (Loss)	(10,775.82)	(2,883.00)	(7,892.82)	(9,510.60)	(25,884.00)	16,373.40	13,210.96	22,721.56