



Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance Oct 31, 2016</u>	<u>Balance Sep 30, 2016</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	91,565.27	133,561.86	(41,996.59)
1650 - Due To/From Reserves	(19,197.50)	(53,086.10)	33,888.60
Total Operating Funds	72,367.77	80,475.76	(8,107.99)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,903.61	2,998.61	(1,095.00)
1525 - Accounts Receivable Other	273.38	2,710.76	(2,437.38)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	2,626.99	6,159.37	(3,532.38)
Prepaid Expenses			
1600 - Prepaid Insurance	3,908.23	4,669.88	(761.65)
Total Prepaid Expenses	3,908.23	4,669.88	(761.65)
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	84,704.55	97,106.57	(12,402.02)
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	108.90	58.90	50.00
Total Accounts Payable	108.90	58.90	50.00

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<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	853.17	4,059.39	(3,206.22)
2595 - Deferred Revenue	58,906.25	70,687.50	(11,781.25)
Total Prepaid Assessments	59,759.42	74,746.89	(14,987.47)
Total Liabilities	59,868.32	74,805.79	(14,937.47)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	38,517.01	38,517.01	0.00
3005 - Equity Adjustments - Prior Periods	(4,034.08)	(3,525.18)	(508.90)
Total Owners Equity	34,482.93	34,991.83	(508.90)
Total Owners' Equity	34,482.93	34,991.83	(508.90)
Operating Income / (Loss)	(9,646.70)	(12,691.05)	3,044.35
Total Liabilities and Owner Equity	84,704.55	97,106.57	(12,402.02)

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

Reserves

As of October 31, 2016

	<u>Balance Oct 31, 2016</u>	<u>Balance Sep 30, 2016</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	107,638.30	70,150.61	37,487.69
1651 - Due To/From Operating	19,197.50	53,086.10	(33,888.60)
Total Reserve Funds	126,835.80	123,236.71	3,599.09
Total Assets	126,835.80	123,236.71	3,599.09
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	51,690.67	51,690.67	0.00
3268 - General Reserve - Prior Yrs	69,234.49	68,365.59	868.90
Total Owners Equity	120,925.16	120,056.26	868.90
Total Owners' Equity	120,925.16	120,056.26	868.90
Reserves Income / (Loss)	5,910.64	3,180.45	2,730.19
Total Liabilities and Owner Equity	126,835.80	123,236.71	3,599.09

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating



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October 01, 2016 thru October 31, 2016

	Current Period			Year to Date (7 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	82,468.75	82,469.00	(0.25)	141,375.00	58,906.25
Total Assessment Income	11,781.25	11,781.00	0.25	82,468.75	82,469.00	(0.25)	141,375.00	58,906.25
Collections Income								
4710 - Late Fees & Interest	(45.55)	0.00	(45.55)	291.04	0.00	291.04	0.00	(291.04)
Total Collections Income	(45.55)	0.00	(45.55)	291.04	0.00	291.04	0.00	(291.04)
Total Operating Income	11,735.70	11,781.00	(45.30)	82,759.79	82,469.00	290.79	141,375.00	58,615.21
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	71.38	100.00	(28.62)	1,321.60	1,700.00	(378.40)	2,200.00	878.40
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	46.00	17.00	29.00	184.00	117.00	67.00	200.00	16.00
Total Administrative	117.38	117.00	0.38	1,523.60	1,817.00	(293.40)	8,420.00	6,896.40
Communications								
5200 - Community Events	0.00	0.00	0.00	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	58.74	75.00	(16.26)	1,538.41	1,230.00	308.41	1,600.00	61.59
Total Communications	58.74	75.00	(16.26)	2,044.36	1,730.00	314.36	2,100.00	55.64
Insurance								
5445 - General Liability Insurance Premiums	761.65	789.00	(27.35)	5,277.54	5,527.00	(249.46)	9,475.00	4,197.46
Total Insurance	761.65	789.00	(27.35)	5,277.54	5,527.00	(249.46)	9,475.00	4,197.46
Utilities								
6000 - Electric Service	34.55	175.00	(140.45)	2,958.61	2,525.00	433.61	2,525.00	(433.61)
6005 - Gas Service	45.43	805.00	(759.57)	2,448.29	4,155.00	(1,706.71)	4,200.00	1,751.71
6025 - Water Service	1,960.73	700.00	1,260.73	8,799.68	8,600.00	199.68	9,150.00	350.32
6035 - Trash and Recycling Service	0.00	0.00	0.00	438.00	350.00	88.00	350.00	(88.00)

