



Jillian Weaver, CMCA®
Community Manager

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

As of September 30, 2017

	<u>Balance Sep 30, 2017</u>	<u>Balance Aug 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	98,713.18	128,220.43	(29,507.25)
1650 - Due To/From Reserves	(17,049.00)	0.00	(17,049.00)
Total Operating Funds	81,664.18	128,220.43	(46,556.25)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,011.53	2,011.53	0.00
1525 - Accounts Receivable Other	1,101.25	914.99	186.26
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	3,562.78	3,376.52	186.26
Prepaid Expenses			
1600 - Prepaid Insurance	5,195.48	5,936.21	(740.73)
Total Prepaid Expenses	5,195.48	5,936.21	(740.73)
Other Property & Equipment			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(58,123.81)	(58,123.81)	0.00
Total Other Property & Equipment	783.88	783.88	0.00
Total Assets	91,206.32	138,317.04	(47,110.72)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	143.90	248.90	(105.00)

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	<u>Balance Sep 30, 2017</u>	<u>Balance Aug 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	0.00	750.00	(750.00)
Total Accounts Payable	163.90	1,018.90	(855.00)
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	9,147.00	(9,147.00)
Total Accrued Expenses	0.00	9,147.00	(9,147.00)
Prepaid Assessments			
2550 - Prepaid Assessments	548.78	518.78	30.00
2595 - Deferred Revenue	70,687.50	82,468.75	(11,781.25)
Total Prepaid Assessments	71,236.28	82,987.53	(11,751.25)
Total Liabilities	71,400.18	93,153.43	(21,753.25)
<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)	(22,316.79)	3,040.68	(25,357.47)
Total Liabilities and Owner Equity	91,206.32	138,317.04	(47,110.72)

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

As of September 30, 2017

	<u>Balance Sep 30, 2017</u>	<u>Balance Aug 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	113,802.84	135,744.09	(21,941.25)
1651 - Due To/From Operating	17,049.00	0.00	17,049.00
Total Reserve Funds	<u>130,851.84</u>	<u>135,744.09</u>	<u>(4,892.25)</u>
Total Assets	<u>130,851.84</u>	<u>135,744.09</u>	<u>(4,892.25)</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>(7,759.92)</u>	<u>(2,867.67)</u>	<u>(4,892.25)</u>
Total Liabilities and Owner Equity	<u>130,851.84</u>	<u>135,744.09</u>	<u>(4,892.25)</u>



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

September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	11,781.25	11,782.00	(0.75)	70,687.50	70,688.00	(0.50)	141,375.00	70,687.50
Total Assessment Income	11,781.25	11,782.00	(0.75)	70,687.50	70,688.00	(0.50)	141,375.00	70,687.50
Collections Income								
4710 - Late Fees & Interest	81.26	0.00	81.26	2,962.47	0.00	2,962.47	0.00	(2,962.47)
Total Collections Income	81.26	0.00	81.26	2,962.47	0.00	2,962.47	0.00	(2,962.47)
Total Operating Income	11,862.51	11,782.00	80.51	73,649.97	70,688.00	2,961.97	141,375.00	67,725.03
<u>Expense</u>								
Administrative								
5090 - Office Supplies	95.73	183.00	(87.27)	1,839.38	1,100.00	739.38	2,200.00	360.62
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	150.00	20.60	300.00	129.40
Total Administrative	95.73	208.00	(112.27)	2,027.98	1,250.00	777.98	2,520.00	492.02
Communications								
5200 - Community Events	0.00	0.00	0.00	535.95	500.00	35.95	500.00	(35.95)
5210 - Printing/Copies	43.32	225.00	(181.68)	1,224.16	1,350.00	(125.84)	2,700.00	1,475.84
Total Communications	43.32	225.00	(181.68)	1,760.11	1,850.00	(89.89)	3,200.00	1,439.89
Insurance								
5445 - General Liability Insurance Premiums	740.73	821.00	(80.27)	4,544.38	4,925.00	(380.62)	9,850.00	5,305.62
Total Insurance	740.73	821.00	(80.27)	4,544.38	4,925.00	(380.62)	9,850.00	5,305.62
Utilities								
6000 - Electric Service	595.51	550.00	45.51	2,138.74	3,025.00	(886.26)	3,200.00	1,061.26
6005 - Gas Service	376.47	600.00	(223.53)	2,369.39	2,800.00	(430.61)	3,100.00	730.61
6025 - Water Service	1,304.80	1,800.00	(495.20)	5,506.20	8,200.00	(2,693.80)	10,600.00	5,093.80
6035 - Trash and Recycling Service	0.00	96.00	(96.00)	270.00	480.00	(210.00)	480.00	210.00

