



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report

Nelson Farm Homeowner's Assn. Inc.

Operating

As of October 31, 2017

	<u>Balance Oct 31, 2017</u>	<u>Balance Sep 30, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	96,175.16	98,713.18	(2,538.02)
1650 - Due To/From Reserves	(15,799.00)	(15,799.00)	0.00
Total Operating Funds	80,376.16	82,914.18	(2,538.02)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,104.41	2,011.53	(907.12)
1525 - Accounts Receivable Other	662.56	1,101.25	(438.69)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	2,216.97	3,562.78	(1,345.81)
Prepaid Expenses			
1600 - Prepaid Insurance	4,454.75	5,195.48	(740.73)
Total Prepaid Expenses	4,454.75	5,195.48	(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	87,831.76	92,456.32	(4,624.56)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	73.90	143.90	(70.00)
Total Accounts Payable	93.90	163.90	(70.00)

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	<u>Balance Oct 31, 2017</u>	<u>Balance Sep 30, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	46.03	0.00	46.03
Total Accrued Expenses	46.03	0.00	46.03
Prepaid Assessments			
2550 - Prepaid Assessments	578.78	548.78	30.00
2595 - Deferred Revenue	58,906.25	70,687.50	(11,781.25)
Total Prepaid Assessments	59,485.03	71,236.28	(11,751.25)
Total Liabilities	59,624.96	71,400.18	(11,775.22)
<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)	(13,916.13)	(21,066.79)	7,150.66
Total Liabilities and Owner Equity	87,831.76	92,456.32	(4,624.56)

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

As of October 31, 2017

	<u>Balance Oct 31, 2017</u>	<u>Balance Sep 30, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	113,853.36	113,802.84	50.52
1651 - Due To/From Operating	15,799.00	15,799.00	0.00
Total Reserve Funds	<u>129,652.36</u>	<u>129,601.84</u>	<u>50.52</u>
Total Assets	<u>129,652.36</u>	<u>129,601.84</u>	<u>50.52</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>(8,959.40)</u>	<u>(9,009.92)</u>	<u>50.52</u>
Total Liabilities and Owner Equity	<u>129,652.36</u>	<u>129,601.84</u>	<u>50.52</u>



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

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (7 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	82,468.75	82,469.00	(0.25)	141,375.00	58,906.25
Total Assessment Income	11,781.25	11,781.00	0.25	82,468.75	82,469.00	(0.25)	141,375.00	58,906.25
Collections Income								
4710 - Late Fees & Interest	(243.78)	0.00	(243.78)	2,718.69	0.00	2,718.69	0.00	(2,718.69)
Total Collections Income	(243.78)	0.00	(243.78)	2,718.69	0.00	2,718.69	0.00	(2,718.69)
Total Operating Income	11,537.47	11,781.00	(243.53)	85,187.44	82,469.00	2,718.44	141,375.00	56,187.56
<u>Expense</u>								
Administrative								
5010 - Bad Debt	53.43	0.00	53.43	53.43	0.00	53.43	0.00	(53.43)
5090 - Office Supplies	70.86	183.00	(112.14)	1,910.24	1,283.00	627.24	2,200.00	289.76
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	175.00	(4.40)	300.00	129.40
Total Administrative	124.29	208.00	(83.71)	2,152.27	1,458.00	694.27	2,520.00	367.73
Communications								
5200 - Community Events	0.00	0.00	0.00	535.95	500.00	35.95	500.00	(35.95)
5210 - Printing/Copies	91.92	225.00	(133.08)	1,316.08	1,575.00	(258.92)	2,700.00	1,383.92
Total Communications	91.92	225.00	(133.08)	1,852.03	2,075.00	(222.97)	3,200.00	1,347.97
Insurance								
5445 - General Liability Insurance Premiums	740.73	821.00	(80.27)	5,285.11	5,746.00	(460.89)	9,850.00	4,564.89
Total Insurance	740.73	821.00	(80.27)	5,285.11	5,746.00	(460.89)	9,850.00	4,564.89
Utilities								
6000 - Electric Service	141.13	175.00	(33.87)	2,279.87	3,200.00	(920.13)	3,200.00	920.13
6005 - Gas Service	46.03	300.00	(253.97)	2,415.42	3,100.00	(684.58)	3,100.00	684.58
6025 - Water Service	1,149.16	1,600.00	(450.84)	6,655.36	9,800.00	(3,144.64)	10,600.00	3,944.64
6035 - Trash and Recycling Service	0.00	0.00	0.00	270.00	480.00	(210.00)	480.00	210.00

