

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

As of December 31, 2016


 Jillian Weaver, CMCA®
 Community Manager

	<u>Balance Dec 31, 2016</u>	<u>Balance Nov 30, 2016</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	78,255.12	88,868.90	(10,613.78)
1650 - Due To/From Reserves	(24,682.50)	(21,940.00)	(2,742.50)
Total Operating Funds	53,572.62	66,928.90	(13,356.28)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,645.10	1,645.10	0.00
1525 - Accounts Receivable Other	238.15	197.52	40.63
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	2,333.25	2,292.62	40.63
Prepaid Expenses			
1600 - Prepaid Insurance	2,384.93	3,146.58	(761.65)
Total Prepaid Expenses	2,384.93	3,146.58	(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	64,092.36	78,169.66	(14,077.30)
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	38.90	38.90	0.00
Total Accounts Payable	38.90	38.90	0.00

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	<u>Balance Dec 31, 2016</u>	<u>Balance Nov 30, 2016</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	106.50	0.00	106.50
Total Accrued Expenses	106.50	0.00	106.50
Prepaid Assessments			
2550 - Prepaid Assessments	913.17	883.17	30.00
2595 - Deferred Revenue	35,343.75	47,125.00	(11,781.25)
Total Prepaid Assessments	36,256.92	48,008.17	(11,751.25)
Total Liabilities	36,402.32	48,047.07	(11,644.75)
<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)	(4,034.08)	0.00
Total Owners Equity	34,482.93	34,482.93	0.00
Total Owners' Equity	34,482.93	34,482.93	0.00
Operating Income / (Loss)	(6,792.89)	(4,360.34)	(2,432.55)
Total Liabilities and Owner Equity	64,092.36	78,169.66	(14,077.30)

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

As of December 31, 2016

	<u>Balance Dec 31, 2016</u>	<u>Balance Nov 30, 2016</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	105,648.15	105,630.84	17.31
1651 - Due To/From Operating	24,682.50	21,940.00	2,742.50
Total Reserve Funds	<u>130,330.65</u>	<u>127,570.84</u>	<u>2,759.81</u>
Total Assets	<u>130,330.65</u>	<u>127,570.84</u>	<u>2,759.81</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	69,234.49	69,234.49	0.00
Total Owners Equity	<u>120,925.16</u>	<u>120,925.16</u>	<u>0.00</u>
Total Owners' Equity	<u>120,925.16</u>	<u>120,925.16</u>	<u>0.00</u>
Reserves Income / (Loss)	<u>9,405.49</u>	<u>6,645.68</u>	<u>2,759.81</u>
Total Liabilities and Owner Equity	<u>130,330.65</u>	<u>127,570.84</u>	<u>2,759.81</u>



Jillian Weaver, CMCA®
Community Manager

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

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (9 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	106,031.25	106,031.00	0.25	141,375.00	35,343.75
Total Assessment Income	11,781.25	11,781.00	0.25	106,031.25	106,031.00	0.25	141,375.00	35,343.75
Collections Income								
4710 - Late Fees & Interest	35.00	0.00	35.00	366.67	0.00	366.67	0.00	(366.67)
Total Collections Income	35.00	0.00	35.00	366.67	0.00	366.67	0.00	(366.67)
Total Operating Income	11,816.25	11,781.00	35.25	106,397.92	106,031.00	366.92	141,375.00	34,977.08
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	96.49	100.00	(3.51)	1,481.27	1,900.00	(418.73)	2,200.00	718.73
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	240.00	150.00	90.00	200.00	(40.00)
Total Administrative	142.49	117.00	25.49	1,739.27	2,050.00	(310.73)	8,420.00	6,680.73
Communications								
5200 - Community Events	0.00	0.00	0.00	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	177.98	75.00	102.98	1,986.11	1,380.00	606.11	1,600.00	(386.11)
Total Communications	177.98	75.00	102.98	2,492.06	1,880.00	612.06	2,100.00	(392.06)
Insurance								
5445 - General Liability Insurance Premiums	761.65	789.00	(27.35)	6,800.84	7,106.00	(305.16)	9,475.00	2,674.16
Total Insurance	761.65	789.00	(27.35)	6,800.84	7,106.00	(305.16)	9,475.00	2,674.16
Utilities								
6000 - Electric Service	0.00	0.00	0.00	3,012.77	2,525.00	487.77	2,525.00	(487.77)
6005 - Gas Service	106.50	0.00	106.50	2,597.74	4,200.00	(1,602.26)	4,200.00	1,602.26
6025 - Water Service	405.76	100.00	305.76	9,676.73	8,850.00	826.73	9,150.00	(526.73)
6035 - Trash and Recycling Service	0.00	0.00	0.00	438.00	350.00	88.00	350.00	(88.00)

