



Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	128,220.43	135,337.94	(7,117.51)
Total Operating Funds	128,220.43	135,337.94	(7,117.51)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,011.53	3,680.45	(1,668.92)
1525 - Accounts Receivable Other	914.99	1,398.81	(483.82)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	3,376.52	5,529.26	(2,152.74)
Prepaid Expenses			
1600 - Prepaid Insurance	5,936.21	5,925.94	10.27
Total Prepaid Expenses	5,936.21	5,925.94	10.27
Other Property & Equipment			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(58,123.81)	(58,123.81)	0.00
Total Other Property & Equipment	783.88	783.88	0.00
Total Assets	138,317.04	147,577.02	(9,259.98)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	248.90	58.90	190.00
2050 - Resident Refunds	750.00	0.00	750.00
Total Accounts Payable	1,018.90	78.90	940.00

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	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	9,147.00	544.85	8,602.15
Total Accrued Expenses	9,147.00	544.85	8,602.15
Prepaid Assessments			
2550 - Prepaid Assessments	518.78	1,035.63	(516.85)
2595 - Deferred Revenue	82,468.75	94,250.00	(11,781.25)
Total Prepaid Assessments	82,987.53	95,285.63	(12,298.10)
Total Liabilities	93,153.43	95,909.38	(2,755.95)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	42,122.93	42,122.93	0.00
Total Owners Equity	42,122.93	42,122.93	0.00
Total Owners' Equity	42,122.93	42,122.93	0.00
Operating Income / (Loss)	3,040.68	9,544.71	(6,504.03)
Total Liabilities and Owner Equity	138,317.04	147,577.02	(9,259.98)

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

As of August 31, 2017

	<u>Balance Aug 31, 2017</u>	<u>Balance Jul 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	135,744.09	135,717.71	26.38
Total Reserve Funds	<u>135,744.09</u>	<u>135,717.71</u>	<u>26.38</u>
Total Assets	<u>135,744.09</u>	<u>135,717.71</u>	<u>26.38</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>(2,867.67)</u>	<u>(2,894.05)</u>	<u>26.38</u>
Total Liabilities and Owner Equity	<u>135,744.09</u>	<u>135,717.71</u>	<u>26.38</u>

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

August 01, 2017 thru August 31, 2017


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Community Manager

	Current Period			Year to Date (5 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	58,906.25	58,906.00	0.25	141,375.00	82,468.75
Total Assessment Income	11,781.25	11,781.00	0.25	58,906.25	58,906.00	0.25	141,375.00	82,468.75
Collections Income								
4710 - Late Fees & Interest	(820.84)	0.00	(820.84)	2,881.21	0.00	2,881.21	0.00	(2,881.21)
Total Collections Income	(820.84)	0.00	(820.84)	2,881.21	0.00	2,881.21	0.00	(2,881.21)
Total Operating Income	10,960.41	11,781.00	(820.59)	61,787.46	58,906.00	2,881.46	141,375.00	79,587.54
<u>Expense</u>								
Administrative								
5090 - Office Supplies	148.92	184.00	(35.08)	1,743.65	917.00	826.65	2,200.00	456.35
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	125.00	45.60	300.00	129.40
Total Administrative	148.92	209.00	(60.08)	1,932.25	1,042.00	890.25	2,520.00	587.75
Communications								
5200 - Community Events	535.95	0.00	535.95	535.95	500.00	35.95	500.00	(35.95)
5210 - Printing/Copies	0.00	225.00	(225.00)	1,180.84	1,125.00	55.84	2,700.00	1,519.16
Total Communications	535.95	225.00	310.95	1,716.79	1,625.00	91.79	3,200.00	1,483.21
Insurance								
5445 - General Liability Insurance Premiums	740.73	821.00	(80.27)	3,803.65	4,104.00	(300.35)	9,850.00	6,046.35
Total Insurance	740.73	821.00	(80.27)	3,803.65	4,104.00	(300.35)	9,850.00	6,046.35
Utilities								
6000 - Electric Service	630.04	650.00	(19.96)	1,543.23	2,475.00	(931.77)	3,200.00	1,656.77
6005 - Gas Service	515.58	600.00	(84.42)	1,992.92	2,200.00	(207.08)	3,100.00	1,107.08
6025 - Water Service	1,443.98	2,000.00	(556.02)	4,201.40	6,400.00	(2,198.60)	10,600.00	6,398.60
6035 - Trash and Recycling Service	135.00	96.00	39.00	270.00	384.00	(114.00)	480.00	210.00

