


Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance Jun 30, 2017</u>	<u>Balance May 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	136,487.37	136,677.53	(190.16)
Total Operating Funds	136,487.37	136,677.53	(190.16)
Accounts Receivable			
1500 - Residential Assessments Receivable	6,563.19	8,866.17	(2,302.98)
1525 - Accounts Receivable Other	2,278.30	2,689.80	(411.50)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	9,291.49	12,005.97	(2,714.48)
Prepaid Expenses			
1600 - Prepaid Insurance	6,691.67	7,457.40	(765.73)
Total Prepaid Expenses	6,691.67	7,457.40	(765.73)
Other Property & Equipment			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(58,123.81)	(53,106.13)	(5,017.68)
Total Other Property & Equipment	783.88	5,801.56	(5,017.68)
Total Assets	153,254.41	161,942.46	(8,688.05)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	58.90	58.90	0.00
Total Accounts Payable	78.90	78.90	0.00

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	<u>Balance Jun 30, 2017</u>	<u>Balance May 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	52.58	0.00	52.58
Total Accrued Expenses	52.58	0.00	52.58
Prepaid Assessments			
2550 - Prepaid Assessments	1,020.00	375.00	645.00
2595 - Deferred Revenue	106,031.25	117,812.50	(11,781.25)
Total Prepaid Assessments	107,051.25	118,187.50	(11,136.25)
Total Liabilities	107,182.73	118,266.40	(11,083.67)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	42,122.93	47,140.61	(5,017.68)
Total Owners Equity	42,122.93	47,140.61	(5,017.68)
Total Owners' Equity	42,122.93	47,140.61	(5,017.68)
Operating Income / (Loss)	3,948.75	(3,464.55)	7,413.30
Total Liabilities and Owner Equity	153,254.41	161,942.46	(8,688.05)

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

As of June 30, 2017

	<u>Balance Jun 30, 2017</u>	<u>Balance May 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	135,694.68	138,517.21	(2,822.53)
Total Reserve Funds	<u>135,694.68</u>	<u>138,517.21</u>	<u>(2,822.53)</u>
Total Assets	<u>135,694.68</u>	<u>138,517.21</u>	<u>(2,822.53)</u>
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	138,611.76	138,611.76	0.00
Total Owners Equity	<u>138,611.76</u>	<u>138,611.76</u>	<u>0.00</u>
Total Owners' Equity	<u>138,611.76</u>	<u>138,611.76</u>	<u>0.00</u>
Reserves Income / (Loss)	<u>(2,917.08)</u>	<u>(94.55)</u>	<u>(2,822.53)</u>
Total Liabilities and Owner Equity	<u>135,694.68</u>	<u>138,517.21</u>	<u>(2,822.53)</u>

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

June 01, 2017 thru June 30, 2017

	Current Period			Year to Date (3 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	35,343.75	35,344.00	(0.25)	141,375.00	106,031.25
Total Assessment Income	11,781.25	11,781.00	0.25	35,343.75	35,344.00	(0.25)	141,375.00	106,031.25
Collections Income								
4710 - Late Fees & Interest	540.56	0.00	540.56	3,458.27	0.00	3,458.27	0.00	(3,458.27)
Total Collections Income	540.56	0.00	540.56	3,458.27	0.00	3,458.27	0.00	(3,458.27)
Total Operating Income	12,321.81	11,781.00	540.81	38,802.02	35,344.00	3,458.02	141,375.00	102,572.98
<u>Expense</u>								
Administrative								
5090 - Office Supplies	140.38	183.00	(42.62)	1,306.83	550.00	756.83	2,200.00	893.17
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	25.00	(25.00)	170.60	75.00	95.60	300.00	129.40
Total Administrative	140.38	208.00	(67.62)	1,495.43	625.00	870.43	2,520.00	1,024.57
Communications								
5200 - Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
5210 - Printing/Copies	97.99	225.00	(127.01)	892.99	675.00	217.99	2,700.00	1,807.01
Total Communications	97.99	225.00	(127.01)	892.99	675.00	217.99	3,200.00	2,307.01
Insurance								
5445 - General Liability Insurance Premiums	765.73	821.00	(55.27)	2,297.19	2,463.00	(165.81)	9,850.00	7,552.81
Total Insurance	765.73	821.00	(55.27)	2,297.19	2,463.00	(165.81)	9,850.00	7,552.81
Utilities								
6000 - Electric Service	266.21	650.00	(383.79)	312.74	1,175.00	(862.26)	3,200.00	2,887.26
6005 - Gas Service	853.31	600.00	253.31	985.07	1,000.00	(14.93)	3,100.00	2,114.93
6025 - Water Service	747.15	1,700.00	(952.85)	1,253.89	2,500.00	(1,246.11)	10,600.00	9,346.11
6035 - Trash and Recycling Service	135.00	96.00	39.00	135.00	192.00	(57.00)	480.00	345.00