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6050 - Telephone Service	52.88	0.00	52.88	370.96	420.00	(49.04)	420.00	49.04
Total Utilities	1,389.20	2,075.00	(685.80)	11,991.61	17,000.00	(5,008.39)	17,800.00	5,808.39
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	0.00	0.00	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Landscaping	0.00	0.00	0.00	114.00	700.00	(586.00)	1,200.00	1,086.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	482.02	1,200.00	(717.98)	1,200.00	717.98
Total Irrigation	0.00	0.00	0.00	482.02	1,200.00	(717.98)	1,200.00	717.98
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	5,229.00	5,229.00	0.00	5,976.00	747.00
6434 - Pest Control	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6438 - Pool Management	0.00	6,583.00	(6,583.00)	39,522.00	39,500.00	22.00	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	747.00	7,330.00	(6,583.00)	44,751.00	44,929.00	(178.00)	46,476.00	1,725.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	2,565.49	1,000.00	1,565.49	1,000.00	(1,565.49)
6530 - Common Areas Repair & Maintenance	270.00	83.00	187.00	694.94	500.00	194.94	500.00	(194.94)
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	1,000.00	500.00	500.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	0.00	1,167.00	(1,167.00)	5,041.69	7,000.00	(1,958.31)	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	270.00	1,250.00	(980.00)	9,302.12	10,400.00	(1,097.88)	10,400.00	1,097.88
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	1,167.00	(1,167.00)	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 (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	998.00	(11.08)	6,908.44	6,992.00	(83.56)	11,987.00	5,078.56
7095 - Meeting Minutes	36.75	0.00	36.75	373.75	175.00	198.75	245.00	(128.75)
Total Professional Services	1,023.67	1,165.00	(141.33)	7,374.41	8,734.00	(1,359.59)	14,632.00	7,257.59
Other Expenses								
9105 - Reserve Contribution Expense	0.00	0.00	0.00	15,799.00	17,049.00	(1,250.00)	34,097.00	18,298.00
Total Other Expenses	0.00	0.00	0.00	15,799.00	17,049.00	(1,250.00)	34,097.00	18,298.00
Total Operating Expense	4,386.81	13,074.00	(8,687.19)	99,103.57	109,291.00	(10,187.43)	141,375.00	42,271.43
Total Operating Income / (Loss)	7,150.66	(1,293.00)	8,443.66	(13,916.13)	(26,822.00)	12,905.87	0.00	13,916.13

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

October 01, 2017 thru October 31, 2017

	Current Period			Year to Date (7 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	15,799.00	15,799.00	0.00	31,597.00	15,798.00
4910 - Interest Earned - Reserve Accounts	50.52	0.00	50.52	217.76	0.00	217.76	0.00	(217.76)
Total Investment Income	50.52	0.00	50.52	16,016.76	15,799.00	217.76	31,597.00	15,580.24
Total Reserves Income	50.52	0.00	50.52	16,016.76	15,799.00	217.76	31,597.00	15,580.24
<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	0.00	0.00	0.00	5,795.00	0.00	5,795.00	0.00	(5,795.00)
9924 - Pools & Spas Expenses	0.00	0.00	0.00	16,200.00	1,803.00	14,397.00	1,803.00	(14,397.00)
Total Reserve Expenses	0.00	0.00	0.00	24,976.16	18,863.00	6,113.16	18,863.00	(6,113.16)
Total Reserves Expense	0.00	0.00	0.00	24,976.16	18,863.00	6,113.16	18,863.00	(6,113.16)
Total Reserves Income / (Loss)	50.52	0.00	50.52	(8,959.40)	(3,064.00)	(5,895.40)	12,734.00	21,693.40
Total Association Net Income / (Loss)	7,201.18	(1,293.00)	8,494.18	(22,875.53)	(29,886.00)	7,010.47	12,734.00	35,609.53