



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of January 31, 2018

	<u>Balance Jan 31, 2018</u>	<u>Balance Dec 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	89,899.79	91,527.49	(1,627.70)
1650 - Due To/From Reserves	(17,049.00)	(15,799.00)	(1,250.00)
Total Operating Funds	72,850.79	75,728.49	(2,877.70)
Accounts Receivable			
1500 - Residential Assessments Receivable	531.89	906.89	(375.00)
1525 - Accounts Receivable Other	320.78	313.78	7.00
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
Total Accounts Receivable	1,302.67	1,670.67	(368.00)
Prepaid Expenses			
1600 - Prepaid Insurance	2,232.56	2,973.29	(740.73)
Total Prepaid Expenses	2,232.56	2,973.29	(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	77,169.90	81,156.33	(3,986.43)
<u>Liabilities</u>			
Accounts Payable			
2015 - Returned Check Fee Payable	0.00	20.00	(20.00)
2045 - Mgmt Co. Reimbursements	46.00	18.90	27.10
Total Accounts Payable	46.00	38.90	7.10

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

As of January 31, 2018

	<u>Balance Jan 31, 2018</u>	<u>Balance Dec 31, 2017</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	149.29	811.00	(661.71)
Total Accrued Expenses	149.29	811.00	(661.71)
Prepaid Assessments			
2550 - Prepaid Assessments	579.78	638.78	(59.00)
2595 - Deferred Revenue	23,562.50	35,343.75	(11,781.25)
Total Prepaid Assessments	24,142.28	35,982.53	(11,840.25)
Total Liabilities	24,337.57	36,832.43	(12,494.86)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	42,122.93	42,122.93	0.00
3005 - Equity Adjustments - Prior Periods	241.68	0.00	241.68
Total Owners Equity	42,364.61	42,122.93	241.68
Total Owners' Equity	42,364.61	42,122.93	241.68
Operating Income / (Loss)	10,467.72	2,200.97	8,266.75
Total Liabilities and Owner Equity	77,169.90	81,156.33	(3,986.43)

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

Reserves

As of January 31, 2018

	<u>Balance Jan 31, 2018</u>	<u>Balance Dec 31, 2017</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	96,168.76	96,138.19	30.57
1651 - Due To/From Operating	17,049.00	15,799.00	1,250.00
Total Reserve Funds	<u>113,217.76</u>	<u>111,937.19</u>	<u>1,280.57</u>
Total Assets	<u>113,217.76</u>	<u>111,937.19</u>	<u>1,280.57</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>(25,394.00)</u>	<u>(26,674.57)</u>	<u>1,280.57</u>
Total Liabilities and Owner Equity	<u>113,217.76</u>	<u>111,937.19</u>	<u>1,280.57</u>



Jillian Weaver, CMCA®
Community Manager

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

January 01, 2018 thru January 31, 2018

	Current Period			Year to Date (10 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)	117,812.50	117,813.00	(0.50)	141,375.00	23,562.50
Total Assessment Income	11,781.25	11,782.00	(0.75)	117,812.50	117,813.00	(0.50)	141,375.00	23,562.50
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)
Other Income								
4810 - Compliance Fines	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
Total Other Income	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
Total Operating Income	11,831.25	11,782.00	49.25	120,581.19	117,813.00	2,768.19	141,375.00	20,793.81
<u>Expense</u>								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	53.43	0.00	53.43	0.00	(53.43)
5090 - Office Supplies	0.00	183.00	(183.00)	2,257.63	1,833.00	424.63	2,200.00	(57.63)
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	250.00	(79.40)	300.00	129.40
Total Administrative	0.00	208.00	(208.00)	2,499.66	2,083.00	416.66	2,520.00	20.34
Communications								
5200 - Community Events	0.00	0.00	0.00	535.95	500.00	35.95	500.00	(35.95)
5210 - Printing/Copies	0.00	225.00	(225.00)	1,506.36	2,250.00	(743.64)	2,700.00	1,193.64
Total Communications	0.00	225.00	(225.00)	2,042.31	2,750.00	(707.69)	3,200.00	1,157.69
Insurance								
5445 - General Liability Insurance Premiums	740.73	820.00	(79.27)	7,507.30	8,208.00	(700.70)	9,850.00	2,342.70
Total Insurance	740.73	820.00	(79.27)	7,507.30	8,208.00	(700.70)	9,850.00	2,342.70
Utilities								
6000 - Electric Service	54.66	0.00	54.66	2,397.02	3,200.00	(802.98)	3,200.00	802.98