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	52.73	84.00	(31.27)	318.08	420.00	(101.92)	420.00	101.92
Total Utilities	2,329.51	3,130.00	(800.49)	10,602.41	14,925.00	(4,322.59)	17,800.00	7,197.59
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	114.00	200.00	(86.00)	200.00	86.00
6160 - Tree Maintenance	0.00	500.00	(500.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Landscaping	0.00	500.00	(500.00)	114.00	700.00	(586.00)	1,200.00	1,086.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	240.00	(240.00)	482.02	1,200.00	(717.98)	1,200.00	717.98
Total Irrigation	0.00	240.00	(240.00)	482.02	1,200.00	(717.98)	1,200.00	717.98
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	4,482.00	4,482.00	0.00	5,976.00	1,494.00
6434 - Pest Control	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6438 - Pool Management	10,125.00	6,584.00	3,541.00	39,522.00	32,917.00	6,605.00	39,500.00	(22.00)
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
Total Contracted Services	10,872.00	7,331.00	3,541.00	44,004.00	37,599.00	6,405.00	46,476.00	2,472.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	220.00	200.00	20.00	2,565.49	1,000.00	1,565.49	1,000.00	(1,565.49)
6530 - Common Areas Repair & Maintenance	150.00	84.00	66.00	424.94	417.00	7.94	500.00	75.06
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	1,000.00	500.00	500.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	4,506.02	1,166.00	3,340.02	5,041.69	5,833.00	(791.31)	7,000.00	1,958.31
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	4,876.02	1,550.00	3,326.02	9,032.12	9,150.00	(117.88)	10,400.00	1,367.88
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	167.00	(167.00)	0.00	1,000.00	(1,000.00)	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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	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	999.00	(12.08)	5,921.52	5,994.00	(72.48)	11,987.00	6,065.48
7095 - Meeting Minutes	226.75	35.00	191.75	337.00	175.00	162.00	245.00	(92.00)
Total Professional Services	1,213.67	1,201.00	12.67	6,350.74	7,569.00	(1,218.26)	14,632.00	8,281.26
Other Expenses								
9105 - Reserve Contribution Expense	17,049.00	17,049.00	0.00	17,049.00	17,049.00	0.00	34,097.00	17,048.00
Total Other Expenses	17,049.00	17,049.00	0.00	17,049.00	17,049.00	0.00	34,097.00	17,048.00
Total Operating Expense	37,219.98	32,255.00	4,964.98	95,966.76	96,217.00	(250.24)	141,375.00	45,408.24
Total Operating Income / (Loss)	(25,357.47)	(20,473.00)	(4,884.47)	(22,316.79)	(25,529.00)	3,212.21	0.00	22,316.79

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

September 01, 2017 thru September 30, 2017

	Current Period			Year to Date (6 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	17,049.00	15,799.00	1,250.00	17,049.00	15,799.00	1,250.00	31,597.00	14,548.00
4910 - Interest Earned - Reserve Accounts	53.75	0.00	53.75	167.24	0.00	167.24	0.00	(167.24)
Total Investment Income	17,102.75	15,799.00	1,303.75	17,216.24	15,799.00	1,417.24	31,597.00	14,380.76
Total Reserves Income	17,102.75	15,799.00	1,303.75	17,216.24	15,799.00	1,417.24	31,597.00	14,380.76
<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
9852 - Fences, Gates & Walls Expenses	5,795.00	0.00	5,795.00	5,795.00	0.00	5,795.00	0.00	(5,795.00)
9924 - Pools & Spas Expenses	16,200.00	0.00	16,200.00	16,200.00	1,803.00	14,397.00	1,803.00	(14,397.00)
Total Reserve Expenses	21,995.00	0.00	21,995.00	24,976.16	18,863.00	6,113.16	18,863.00	(6,113.16)
Total Reserves Expense	21,995.00	0.00	21,995.00	24,976.16	18,863.00	6,113.16	18,863.00	(6,113.16)
Total Reserves Income / (Loss)	(4,892.25)	15,799.00	(20,691.25)	(7,759.92)	(3,064.00)	(4,695.92)	12,734.00	20,493.92
Total Association Net Income / (Loss)	(30,249.72)	(4,674.00)	(25,575.72)	(30,076.71)	(28,593.00)	(1,483.71)	12,734.00	42,810.71