



Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	93,710.13	96,175.16	(2,465.03)
1650 - Due To/From Reserves	(15,799.00)	(15,799.00)	0.00
Total Operating Funds	77,911.13	80,376.16	(2,465.03)
Accounts Receivable			
1500 - Residential Assessments Receivable	906.89	1,104.41	(197.52)
1525 - Accounts Receivable Other	313.78	662.56	(348.78)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	1,670.67	2,216.97	(546.30)
Prepaid Expenses			
1600 - Prepaid Insurance	3,714.02	4,454.75	(740.73)
Total Prepaid Expenses	3,714.02	4,454.75	(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	84,079.70	87,831.76	(3,752.06)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	18.90	73.90	(55.00)
Total Accounts Payable	38.90	93.90	(55.00)

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	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	46.03	(46.03)
Total Accrued Expenses	0.00	46.03	(46.03)
Prepaid Assessments			
2550 - Prepaid Assessments	608.78	578.78	30.00
2595 - Deferred Revenue	47,125.00	58,906.25	(11,781.25)
Total Prepaid Assessments	47,733.78	59,485.03	(11,751.25)
Total Liabilities	47,772.68	59,624.96	(11,852.28)
<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)	(5,815.91)	(13,916.13)	8,100.22
Total Liabilities and Owner Equity	84,079.70	87,831.76	(3,752.06)

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

Reserves

As of November 30, 2017

	<u>Balance Nov 30, 2017</u>	<u>Balance Oct 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	104,999.28	113,853.36	(8,854.08)
1651 - Due To/From Operating	15,799.00	15,799.00	0.00
Total Reserve Funds	<u>120,798.28</u>	<u>129,652.36</u>	<u>(8,854.08)</u>
Total Assets	<u>120,798.28</u>	<u>129,652.36</u>	<u>(8,854.08)</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>(17,813.48)</u>	<u>(8,959.40)</u>	<u>(8,854.08)</u>
Total Liabilities and Owner Equity	<u>120,798.28</u>	<u>129,652.36</u>	<u>(8,854.08)</u>



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Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (8 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	94,250.00	94,250.00	0.00	141,375.00	47,125.00
Total Assessment Income	11,781.25	11,781.00	0.25	94,250.00	94,250.00	0.00	141,375.00	47,125.00
Collections Income								
4710 - Late Fees & Interest	0.00	0.00	0.00	2,718.69	0.00	2,718.69	0.00	(2,718.69)
Total Collections Income	0.00	0.00	0.00	2,718.69	0.00	2,718.69	0.00	(2,718.69)
Total Operating Income	11,781.25	11,781.00	0.25	96,968.69	94,250.00	2,718.69	141,375.00	44,406.31
Expense								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	53.43	0.00	53.43	0.00	(53.43)
5090 - Office Supplies	295.88	184.00	111.88	2,206.12	1,467.00	739.12	2,200.00	(6.12)
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	200.00	(29.40)	300.00	129.40
Total Administrative	295.88	209.00	86.88	2,448.15	1,667.00	781.15	2,520.00	71.85
Communications								
5200 - Community Events	0.00	0.00	0.00	535.95	500.00	35.95	500.00	(35.95)
5210 - Printing/Copies	101.89	225.00	(123.11)	1,417.97	1,800.00	(382.03)	2,700.00	1,282.03
Total Communications	101.89	225.00	(123.11)	1,953.92	2,300.00	(346.08)	3,200.00	1,246.08
Insurance								
5445 - General Liability Insurance Premiums	740.73	821.00	(80.27)	6,025.84	6,567.00	(541.16)	9,850.00	3,824.16
Total Insurance	740.73	821.00	(80.27)	6,025.84	6,567.00	(541.16)	9,850.00	3,824.16
Utilities								
6000 - Electric Service	31.30	0.00	31.30	2,311.17	3,200.00	(888.83)	3,200.00	888.83
6005 - Gas Service	45.51	0.00	45.51	2,460.93	3,100.00	(639.07)	3,100.00	639.07
6025 - Water Service	678.96	800.00	(121.04)	7,334.32	10,600.00	(3,265.68)	10,600.00	3,265.68
6035 - Trash and Recycling Service	0.00	0.00	0.00	270.00	480.00	(210.00)	480.00	210.00

Income Statement Report

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Operating

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	52.84	0.00	52.84	423.80	420.00	3.80	420.00	(3.80)
Total Utilities	808.61	800.00	8.61	12,800.22	17,800.00	(4,999.78)	17,800.00	4,999.78
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	5,976.00	5,976.00	0.00	5,976.00	0.00
6434 - Pest Control	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6438 - Pool Management	0.00	0.00	0.00	39,522.00	39,500.00	22.00	39,500.00	(22.00)
6442 - Snow Removal Services	0.00	160.00	(160.00)	0.00	160.00	(160.00)	800.00	800.00
Total Contracted Services	747.00	907.00	(160.00)	45,498.00	45,836.00	(338.00)	46,476.00	978.00
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	0.00	0.00	0.00	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	0.00	0.00	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	0.00	0.00	0.00	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	166.00	(166.00)	0.00	1,333.00	(1,333.00)	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 (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7040 - Management Fees	986.92	999.00	(12.08)	7,895.36	7,991.00	(95.64)	11,987.00	4,091.64
7095 - Meeting Minutes	0.00	35.00	(35.00)	373.75	210.00	163.75	245.00	(128.75)
Total Professional Services	986.92	1,200.00	(213.08)	8,361.33	9,934.00	(1,572.67)	14,632.00	6,270.67
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	3,681.03	4,162.00	(480.97)	102,784.60	113,453.00	(10,668.40)	141,375.00	38,590.40
Total Operating Income / (Loss)	8,100.22	7,619.00	481.22	(5,815.91)	(19,203.00)	13,387.09	0.00	5,815.91

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

November 01, 2017 thru November 30, 2017

	Current Period			Year to Date (8 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	45.92	0.00	45.92	263.68	0.00	263.68	0.00	(263.68)
Total Investment Income	45.92	0.00	45.92	16,062.68	15,799.00	263.68	31,597.00	15,534.32
Total Reserves Income	45.92	0.00	45.92	16,062.68	15,799.00	263.68	31,597.00	15,534.32
<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	8,900.00	0.00	8,900.00	25,100.00	1,803.00	23,297.00	1,803.00	(23,297.00)
Total Reserve Expenses	8,900.00	0.00	8,900.00	33,876.16	18,863.00	15,013.16	18,863.00	(15,013.16)
Total Reserves Expense	8,900.00	0.00	8,900.00	33,876.16	18,863.00	15,013.16	18,863.00	(15,013.16)
Total Reserves Income / (Loss)	(8,854.08)	0.00	(8,854.08)	(17,813.48)	(3,064.00)	(14,749.48)	12,734.00	30,547.48
Total Association Net Income / (Loss)	(753.86)	7,619.00	(8,372.86)	(23,629.39)	(22,267.00)	(1,362.39)	12,734.00	36,363.39