



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of April 30, 2017

	<u>Balance</u> <u>Apr 30, 2017</u>	<u>Balance</u> <u>Mar 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	146,176.44	140,973.08	5,203.36
1650 - Due To/From Reserves	0.00	(32,910.96)	32,910.96
Total Operating Funds	146,176.44	108,062.12	38,114.32
Accounts Receivable			
1500 - Residential Assessments Receivable	21,071.68	1,645.10	19,426.58
1525 - Accounts Receivable Other	2,509.29	360.04	2,149.25
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	24,030.97	2,455.14	21,575.83
Prepaid Expenses			
1600 - Prepaid Insurance	8,223.13	8,988.86	(765.73)
1640 - Other Prepaid Expenses	0.00	2,000.00	(2,000.00)
Total Prepaid Expenses	8,223.13	10,988.86	(2,765.73)
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	184,232.10	127,307.68	56,924.42
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	0.00	20.00

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	<u>Balance Apr 30, 2017</u>	<u>Balance Mar 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	58.90	38.90	20.00
Total Accounts Payable	78.90	38.90	40.00
Accrued Expenses			
2395 - Other Accrued Expenses	54.17	0.00	54.17
Total Accrued Expenses	54.17	0.00	54.17
Prepaid Assessments			
2550 - Prepaid Assessments	149.35	80,128.17	(79,978.82)
2595 - Deferred Revenue	129,593.75	0.00	129,593.75
Total Prepaid Assessments	129,743.10	80,128.17	49,614.93
Total Liabilities	129,876.17	80,167.07	49,709.10
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	47,140.61	51,174.69	(4,034.08)
3005 - Equity Adjustments - Prior Periods	0.00	(4,034.08)	4,034.08
Total Owners Equity	47,140.61	47,140.61	0.00
Total Owners' Equity	47,140.61	47,140.61	0.00
Operating Income / (Loss)	7,215.32	0.00	7,215.32
Total Liabilities and Owner Equity	184,232.10	127,307.68	56,924.42

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

As of April 30, 2017

	<u>Balance</u> <u>Apr 30, 2017</u>	<u>Balance</u> <u>Mar 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	138,628.33	105,700.80	32,927.53
1651 - Due To/From Operating	0.00	32,910.96	(32,910.96)
Total Reserve Funds	138,628.33	138,611.76	16.57
Total Assets	138,628.33	138,611.76	16.57
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	0.00	17,686.60	(17,686.60)
3268 - General Reserve - Prior Yrs	138,611.76	120,925.16	17,686.60
Total Owners Equity	138,611.76	138,611.76	0.00
Total Owners' Equity	138,611.76	138,611.76	0.00
Reserves Income / (Loss)	16.57	0.00	16.57
Total Liabilities and Owner Equity	138,628.33	138,611.76	16.57

