

Reviewed & Approved by:



Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance</u> <u>Oct 31, 2015</u>	<u>Balance</u> <u>Sep 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	70,240.54	75,081.65	(4,841.11)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	71,109.44	75,950.55	(4,841.11)
Accounts Receivable			
1500 - Residential Assessments Receivable	4,031.80	4,711.40	(679.60)
1525 - Accounts Receivable Other	13,185.92	12,909.25	276.67
Total Accounts Receivable	17,217.72	17,620.65	(402.93)
Prepaid Expenses			
1600 - Prepaid Insurance	707.42	690.10	17.32
Total Prepaid Expenses	707.42	690.10	17.32
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	94,836.14	100,062.86	(5,226.72)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	156.47	(156.47)
2045 - Mgmt Co. Reimbursements	233.90	233.90	0.00
2050 - Resident Refunds	(40.40)	(80.80)	40.40

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	<u>Balance Oct 31, 2015</u>	<u>Balance Sep 30, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2060 - Insurance Payable	25,500.00	25,500.00	0.00
Total Accounts Payable	25,693.50	25,809.57	(116.07)
Accrued Expenses			
2395 - Other Accrued Expenses	40.80	540.70	(499.90)
Total Accrued Expenses	40.80	540.70	(499.90)
Prepaid Assessments			
2550 - Prepaid Assessments	965.65	935.65	30.00
Total Prepaid Assessments	965.65	935.65	30.00
Total Liabilities	26,699.95	27,285.92	(585.97)
<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)	46,459.34	51,100.09	(4,640.75)
Total Liabilities and Owner Equity	94,836.14	100,062.86	(5,226.72)

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

Reserves

As of October 31, 2015

	<u>Balance Oct 31, 2015</u>	<u>Balance Sep 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	85,212.77	85,202.27	10.50
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	84,343.87	84,333.37	10.50
Total Assets	84,343.87	84,333.37	10.50
<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)	74.49	63.99	10.50
Total Liabilities and Owner Equity	84,343.87	84,333.37	10.50


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

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	(35.00)	0.00	(35.00)	135,325.00	0.00	135,325.00	135,720.00	395.00
Total Assessment Income	(35.00)	0.00	(35.00)	135,325.00	0.00	135,325.00	135,720.00	395.00
Collections Income								
4710 - Late Fees & Interest	180.67	0.00	180.67	1,666.57	0.00	1,666.57	0.00	(1,666.57)
Total Collections Income	180.67	0.00	180.67	1,666.57	0.00	1,666.57	0.00	(1,666.57)
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	28,650.00	(28,650.00)	38,200.00	38,200.00
Total Investment Income	0.00	9,550.00	(9,550.00)	0.00	28,650.00	(28,650.00)	38,200.00	38,200.00
Total Operating Income	145.67	9,550.00	(9,404.33)	137,091.57	28,650.00	108,441.57	173,920.00	36,828.43
Expense								
Administrative								
5090 - Office Supplies	0.00	156.00	(156.00)	2,446.41	2,652.00	(205.59)	3,900.00	1,453.59
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)	2,575.16	2,652.00	(76.84)	3,920.00	1,344.84
Communications								
5200 - Community Events	0.00	0.00	0.00	492.00	500.00	(8.00)	500.00	8.00
Total Communications	0.00	0.00	0.00	492.00	500.00	(8.00)	500.00	8.00
Insurance								
5445 - General Liability Insurance Premiums	709.89	667.00	42.89	7,208.04	4,667.00	2,541.04	8,000.00	791.96
Total Insurance	709.89	667.00	42.89	7,208.04	4,667.00	2,541.04	8,000.00	791.96

Income Statement Report

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October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6000 - Electric Service	0.00	192.00	(192.00)	573.46	1,342.00	(768.54)	2,300.00	1,726.54
6005 - Gas Service	40.80	700.00	(659.20)	3,288.32	4,200.00	(911.68)	4,200.00	911.68
6025 - Water Service	1,650.82	1,500.00	150.82	10,453.07	9,000.00	1,453.07	9,000.00	(1,453.07)
6035 - Trash and Recycling Service	0.00	0.00	0.00	282.00	350.00	(68.00)	350.00	68.00
6050 - Telephone Service	52.49	0.00	52.49	325.88	350.00	(24.12)	350.00	24.12
Total Utilities	1,744.11	2,392.00	(647.89)	14,922.73	15,242.00	(319.27)	16,200.00	1,277.27
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	51.77	200.00	(148.23)	200.00	148.23
6160 - Tree Maintenance	300.00	125.00	175.00	300.00	375.00	(75.00)	1,000.00	700.00
Total Landscaping	300.00	125.00	175.00	351.77	575.00	(223.23)	1,200.00	848.23
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	3,306.37	1,000.00	2,306.37	1,000.00	(2,306.37)
Total Irrigation	0.00	0.00	0.00	3,306.37	1,000.00	2,306.37	1,000.00	(2,306.37)
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	100.00	(100.00)	100.00	100.00
6438 - Pool Management	(540.70)	5,271.00	(5,811.70)	34,760.97	36,900.00	(2,139.03)	36,900.00	2,139.03
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Total Contracted Services	206.30	6,018.00	(5,811.70)	39,989.97	42,229.00	(2,239.03)	43,676.00	3,686.03
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	50.50	0.00	50.50	190.39	1,500.00	(1,309.61)	1,500.00	1,309.61
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	65.00	292.00	(227.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	36.13	500.00	(463.87)	500.00	463.87
6700 - Pool Supplies/Repair & Maintenance	540.70	0.00	540.70	5,547.73	8,000.00	(2,452.27)	8,000.00	2,452.27
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	840.00	700.00	140.00	700.00	(140.00)
Total Repair & Maintenance	591.20	42.00	549.20	6,679.25	10,992.00	(4,312.75)	11,200.00	4,520.75

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	Current Period			Year to Date (7 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	248.00	0.00	248.00	3,247.00	500.00	2,747.00	1,000.00	(2,247.00)
7025 - Legal Services - Collections	0.00	0.00	0.00	4,459.00	0.00	4,459.00	0.00	(4,459.00)
7040 - Management Fees	986.92	968.00	18.92	7,003.44	6,773.00	230.44	11,610.87	4,607.43
Total Professional Services	1,234.92	968.00	266.92	15,106.94	7,523.00	7,583.94	12,860.87	(2,246.07)
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	4,786.42	10,368.00	(5,581.58)	90,632.23	85,480.00	5,152.23	98,656.87	8,024.64
Total Operating Income / (Loss)	(4,640.75)	(818.00)	(3,822.75)	46,459.34	(56,830.00)	103,289.34	75,263.13	28,803.79

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

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (7 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	10.50	0.00	10.50	74.49	0.00	74.49	0.00	(74.49)
Total Investment Income	10.50	0.00	10.50	74.49	(38,200.00)	38,274.49	(38,200.00)	(38,274.49)
Total Reserves Income	10.50	0.00	10.50	74.49	(38,200.00)	38,274.49	(38,200.00)	(38,274.49)
Expense								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	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	23,589.00	(23,589.00)	23,589.00	23,589.00
Total Reserves Expense	0.00	0.00	0.00	0.00	23,589.00	(23,589.00)	23,589.00	23,589.00
Total Reserves Income / (Loss)	10.50	0.00	10.50	74.49	(61,789.00)	61,863.49	(61,789.00)	(61,863.49)
Total Association Net Income / (Loss)	(4,630.25)	(818.00)	(3,812.25)	46,533.83	(118,619.00)	165,152.83	13,474.13	(33,059.70)