



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of February 28, 2017

	<u>Balance Feb 28, 2017</u>	<u>Balance Jan 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	75,392.78	75,880.83	(488.05)
1650 - Due To/From Reserves	(30,167.50)	(27,425.00)	(2,742.50)
Total Operating Funds	45,225.28	48,455.83	(3,230.55)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,645.10	1,645.10	0.00
1525 - Accounts Receivable Other	319.41	278.78	40.63
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	2,414.51	2,373.88	40.63
Prepaid Expenses			
1600 - Prepaid Insurance	861.63	1,623.28	(761.65)
Total Prepaid Expenses	861.63	1,623.28	(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	54,302.98	58,254.55	(3,951.57)
<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 Feb 28, 2017</u>	<u>Balance Jan 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	1,723.17	943.17	780.00
2595 - Deferred Revenue	11,781.25	23,562.50	(11,781.25)
Total Prepaid Assessments	13,504.42	24,505.67	(11,001.25)
Total Liabilities	13,543.32	24,544.57	(11,001.25)
<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)	6,276.73	(772.95)	7,049.68
Total Liabilities and Owner Equity	54,302.98	58,254.55	(3,951.57)

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

As of February 28, 2017

	<u>Balance Feb 28, 2017</u>	<u>Balance Jan 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	105,682.85	105,666.64	16.21
1651 - Due To/From Operating	30,167.50	27,425.00	2,742.50
Total Reserve Funds	135,850.35	133,091.64	2,758.71
Total Assets	135,850.35	133,091.64	2,758.71
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	0.00	51,690.67	(51,690.67)
3268 - General Reserve - Prior Yrs	120,925.16	69,234.49	51,690.67
Total Owners Equity	120,925.16	120,925.16	0.00
Total Owners' Equity	120,925.16	120,925.16	0.00
Reserves Income / (Loss)	14,925.19	12,166.48	2,758.71
Total Liabilities and Owner Equity	135,850.35	133,091.64	2,758.71

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

February 01, 2017 thru February 28, 2017


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Community Manager

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	129,593.75	129,594.00	(0.25)	141,375.00	11,781.25
Total Assessment Income	11,781.25	11,781.00	0.25	129,593.75	129,594.00	(0.25)	141,375.00	11,781.25
Collections Income								
4710 - Late Fees & Interest	40.63	0.00	40.63	447.93	0.00	447.93	0.00	(447.93)
Total Collections Income	40.63	0.00	40.63	447.93	0.00	447.93	0.00	(447.93)
Total Operating Income	11,821.88	11,781.00	40.88	130,041.68	129,594.00	447.68	141,375.00	11,333.32
<u>Expense</u>								
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	42.48	100.00	(57.52)	1,573.61	2,100.00	(526.39)	2,200.00	626.39
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)	250.00	183.00	67.00	200.00	(50.00)
Total Administrative	42.48	116.00	(73.52)	1,841.61	2,283.00	(441.39)	8,420.00	6,578.39
Communications								
5200 - Community Events	0.00	0.00	0.00	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	126.90	75.00	51.90	2,113.91	1,530.00	583.91	1,600.00	(513.91)
Total Communications	126.90	75.00	51.90	2,619.86	2,030.00	589.86	2,100.00	(519.86)
Insurance								
5445 - General Liability Insurance Premiums	761.65	789.00	(27.35)	8,324.14	8,685.00	(360.86)	9,475.00	1,150.86
Total Insurance	761.65	789.00	(27.35)	8,324.14	8,685.00	(360.86)	9,475.00	1,150.86
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	0.00	0.00	0.00	2,509.36	4,200.00	(1,690.64)	4,200.00	1,690.64
6025 - Water Service	0.00	100.00	(100.00)	9,676.73	9,050.00	626.73	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)

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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	0.00	0.00	0.00	197.94	450.00	(252.06)	450.00	252.06
Total Utilities	0.00	100.00	(100.00)	15,834.80	16,575.00	(740.20)	16,675.00	840.20
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	0.00	0.00	0.00	36,870.00	36,900.00	(30.00)	36,900.00	30.00
6442 - Snow Removal Services	75.00	140.00	(65.00)	525.00	560.00	(35.00)	700.00	175.00
Total Contracted Services	75.00	140.00	(65.00)	43,500.00	43,636.00	(136.00)	43,776.00	276.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	2,121.95	1,000.00	1,121.95	1,000.00	(1,121.95)
6530 - Common Areas Repair & Maintenance	0.00	41.00	(41.00)	65.00	458.00	(393.00)	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	41.00	(41.00)	8,878.24	11,158.00	(2,279.76)	11,200.00	2,321.76
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	347.50	400.00	(52.50)	400.00	52.50
7020 - Legal Services	0.00	166.00	(166.00)	723.00	1,833.00	(1,110.00)	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 (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	1,023.67	987.00	36.67	10,892.87	10,856.00	36.87	11,843.04	950.17
7095 - Meeting Minutes	0.00	25.00	(25.00)	175.00	150.00	25.00	175.00	0.00
Total Professional Services	1,023.67	1,178.00	(154.33)	12,128.30	13,239.00	(1,110.70)	14,418.04	2,289.74
Other Expenses								
9105 - Reserve Contribution Expense	2,742.50	2,742.00	0.50	30,167.50	30,168.00	(0.50)	32,910.96	2,743.46
Total Other Expenses	2,742.50	2,742.00	0.50	30,167.50	30,168.00	(0.50)	32,910.96	2,743.46
Total Operating Expense	4,772.20	5,181.00	(408.80)	123,764.95	129,674.00	(5,909.05)	141,375.00	17,610.05
Total Operating Income / (Loss)	7,049.68	6,600.00	449.68	6,276.73	(80.00)	6,356.73	0.00	(6,276.73)

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

February 01, 2017 thru February 28, 2017

	Current Period			Year to Date (11 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	30,167.50	30,168.00	(0.50)	32,910.96	2,743.46
4910 - Interest Earned - Reserve Accounts	16.21	0.00	16.21	141.13	0.00	141.13	0.00	(141.13)
Total Investment Income	2,758.71	2,742.00	16.71	30,308.63	30,168.00	140.63	32,910.96	2,602.33
Total Reserves Income	2,758.71	2,742.00	16.71	30,308.63	30,168.00	140.63	32,910.96	2,602.33
<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)	2,758.71	2,742.00	16.71	14,925.19	10,468.00	4,457.19	13,210.96	(1,714.23)
Total Association Net Income / (Loss)	9,808.39	9,342.00	466.39	21,201.92	10,388.00	10,813.92	13,210.96	(7,990.96)