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	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	52.58	84.00	(31.42)	159.33	168.00	(8.67)	420.00	260.67
Total Utilities	2,054.25	3,130.00	(1,075.75)	2,846.03	5,035.00	(2,188.97)	17,800.00	14,953.97
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	100.00	(100.00)	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	50.00	(50.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	240.00	(240.00)	72.18	480.00	(407.82)	1,200.00	1,127.82
Total Irrigation	0.00	240.00	(240.00)	72.18	480.00	(407.82)	1,200.00	1,127.82
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	2,241.00	2,241.00	0.00	5,976.00	3,735.00
6434 - Pest Control	0.00	67.00	(67.00)	0.00	67.00	(67.00)	200.00	200.00
6438 - Pool Management	0.00	6,584.00	(6,584.00)	20,250.00	13,167.00	7,083.00	39,500.00	19,250.00
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
Total Contracted Services	747.00	7,398.00	(6,651.00)	22,491.00	15,475.00	7,016.00	46,476.00	23,985.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	79.49	200.00	(120.51)	354.55	400.00	(45.45)	1,000.00	645.45
6530 - Common Areas Repair & Maintenance	0.00	84.00	(84.00)	0.00	167.00	(167.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	1,000.00	200.00	800.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	0.00	1,166.00	(1,166.00)	535.67	2,333.00	(1,797.33)	7,000.00	6,464.33
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	79.49	1,550.00	(1,470.51)	1,890.22	3,100.00	(1,209.78)	10,400.00	8,509.78
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	500.00	(500.00)	2,000.00	2,000.00
7025 - Legal Services - Collections	0.00	0.00	0.00	(202.78)	0.00	(202.78)	0.00	202.78

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	999.00	(12.08)	2,960.76	2,997.00	(36.24)	11,987.00	9,026.24
7095 - Meeting Minutes	36.75	0.00	36.75	110.25	105.00	5.25	245.00	134.75
Total Professional Services	1,023.67	1,166.00	(142.33)	2,868.23	3,602.00	(733.77)	14,632.00	11,763.77
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	4,908.51	14,788.00	(9,879.49)	34,853.27	31,555.00	3,298.27	141,375.00	106,521.73
Total Operating Income / (Loss)	7,413.30	(3,007.00)	10,420.30	3,948.75	3,789.00	159.75	0.00	(3,948.75)

Income Statement Report
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Reserves

June 01, 2017 thru June 30, 2017

	Current Period			Year to Date (3 months)			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	22.47	0.00	22.47	64.08	0.00	64.08	0.00	(64.08)
Total Investment Income	22.47	0.00	22.47	64.08	0.00	64.08	31,597.00	31,532.92
Total Reserves Income	22.47	0.00	22.47	64.08	0.00	64.08	31,597.00	31,532.92
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	2,845.00	2,060.00	785.00	2,981.16	2,060.00	921.16	2,060.00	(921.16)
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	0.00	0.00	0.00	1,803.00	(1,803.00)	1,803.00	1,803.00
Total Reserve Expenses	2,845.00	2,060.00	785.00	2,981.16	3,863.00	(881.84)	18,863.00	15,881.84
Total Reserves Expense	2,845.00	2,060.00	785.00	2,981.16	3,863.00	(881.84)	18,863.00	15,881.84
Total Reserves Income / (Loss)	(2,822.53)	(2,060.00)	(762.53)	(2,917.08)	(3,863.00)	945.92	12,734.00	15,651.08
Total Association Net Income / (Loss)	4,590.77	(5,067.00)	9,657.77	1,031.67	(74.00)	1,105.67	12,734.00	11,702.33