



Jillian Weaver, CMCA®
Community Manager

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

As of November 30, 2015

	<u>Balance</u> <u>Nov 30, 2015</u>	<u>Balance</u> <u>Oct 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	65,853.62	70,240.54	(4,386.92)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	66,722.52	71,109.44	(4,386.92)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,546.00	4,031.80	(1,485.80)
1525 - Accounts Receivable Other	5,880.95	13,185.92	(7,304.97)
Total Accounts Receivable	8,426.95	17,217.72	(8,790.77)
Prepaid Expenses			
1600 - Prepaid Insurance	682.42	707.42	(25.00)
Total Prepaid Expenses	682.42	707.42	(25.00)
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	81,633.45	94,836.14	(13,202.69)
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	233.90	233.90	0.00
2050 - Resident Refunds	(80.80)	(40.40)	(40.40)
2060 - Insurance Payable	0.00	25,500.00	(25,500.00)
Total Accounts Payable	153.10	25,693.50	(25,540.40)

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	<u>Balance Nov 30, 2015</u>	<u>Balance Oct 31, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	40.80	(40.80)
Total Accrued Expenses	0.00	40.80	(40.80)
Prepaid Assessments			
2550 - Prepaid Assessments	1,436.05	965.65	470.40
Total Prepaid Assessments	1,436.05	965.65	470.40
Total Liabilities	1,589.15	26,699.95	(25,110.80)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	37,835.59	21,676.85	16,158.74
Total Owners Equity	37,835.59	21,676.85	16,158.74
Total Owners' Equity	37,835.59	21,676.85	16,158.74
Operating Income / (Loss)	42,208.71	46,459.34	(4,250.63)
Total Liabilities and Owner Equity	81,633.45	94,836.14	(13,202.69)

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

Reserves


As of November 30, 2015

	<u>Balance Nov 30, 2015</u>	<u>Balance Oct 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	83,383.53	85,212.77	(1,829.24)
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	82,514.63	84,343.87	(1,829.24)
Total Assets	82,514.63	84,343.87	(1,829.24)
<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)	(1,754.75)	74.49	(1,829.24)
Total Liabilities and Owner Equity	82,514.63	84,343.87	(1,829.24)

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

November 01, 2015 thru November 30, 2015

Reviewed & Approved by:


 Jillian Weaver, CMCA®
 Community Manager

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	135,325.00	0.00	135,325.00	135,720.00	395.00
Total Assessment Income	0.00	0.00	0.00	135,325.00	0.00	135,325.00	135,720.00	395.00
Collections Income								
4710 - Late Fees & Interest	118.29	0.00	118.29	1,784.86	0.00	1,784.86	0.00	(1,784.86)
Total Collections Income	118.29	0.00	118.29	1,784.86	0.00	1,784.86	0.00	(1,784.86)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4825 - Recovery of Bad Debt	0.00	126.00	(126.00)	0.00	1,008.00	(1,008.00)	1,511.87	1,511.87
Total Other Income	0.00	126.00	(126.00)	100.00	1,008.00	(908.00)	1,511.87	1,411.87
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	0.00	(28,125.00)	28,125.00	(37,500.00)	(37,500.00)
Total Investment Income	0.00	0.00	0.00	0.00	(28,125.00)	28,125.00	(37,500.00)	(37,500.00)
Total Operating Income	118.29	126.00	(7.71)	137,209.86	(27,117.00)	164,326.86	99,731.87	(37,477.99)
Expense								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
5090 - Office Supplies	(1,104.25)	84.00	(1,188.25)	1,342.16	1,512.00	(169.84)	2,100.00	757.84
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	16.00	(16.00)	128.75	133.00	(4.25)	200.00	71.25
Total Administrative	(1,104.25)	100.00	(1,204.25)	1,470.91	1,645.00	(174.09)	3,320.00	1,849.09
Communications								
5200 - Community Events	0.00	0.00	0.00	492.00	500.00	(8.00)	500.00	8.00
5210 - Printing/Copies	1,145.89	125.00	1,020.89	1,145.89	1,000.00	145.89	1,500.00	354.11
Total Communications	1,145.89	125.00	1,020.89	1,637.89	1,500.00	137.89	2,000.00	362.11

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November 01, 2015 thru November 30, 2015

