



Jillian Weaver, CMCA®
Community Manager

Balance Sheet Report
Nelson Farm Homeowner's Assn. Inc.
Operating
As of July 31, 2015

	<u>Balance Jul 31, 2015</u>	<u>Balance Jun 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	96,015.12	116,246.16	(20,231.04)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	96,884.02	117,115.06	(20,231.04)
Accounts Receivable			
1500 - Residential Assessments Receivable	4,827.20	5,485.60	(658.40)
1525 - Accounts Receivable Other	12,741.00	12,908.00	(167.00)
Total Accounts Receivable	17,568.20	18,393.60	(825.40)
Prepaid Expenses			
1600 - Prepaid Insurance	748.76	1,230.30	(481.54)
Total Prepaid Expenses	748.76	1,230.30	(481.54)
Other Current Assets			
1799 - Clearing Account	0.00	785.38	(785.38)
Total Other Current Assets	0.00	785.38	(785.38)
Other Property & Equipment			
1950 - Other Property & Equipment	58,907.69	58,907.69	0.00
1955 - Accum Depr - Other Property & Equipment	(53,106.13)	(53,106.13)	0.00
Total Other Property & Equipment	5,801.56	5,801.56	0.00
Total Assets	121,002.54	143,325.90	(22,323.36)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	2,045.50	(2,045.50)

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	<u>Balance Jul 31, 2015</u>	<u>Balance Jun 30, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	373.90	268.90	105.00
2050 - Resident Refunds	(80.80)	(80.80)	0.00
2060 - Insurance Payable	25,500.00	25,500.00	0.00
Total Accounts Payable	25,793.10	27,733.60	(1,940.50)
Prepaid Assessments			
2550 - Prepaid Assessments	875.65	759.85	115.80
Total Prepaid Assessments	875.65	759.85	115.80
Total Liabilities	26,668.75	28,493.45	(1,824.70)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	21,676.85	21,676.85	0.00
Total Owners Equity	21,676.85	21,676.85	0.00
Total Owners' Equity	21,676.85	21,676.85	0.00
Operating Income / (Loss)	72,656.94	93,155.60	(20,498.66)
Total Liabilities and Owner Equity	121,002.54	143,325.90	(22,323.36)

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

Reserves

As of July 31, 2015

	<u>Balance Jul 31, 2015</u>	<u>Balance Jun 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res MM #2852	85,180.92	85,170.07	10.85
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	84,312.02	84,301.17	10.85
Total Assets	84,312.02	84,301.17	10.85
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	15,903.79	15,903.79	0.00
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	84,269.38	84,269.38	0.00
Total Owners' Equity	84,269.38	84,269.38	0.00
Reserves Income / (Loss)	42.64	31.79	10.85
Total Liabilities and Owner Equity	84,312.02	84,301.17	10.85


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

July 01, 2015 thru July 31, 2015

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	135,360.00	0.00	135,360.00	135,720.00	360.00
Total Assessment Income	0.00	0.00	0.00	135,360.00	0.00	135,360.00	135,720.00	360.00
Collections Income								
4710 - Late Fees & Interest	(40.40)	0.00	(40.40)	1,177.25	0.00	1,177.25	0.00	(1,177.25)
Total Collections Income	(40.40)	0.00	(40.40)	1,177.25	0.00	1,177.25	0.00	(1,177.25)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Investment Income								
4905 - Reserve Contribution Income	0.00	9,550.00	(9,550.00)	0.00	19,100.00	(19,100.00)	38,200.00	38,200.00
Total Investment Income	0.00	9,550.00	(9,550.00)	0.00	19,100.00	(19,100.00)	38,200.00	38,200.00
Total Operating Income	(40.40)	9,550.00	(9,590.40)	136,637.25	19,100.00	117,537.25	173,920.00	37,282.75
Expense								
Administrative								
5090 - Office Supplies	0.00	156.00	(156.00)	1,650.72	2,184.00	(533.28)	3,900.00	2,249.28
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
5195 - Other Administrative Services	0.00	0.00	0.00	128.75	0.00	128.75	0.00	(128.75)
Total Administrative	0.00	156.00	(156.00)	1,779.47	2,184.00	(404.53)	3,920.00	2,140.53
Communications								
5200 - Community Events	402.00	500.00	(98.00)	492.00	500.00	(8.00)	500.00	8.00
5210 - Printing/Copies	0.00	0.00	0.00	362.34	0.00	362.34	0.00	(362.34)
Total Communications	402.00	500.00	(98.00)	854.34	500.00	354.34	500.00	(354.34)
Insurance								
5445 - General Liability Insurance Premiums	781.54	667.00	114.54	4,985.07	2,667.00	2,318.07	8,000.00	3,014.93
Total Insurance	781.54	667.00	114.54	4,985.07	2,667.00	2,318.07	8,000.00	3,014.93