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

April 01, 2017 thru April 30, 2017


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Community Manager

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	11,781.25	11,781.00	0.25	141,375.00	129,593.75
Total Assessment Income	11,781.25	11,781.00	0.25	11,781.25	11,781.00	0.25	141,375.00	129,593.75
Collections Income								
4710 - Late Fees & Interest	2,129.25	0.00	2,129.25	2,129.25	0.00	2,129.25	0.00	(2,129.25)
Total Collections Income	2,129.25	0.00	2,129.25	2,129.25	0.00	2,129.25	0.00	(2,129.25)
Total Operating Income	13,910.50	11,781.00	2,129.50	13,910.50	11,781.00	2,129.50	141,375.00	127,464.50
Expense								
Administrative								
5090 - Office Supplies	1,080.81	183.00	897.81	1,080.81	183.00	897.81	2,200.00	1,119.19
5115 - Web Site Maintenance	18.00	0.00	18.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	107.80	25.00	82.80	107.80	25.00	82.80	300.00	192.20
Total Administrative	1,206.61	208.00	998.61	1,206.61	208.00	998.61	2,520.00	1,313.39
Communications								
5200 - Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
5210 - Printing/Copies	789.29	225.00	564.29	789.29	225.00	564.29	2,700.00	1,910.71
Total Communications	789.29	225.00	564.29	789.29	225.00	564.29	3,200.00	2,410.71
Insurance								
5445 - General Liability Insurance Premiums	765.73	821.00	(55.27)	765.73	821.00	(55.27)	9,850.00	9,084.27
Total Insurance	765.73	821.00	(55.27)	765.73	821.00	(55.27)	9,850.00	9,084.27
Utilities								
6000 - Electric Service	8.35	0.00	8.35	8.35	0.00	8.35	3,200.00	3,191.65
6005 - Gas Service	0.00	0.00	0.00	0.00	0.00	0.00	3,100.00	3,100.00
6025 - Water Service	63.61	0.00	63.61	63.61	0.00	63.61	10,600.00	10,536.39
6035 - Trash and Recycling Service	0.00	0.00	0.00	0.00	0.00	0.00	480.00	480.00

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	54.17	0.00	54.17	54.17	0.00	54.17	420.00	365.83
Total Utilities	126.13	0.00	126.13	126.13	0.00	126.13	17,800.00	17,673.87
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
Total Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	747.00	747.00	0.00	5,976.00	5,229.00
6434 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6438 - Pool Management	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00	39,500.00	37,500.00
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
Total Contracted Services	2,747.00	747.00	2,000.00	2,747.00	747.00	2,000.00	46,476.00	43,729.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6530 - Common Areas Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00
Total Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	10,400.00	10,400.00
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
7020 - Legal Services	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
7040 - Management Fees	986.92	999.00	(12.08)	986.92	999.00	(12.08)	11,987.00	11,000.08

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7095 - Meeting Minutes	73.50	70.00	3.50	73.50	70.00	3.50	245.00	171.50
Total Professional Services	1,060.42	1,236.00	(175.58)	1,060.42	1,236.00	(175.58)	14,632.00	13,571.58
Other Expenses								
9105 - Reserve Contribution Expense	0.00	0.00	0.00	0.00	0.00	0.00	34,097.00	34,097.00
Total Other Expenses	0.00	0.00	0.00	0.00	0.00	0.00	34,097.00	34,097.00
Total Operating Expense	6,695.18	3,237.00	3,458.18	6,695.18	3,237.00	3,458.18	141,375.00	134,679.82
Total Operating Income / (Loss)	7,215.32	8,544.00	(1,328.68)	7,215.32	8,544.00	(1,328.68)	0.00	(7,215.32)

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

April 01, 2017 thru April 30, 2017

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	0.00	0.00	0.00	31,597.00	31,597.00
4910 - Interest Earned - Reserve Accounts	16.57	0.00	16.57	16.57	0.00	16.57	0.00	(16.57)
Total Investment Income	16.57	0.00	16.57	16.57	0.00	16.57	31,597.00	31,580.43
Total Reserves Income	16.57	0.00	16.57	16.57	0.00	16.57	31,597.00	31,580.43
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	0.00	0.00	2,060.00	2,060.00
9828 - Concrete Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
9924 - Pools & Spas Expenses	0.00	1,803.00	(1,803.00)	0.00	1,803.00	(1,803.00)	1,803.00	1,803.00
Total Reserve Expenses	0.00	1,803.00	(1,803.00)	0.00	1,803.00	(1,803.00)	18,863.00	18,863.00
Total Reserves Expense	0.00	1,803.00	(1,803.00)	0.00	1,803.00	(1,803.00)	18,863.00	18,863.00
Total Reserves Income / (Loss)	16.57	(1,803.00)	1,819.57	16.57	(1,803.00)	1,819.57	12,734.00	12,717.43
Total Association Net Income / (Loss)	7,231.89	6,741.00	490.89	7,231.89	6,741.00	490.89	12,734.00	5,502.11