



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of March 31, 2017

	<u>Balance</u> <u>Mar 31, 2017</u>	<u>Balance</u> <u>Feb 28, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	140,973.08	75,392.78	65,580.30
1650 - Due To/From Reserves	(32,910.96)	(30,167.50)	(2,743.46)
Total Operating Funds	108,062.12	45,225.28	62,836.84
Accounts Receivable			
1500 - Residential Assessments Receivable	1,645.10	1,645.10	0.00
1525 - Accounts Receivable Other	360.04	319.41	40.63
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	2,455.14	2,414.51	40.63
Prepaid Expenses			
1600 - Prepaid Insurance	8,988.86	861.63	8,127.23
1640 - Other Prepaid Expenses	2,000.00	0.00	2,000.00
Total Prepaid Expenses	10,988.86	861.63	10,127.23
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	127,307.68	54,302.98	73,004.70
<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</u> <u>Mar 31, 2017</u>	<u>Balance</u> <u>Feb 28, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	80,128.17	1,723.17	78,405.00
2595 - Deferred Revenue	0.00	11,781.25	(11,781.25)
Total Prepaid Assessments	80,128.17	13,504.42	66,623.75
Total Liabilities	80,167.07	13,543.32	66,623.75
<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)	12,657.68	6,276.73	6,380.95
Total Liabilities and Owner Equity	127,307.68	54,302.98	73,004.70

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

As of March 31, 2017

	<u>Balance Mar 31, 2017</u>	<u>Balance Feb 28, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	105,700.80	105,682.85	17.95
1651 - Due To/From Operating	32,910.96	30,167.50	2,743.46
Total Reserve Funds	<u>138,611.76</u>	<u>135,850.35</u>	<u>2,761.41</u>
Total Assets	<u>138,611.76</u>	<u>135,850.35</u>	<u>2,761.41</u>
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	120,925.16	120,925.16	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>17,686.60</u>	<u>14,925.19</u>	<u>2,761.41</u>
Total Liabilities and Owner Equity	<u>138,611.76</u>	<u>135,850.35</u>	<u>2,761.41</u>


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

March 01, 2017 thru March 31, 2017

	Current Period			Year to Date (12 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	141,375.00	141,375.00	0.00	141,375.00	0.00
Total Assessment Income	11,781.25	11,781.00	0.25	141,375.00	141,375.00	0.00	141,375.00	0.00
Collections Income								
4710 - Late Fees & Interest	40.63	0.00	40.63	488.56	0.00	488.56	0.00	(488.56)
Total Collections Income	40.63	0.00	40.63	488.56	0.00	488.56	0.00	(488.56)
Total Operating Income	11,821.88	11,781.00	40.88	141,863.56	141,375.00	488.56	141,375.00	(488.56)
Expense								
Administrative								
5010 - Bad Debt	0.00	6,000.00	(6,000.00)	0.00	6,000.00	(6,000.00)	6,000.00	6,000.00
5090 - Office Supplies	0.83	100.00	(99.17)	1,574.44	2,200.00	(625.56)	2,200.00	625.56
5115 - Web Site Maintenance	0.00	20.00	(20.00)	18.00	20.00	(2.00)	20.00	2.00
5195 - Other Administrative Services	79.05	17.00	62.05	329.05	200.00	129.05	200.00	(129.05)
Total Administrative	79.88	6,137.00	(6,057.12)	1,921.49	8,420.00	(6,498.51)	8,420.00	6,498.51
Communications								
5200 - Community Events	0.00	0.00	0.00	505.95	500.00	5.95	500.00	(5.95)
5210 - Printing/Copies	12.16	70.00	(57.84)	2,126.07	1,600.00	526.07	1,600.00	(526.07)
5215 - Postage	5.45	0.00	5.45	5.45	0.00	5.45	0.00	(5.45)
Total Communications	17.61	70.00	(52.39)	2,637.47	2,100.00	537.47	2,100.00	(537.47)
Insurance								
5445 - General Liability Insurance Premiums	761.63	790.00	(28.37)	9,085.77	9,475.00	(389.23)	9,475.00	389.23
Total Insurance	761.63	790.00	(28.37)	9,085.77	9,475.00	(389.23)	9,475.00	389.23
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	9,150.00	526.73	9,150.00	(526.73)

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Operating

March 01, 2017 thru March 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Trash and Recycling Service	0.00	0.00	0.00	438.00	350.00	88.00	350.00	(88.00)
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	16,675.00	(840.20)	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	500.00	(500.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
Total Landscaping	0.00	500.00	(500.00)	0.00	1,200.00	(1,200.00)	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	0.00	140.00	(140.00)	525.00	700.00	(175.00)	700.00	175.00
Total Contracted Services	0.00	140.00	(140.00)	43,500.00	43,776.00	(276.00)	43,776.00	276.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	739.43	0.00	739.43	2,861.38	1,000.00	1,861.38	1,000.00	(1,861.38)
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	65.00	500.00	(435.00)	500.00	435.00
6560 - Fence Repair & Maintenance	112.00	0.00	112.00	776.50	500.00	276.50	500.00	(276.50)
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	851.43	42.00	809.43	9,729.67	11,200.00	(1,470.33)	11,200.00	1,470.33
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	167.00	(167.00)	723.00	2,000.00	(1,277.00)	2,000.00	1,277.00

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	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7025 - Legal Services - Collections	0.00	0.00	0.00	(10.07)	0.00	(10.07)	0.00	10.07
7040 - Management Fees	986.92	987.04	(0.12)	11,879.79	11,843.04	36.75	11,843.04	(36.75)
7095 - Meeting Minutes	0.00	25.00	(25.00)	175.00	175.00	0.00	175.00	0.00
Total Professional Services	986.92	1,179.04	(192.12)	13,115.22	14,418.04	(1,302.82)	14,418.04	1,302.82
Other Expenses								
9105 - Reserve Contribution Expense	2,743.46	2,742.96	0.50	32,910.96	32,910.96	0.00	32,910.96	0.00
Total Other Expenses	2,743.46	2,742.96	0.50	32,910.96	32,910.96	0.00	32,910.96	0.00
Total Operating Expense	5,440.93	11,701.00	(6,260.07)	129,205.88	141,375.00	(12,169.12)	141,375.00	12,169.12
Total Operating Income / (Loss)	6,380.95	80.00	6,300.95	12,657.68	0.00	12,657.68	0.00	(12,657.68)

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

March 01, 2017 thru March 31, 2017

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	2,743.46	2,742.96	0.50	32,910.96	32,910.96	0.00	32,910.96	0.00
4910 - Interest Earned - Reserve Accounts	17.95	0.00	17.95	159.08	0.00	159.08	0.00	(159.08)
Total Investment Income	2,761.41	2,742.96	18.45	33,070.04	32,910.96	159.08	32,910.96	(159.08)
Total Reserves Income	2,761.41	2,742.96	18.45	33,070.04	32,910.96	159.08	32,910.96	(159.08)
<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)	2,761.41	2,742.96	18.45	17,686.60	13,210.96	4,475.64	13,210.96	(4,475.64)
Total Association Net Income / (Loss)	9,142.36	2,822.96	6,319.40	30,344.28	13,210.96	17,133.32	13,210.96	(17,133.32)