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5445 - General Liability Insurance Premiums	752.21	666.00	86.21	7,960.25	5,333.00	2,627.25	8,000.00	39.75
Total Insurance	752.21	666.00	86.21	7,960.25	5,333.00	2,627.25	8,000.00	39.75
Utilities								
6000 - Electric Service	29.04	191.00	(161.96)	602.50	1,533.00	(930.50)	2,300.00	1,697.50
6005 - Gas Service	(311.54)	0.00	(311.54)	2,976.78	4,200.00	(1,223.22)	4,200.00	1,223.22
6025 - Water Service	413.04	0.00	413.04	10,866.11	9,000.00	1,866.11	9,000.00	(1,866.11)
6035 - Trash and Recycling Service	0.00	0.00	0.00	282.00	350.00	(68.00)	350.00	68.00
6050 - Telephone Service	104.26	0.00	104.26	430.14	350.00	80.14	350.00	(80.14)
Total Utilities	234.80	191.00	43.80	15,157.53	15,433.00	(275.47)	16,200.00	1,042.47
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	51.77	200.00	(148.23)	200.00	148.23
6160 - Tree Maintenance	0.00	125.00	(125.00)	300.00	500.00	(200.00)	1,000.00	700.00
Total Landscaping	0.00	125.00	(125.00)	351.77	700.00	(348.23)	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	5,976.00	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	1,000.00	0.00	1,000.00	35,760.97	36,900.00	(1,139.03)	36,900.00	1,139.03
6442 - Snow Removal Services	0.00	140.00	(140.00)	0.00	140.00	(140.00)	700.00	700.00
Total Contracted Services	1,747.00	887.00	860.00	41,736.97	43,216.00	(1,479.03)	43,776.00	2,039.03
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	190.39	1,500.00	(1,309.61)	1,500.00	1,309.61
6530 - Common Areas Repair & Maintenance	0.00	41.00	(41.00)	65.00	333.00	(268.00)	500.00	435.00
6560 - Fence Repair & Maintenance	47.50	0.00	47.50	83.63	500.00	(416.37)	500.00	416.37

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	465.85	0.00	465.85	6,013.58	8,000.00	(1,986.42)	8,000.00	1,986.42
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	840.00	700.00	140.00	700.00	(140.00)
Total Repair & Maintenance	513.35	41.00	472.35	7,192.60	11,033.00	(3,840.40)	11,200.00	4,007.40
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	93.00	0.00	93.00	3,340.00	500.00	2,840.00	1,000.00	(2,340.00)
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	7,990.36	7,741.00	249.36	11,610.87	3,620.51
7095 - Meeting Minutes	0.00	15.00	(15.00)	0.00	117.00	(117.00)	175.00	175.00
Total Professional Services	1,079.92	983.00	96.92	16,186.86	8,608.00	7,578.86	13,035.87	(3,150.99)
Total Operating Expense	4,368.92	3,118.00	1,250.92	95,001.15	88,468.00	6,533.15	99,731.87	4,730.72
Total Operating Income / (Loss)	(4,250.63)	(2,992.00)	(1,258.63)	42,208.71	(115,585.00)	157,793.71	0.00	(42,208.71)

Income Statement Report
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Reserves

November 01, 2015 thru November 30, 2015

	Current Period			Year to Date (8 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	10.76	0.00	10.76	85.25	0.00	85.25	0.00	(85.25)
Total Investment Income	10.76	0.00	10.76	85.25	(38,200.00)	38,285.25	(38,200.00)	(38,285.25)
Total Reserves Income	10.76	0.00	10.76	85.25	(38,200.00)	38,285.25	(38,200.00)	(38,285.25)
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
9935 - Reserve Study Expenses	1,840.00	0.00	1,840.00	1,840.00	0.00	1,840.00	0.00	(1,840.00)
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	1,840.00	0.00	1,840.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Expense	1,840.00	0.00	1,840.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Income / (Loss)	(1,829.24)	0.00	(1,829.24)	(1,754.75)	(61,789.00)	60,034.25	(61,789.00)	(60,034.25)
Total Association Net Income / (Loss)	(6,079.87)	(2,992.00)	(3,087.87)	40,453.96	(177,374.00)	217,827.96	(61,789.00)	(102,242.96)