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

January 01, 2018 thru January 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6005 - Gas Service	46.29	0.00	46.29	2,550.99	3,100.00	(549.01)	3,100.00	549.01
6025 - Water Service	348.11	0.00	348.11	8,031.67	10,600.00	(2,568.33)	10,600.00	2,568.33
6035 - Trash and Recycling Service	0.00	0.00	0.00	270.00	480.00	(210.00)	480.00	210.00
6050 - Telephone Service	52.86	0.00	52.86	529.50	420.00	109.50	420.00	(109.50)
Total Utilities	501.92	0.00	501.92	13,779.18	17,800.00	(4,020.82)	17,800.00	4,020.82
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	0.00	0.00	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	454.25	160.00	294.25	454.25	480.00	(25.75)	800.00	345.75
Total Contracted Services	454.25	160.00	294.25	45,952.25	46,156.00	(203.75)	46,476.00	523.75
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	750.10	500.00	250.10	500.00	(250.10)
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	185.82	0.00	185.82	5,744.38	7,000.00	(1,255.62)	7,000.00	1,255.62
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	185.82	0.00	185.82	10,059.97	10,400.00	(340.03)	10,400.00	340.03

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

January 01, 2018 thru January 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
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	(811.00)	167.00	(978.00)	0.00	1,667.00	(1,667.00)	2,000.00	2,000.00
7025 - Legal Services - Collections	202.78	0.00	202.78	0.00	0.00	0.00	0.00	0.00
7040 - Management Fees	1,040.00	999.00	41.00	9,922.28	9,989.00	(66.72)	11,987.00	2,064.72
7095 - Meeting Minutes	0.00	35.00	(35.00)	410.50	245.00	165.50	245.00	(165.50)
Total Professional Services	431.78	1,201.00	(769.22)	10,627.78	12,301.00	(1,673.22)	14,632.00	4,004.22
Other Expenses								
9105 - Reserve Contribution Expense	1,250.00	0.00	1,250.00	17,049.00	17,049.00	0.00	34,097.00	17,048.00
Total Other Expenses	1,250.00	0.00	1,250.00	17,049.00	17,049.00	0.00	34,097.00	17,048.00
Total Operating Expense	3,564.50	2,614.00	950.50	110,113.47	118,647.00	(8,533.53)	141,375.00	31,261.53
Total Operating Income / (Loss)	8,266.75	9,168.00	(901.25)	10,467.72	(834.00)	11,301.72	0.00	(10,467.72)

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

January 01, 2018 thru January 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	1,250.00	0.00	1,250.00	17,049.00	17,049.00	0.00	34,097.00	17,048.00
4910 - Interest Earned - Reserve Accounts	30.57	0.00	30.57	328.16	0.00	328.16	0.00	(328.16)
Total Investment Income	1,280.57	0.00	1,280.57	17,377.16	17,049.00	328.16	34,097.00	16,719.84
Total Reserves Income	1,280.57	0.00	1,280.57	17,377.16	17,049.00	328.16	34,097.00	16,719.84
<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	11,590.00	0.00	11,590.00	0.00	(11,590.00)
9886 - Landscape Expenses	0.00	0.00	0.00	3,100.00	0.00	3,100.00	0.00	(3,100.00)
9924 - Pools & Spas Expenses	0.00	0.00	0.00	25,100.00	1,803.00	23,297.00	1,803.00	(23,297.00)
Total Reserve Expenses	0.00	0.00	0.00	42,771.16	18,863.00	23,908.16	18,863.00	(23,908.16)
Total Reserves Expense	0.00	0.00	0.00	42,771.16	18,863.00	23,908.16	18,863.00	(23,908.16)
Total Reserves Income / (Loss)	1,280.57	0.00	1,280.57	(25,394.00)	(1,814.00)	(23,580.00)	15,234.00	40,628.00
Total Association Net Income / (Loss)	9,547.32	9,168.00	379.32	(14,926.28)	(2,648.00)	(12,278.28)	15,234.00	30,160.28