Income Statement Report

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Operating

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	53.44	84.00	(30.56)	265.35	336.00	(70.65)	420.00	154.65
Total Utilities	2,778.04	3,430.00	(651.96)	8,272.90	11,795.00	(3,522.10)	17,800.00	9,527.10
Landscaping								
6110 - Landscape Repair & Maintenance	114.00	50.00	64.00	114.00	200.00	(86.00)	200.00	86.00
6160 - Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Landscaping	114.00	50.00	64.00	114.00	200.00	(86.00)	1,200.00	1,086.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	240.00	(240.00)	482.02	960.00	(477.98)	1,200.00	717.98
Total Irrigation	0.00	240.00	(240.00)	482.02	960.00	(477.98)	1,200.00	717.98
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	3,735.00	3,735.00	0.00	5,976.00	2,241.00
6434 - Pest Control	0.00	67.00	(67.00)	0.00	200.00	(200.00)	200.00	200.00
6438 - Pool Management	9,147.00	6,583.00	2,564.00	29,397.00	26,333.00	3,064.00	39,500.00	10,103.00
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
Total Contracted Services	9,894.00	7,397.00	2,497.00	33,132.00	30,268.00	2,864.00	46,476.00	13,344.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	1,990.94	200.00	1,790.94	2,345.49	800.00	1,545.49	1,000.00	(1,345.49)
6530 - Common Areas Repair & Maintenance	274.94	83.00	191.94	274.94	333.00	(58.06)	500.00	225.06
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	1,000.00	400.00	600.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	0.00	1,167.00	(1,167.00)	535.67	4,667.00	(4,131.33)	7,000.00	6,464.33
6765 - Tennis Court Repair & Maintenance	0.00	1,400.00	(1,400.00)	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
Total Repair & Maintenance	2,265.88	2,950.00	(684.12)	4,156.10	7,600.00	(3,443.90)	10,400.00	6,243.90
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	295.00	400.00	(105.00)	400.00	105.00
7020 - Legal Services	0.00	166.00	(166.00)	0.00	833.00	(833.00)	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)	4,934.60	4,995.00	(60.40)	11,987.00	7,052.40
7095 - Meeting Minutes	0.00	0.00	0.00	110.25	140.00	(29.75)	245.00	134.75
Total Professional Services	986.92	1,165.00	(178.08)	5,137.07	6,368.00	(1,230.93)	14,632.00	9,494.93
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	17,464.44	16,487.00	977.44	58,746.78	63,962.00	(5,215.22)	141,375.00	82,628.22
Total Operating Income / (Loss)	(6,504.03)	(4,706.00)	(1,798.03)	3,040.68	(5,056.00)	8,096.68	0.00	(3,040.68)

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

August 01, 2017 thru August 31, 2017

	Current Period			Year to Date (5 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	26.38	0.00	26.38	113.49	0.00	113.49	0.00	(113.49)
Total Investment Income	26.38	0.00	26.38	113.49	0.00	113.49	31,597.00	31,483.51
Total Reserves Income	26.38	0.00	26.38	113.49	0.00	113.49	31,597.00	31,483.51
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	2,981.16	2,060.00	921.16	2,060.00	(921.16)
9828 - Concrete Expenses	0.00	0.00	0.00	0.00	15,000.00	(15,000.00)	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	0.00	0.00	0.00	2,981.16	18,863.00	(15,881.84)	18,863.00	15,881.84
Total Reserves Expense	0.00	0.00	0.00	2,981.16	18,863.00	(15,881.84)	18,863.00	15,881.84
Total Reserves Income / (Loss)	26.38	0.00	26.38	(2,867.67)	(18,863.00)	15,995.33	12,734.00	15,601.67
Total Association Net Income / (Loss)	(6,477.65)	(4,706.00)	(1,771.65)	173.01	(23,919.00)	24,092.01	12,734.00	12,560.99