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Telephone Service	0.00	0.00	0.00	197.94	450.00	(252.06)	450.00	252.06
Total Utilities	512.26	100.00	412.26	15,923.18	16,375.00	(451.82)	16,675.00	751.82
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	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	129.00	200.00	(71.00)	200.00	71.00
6438 - Pool Management	8,445.00	0.00	8,445.00	36,870.00	36,900.00	(30.00)	36,900.00	30.00
6442 - Snow Removal Services	150.00	140.00	10.00	375.00	280.00	95.00	700.00	325.00
Total Contracted Services	8,595.00	140.00	8,455.00	43,350.00	43,356.00	(6.00)	43,776.00	426.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	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	375.00	(310.00)	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	0.00	0.00	0.00	6,026.79	7,800.00	(1,773.21)	7,800.00	1,773.21
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	0.00	42.00	(42.00)	7,614.75	11,075.00	(3,460.25)	11,200.00	3,585.25
Professional Services								
7000 - Audit & Tax Services	295.00	0.00	295.00	347.50	400.00	(52.50)	400.00	52.50
7020 - Legal Services	0.00	167.00	(167.00)	723.00	1,500.00	(777.00)	2,000.00	1,277.00
7025 - Legal Services - Collections	0.00	0.00	0.00	(10.07)	0.00	(10.07)	0.00	10.07

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	987.00	(0.08)	8,882.28	8,882.00	0.28	11,843.04	2,960.76
7095 - Meeting Minutes	35.00	25.00	10.00	175.00	125.00	50.00	175.00	0.00
Total Professional Services	1,316.92	1,179.00	137.92	10,117.71	10,907.00	(789.29)	14,418.04	4,300.33
Other Expenses								
9105 - Reserve Contribution Expense	2,742.50	2,742.00	0.50	24,682.50	24,683.00	(0.50)	32,910.96	8,228.46
Total Other Expenses	2,742.50	2,742.00	0.50	24,682.50	24,683.00	(0.50)	32,910.96	8,228.46
Total Operating Expense	14,248.80	5,184.00	9,064.80	113,190.81	119,332.00	(6,141.19)	141,375.00	28,184.19
Total Operating Income / (Loss)	(2,432.55)	6,597.00	(9,029.55)	(6,792.89)	(13,301.00)	6,508.11	0.00	6,792.89

Income Statement Report
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Reserves

December 01, 2016 thru December 31, 2016

	Current Period			Year to Date (9 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	24,682.50	24,683.00	(0.50)	32,910.96	8,228.46
4910 - Interest Earned - Reserve Accounts	17.31	0.00	17.31	106.43	0.00	106.43	0.00	(106.43)
Total Investment Income	2,759.81	2,742.00	17.81	24,788.93	24,683.00	105.93	32,910.96	8,122.03
Total Reserves Income	2,759.81	2,742.00	17.81	24,788.93	24,683.00	105.93	32,910.96	8,122.03
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	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	2,025.00	800.00	1,225.00	800.00	(1,225.00)
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	15,383.44	19,700.00	(4,316.56)	19,700.00	4,316.56
Total Reserves Expense	0.00	0.00	0.00	15,383.44	19,700.00	(4,316.56)	19,700.00	4,316.56
Total Reserves Income / (Loss)	2,759.81	2,742.00	17.81	9,405.49	4,983.00	4,422.49	13,210.96	3,805.47
Total Association Net Income / (Loss)	327.26	9,339.00	(9,011.74)	2,612.60	(8,318.00)	10,930.60	13,210.96	10,598.36