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July 01, 2015 thru July 31, 2015

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6000 - Electric Service	0.00	192.00	(192.00)	0.00	767.00	(767.00)	2,300.00	2,300.00
6005 - Gas Service	1,865.68	700.00	1,165.68	3,478.03	2,100.00	1,378.03	4,200.00	721.97
6025 - Water Service	1,403.27	1,500.00	(96.73)	3,894.09	4,500.00	(605.91)	9,000.00	5,105.91
6035 - Trash and Recycling Service	0.00	70.00	(70.00)	126.00	210.00	(84.00)	350.00	224.00
6050 - Telephone Service	51.27	70.00	(18.73)	168.72	210.00	(41.28)	350.00	181.28
Total Utilities	3,320.22	2,532.00	788.22	7,666.84	7,787.00	(120.16)	16,200.00	8,533.16
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	150.00	(150.00)	200.00	200.00
6160 - Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Total Landscaping	0.00	50.00	(50.00)	0.00	150.00	(150.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	1,742.21	200.00	1,542.21	2,035.86	600.00	1,435.86	1,000.00	(1,035.86)
Total Irrigation	1,742.21	200.00	1,542.21	2,035.86	600.00	1,435.86	1,000.00	(1,035.86)
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	2,988.00	2,988.00	0.00	5,976.00	2,988.00
6434 - Pest Control	0.00	34.00	(34.00)	0.00	67.00	(67.00)	100.00	100.00
6438 - Pool Management	8,475.00	5,272.00	3,203.00	25,425.00	21,086.00	4,339.00	36,900.00	11,475.00
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Total Contracted Services	9,222.00	6,053.00	3,169.00	28,413.00	24,141.00	4,272.00	43,676.00	15,263.00
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	300.00	(300.00)	89.39	900.00	(810.61)	1,500.00	1,410.61
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	36.13	300.00	(263.87)	500.00	463.87
6700 - Pool Supplies/Repair & Maintenance	1,114.37	1,333.00	(218.63)	5,007.03	5,333.00	(325.97)	8,000.00	2,992.97
6765 - Tennis Court Repair & Maintenance	0.00	175.00	(175.00)	840.00	525.00	315.00	700.00	(140.00)
Total Repair & Maintenance	1,114.37	1,950.00	(835.63)	5,972.55	7,225.00	(1,252.45)	11,200.00	5,227.45

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	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	397.50	250.00	147.50	250.00	(147.50)
7020 - Legal Services	2,534.00	0.00	2,534.00	2,534.00	250.00	2,284.00	1,000.00	(1,534.00)
7025 - Legal Services - Collections	355.00	0.00	355.00	5,299.00	0.00	5,299.00	0.00	(5,299.00)
7040 - Management Fees	986.92	967.00	19.92	4,042.68	3,870.00	172.68	11,610.87	7,568.19
Total Professional Services	3,875.92	967.00	2,908.92	12,273.18	4,370.00	7,903.18	12,860.87	587.69
Taxes								
9000 - Federal Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
9005 - State Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
Total Taxes	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
Total Operating Expense	20,458.26	13,075.00	7,383.26	63,980.31	49,724.00	14,256.31	98,656.87	34,676.56
Total Operating Income / (Loss)	(20,498.66)	(3,525.00)	(16,973.66)	72,656.94	(30,624.00)	103,280.94	75,263.13	2,606.19

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

July 01, 2015 thru July 31, 2015

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	0.00	(38,200.00)	38,200.00	(38,200.00)	(38,200.00)
4910 - Interest Earned - Reserve Accounts	10.85	0.00	10.85	42.64	0.00	42.64	0.00	(42.64)
Total Investment Income	10.85	0.00	10.85	42.64	(38,200.00)	38,242.64	(38,200.00)	(38,242.64)
Total Reserves Income	10.85	0.00	10.85	42.64	(38,200.00)	38,242.64	(38,200.00)	(38,242.64)
Expense								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
9958 - Tennis Court Expenses	0.00	0.00	0.00	0.00	15,589.00	(15,589.00)	15,589.00	15,589.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	21,089.00	(21,089.00)	23,589.00	23,589.00
Total Reserves Expense	0.00	0.00	0.00	0.00	21,089.00	(21,089.00)	23,589.00	23,589.00
Total Reserves Income / (Loss)	10.85	0.00	10.85	42.64	(59,289.00)	59,331.64	(61,789.00)	(61,831.64)
Total Association Net Income / (Loss)	(20,487.81)	(3,525.00)	(16,962.81)	72,699.58	(89,913.00)	162,612.58	13,474.13	(59,225.45)