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Operating

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	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	(5.20)	0.00	(5.20)	197.94	450.00	(252.06)	450.00	252.06
Total Utilities	2,035.51	1,680.00	355.51	14,842.52	16,080.00	(1,237.48)	16,675.00	1,832.48
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	0.00	0.00	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Landscaping	0.00	0.00	0.00	0.00	700.00	(700.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	470.50	1,200.00	(729.50)	1,200.00	729.50
Total Irrigation	0.00	0.00	0.00	470.50	1,200.00	(729.50)	1,200.00	729.50
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	5,229.00	5,229.00	0.00	5,976.00	747.00
6434 - Pest Control	0.00	0.00	0.00	129.00	200.00	(71.00)	200.00	71.00
6438 - Pool Management	0.00	6,150.00	(6,150.00)	28,425.00	36,900.00	(8,475.00)	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	747.00	6,897.00	(6,150.00)	34,008.00	42,329.00	(8,321.00)	43,776.00	9,768.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	172.87	0.00	172.87	858.46	1,000.00	(141.54)	1,000.00	141.54
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	65.00	292.00	(227.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	664.50	500.00	164.50	500.00	(164.50)
6700 - Pool Supplies/Repair & Maintenance	1,054.85	1,300.00	(245.15)	5,640.64	7,800.00	(2,159.36)	7,800.00	2,159.36
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	1,227.72	1,342.00	(114.28)	7,228.60	10,992.00	(3,763.40)	11,200.00	3,971.40
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	167.00	(167.00)	723.00	1,167.00	(444.00)	2,000.00	1,277.00
7025 - Legal Services - Collections	13.93	0.00	13.93	(10.07)	0.00	(10.07)	0.00	10.07

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	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	986.00	0.92	6,908.44	6,908.00	0.44	11,843.04	4,934.60
7095 - Meeting Minutes	0.00	25.00	(25.00)	140.00	100.00	40.00	175.00	35.00
Total Professional Services	1,000.85	1,178.00	(177.15)	7,813.87	8,575.00	(761.13)	14,418.04	6,604.17
Other Expenses								
9105 - Reserve Contribution Expense	2,742.50	2,743.00	(0.50)	19,197.50	19,198.00	(0.50)	32,910.96	13,713.46
Total Other Expenses	2,742.50	2,743.00	(0.50)	19,197.50	19,198.00	(0.50)	32,910.96	13,713.46
Total Operating Expense	8,691.35	14,821.00	(6,129.65)	92,406.49	108,148.00	(15,741.51)	141,375.00	48,968.51
Total Operating Income / (Loss)	3,044.35	(3,040.00)	6,084.35	(9,646.70)	(25,679.00)	16,032.30	0.00	9,646.70

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

October 01, 2016 thru October 31, 2016

	Current Period			Year to Date (7 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)	19,197.50	19,198.00	(0.50)	32,910.96	13,713.46
4910 - Interest Earned - Reserve Accounts	15.22	0.00	15.22	71.58	0.00	71.58	0.00	(71.58)
Total Investment Income	2,757.72	2,743.00	14.72	19,269.08	19,198.00	71.08	32,910.96	13,641.88
Total Reserves Income	2,757.72	2,743.00	14.72	19,269.08	19,198.00	71.08	32,910.96	13,641.88
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	27.53	0.00	27.53	1,276.92	2,000.00	(723.08)	2,000.00	723.08
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	27.53	0.00	27.53	13,358.44	19,700.00	(6,341.56)	19,700.00	6,341.56
Total Reserves Expense	27.53	0.00	27.53	13,358.44	19,700.00	(6,341.56)	19,700.00	6,341.56
Total Reserves Income / (Loss)	2,730.19	2,743.00	(12.81)	5,910.64	(502.00)	6,412.64	13,210.96	7,300.32
Total Association Net Income / (Loss)	5,774.54	(297.00)	6,071.54	(3,736.06)	(26,181.00)	22,444.94	13,210.96	16,947.02