


Jillian Weaver, CMCA®
Community Manager

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

	<u>Balance Dec 31, 2015</u>	<u>Balance Nov 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	65,179.83	65,853.62	(673.79)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	66,048.73	66,722.52	(673.79)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,546.00	2,546.00	0.00
1525 - Accounts Receivable Other	6,278.29	5,880.95	397.34
Total Accounts Receivable	8,824.29	8,426.95	397.34
Prepaid Expenses			
1600 - Prepaid Insurance	657.42	682.42	(25.00)
Total Prepaid Expenses	657.42	682.42	(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	81,332.00	81,633.45	(301.45)
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	233.90	233.90	0.00
2050 - Resident Refunds	(80.80)	(80.80)	0.00
Total Accounts Payable	153.10	153.10	0.00

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	<u>Balance Dec 31, 2015</u>	<u>Balance Nov 30, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	3,866.05	1,436.05	2,430.00
Total Prepaid Assessments	<u>3,866.05</u>	<u>1,436.05</u>	<u>2,430.00</u>
Total Liabilities	<u>4,019.15</u>	<u>1,589.15</u>	<u>2,430.00</u>
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	37,835.59	37,835.59	0.00
Total Owners Equity	<u>37,835.59</u>	<u>37,835.59</u>	<u>0.00</u>
Total Owners' Equity	<u>37,835.59</u>	<u>37,835.59</u>	<u>0.00</u>
Operating Income / (Loss)	<u>39,477.26</u>	<u>42,208.71</u>	<u>(2,731.45)</u>
Total Liabilities and Owner Equity	<u>81,332.00</u>	<u>81,633.45</u>	<u>(301.45)</u>

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

Reserves

As of December 31, 2015

	<u>Balance Dec 31, 2015</u>	<u>Balance Nov 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res #2852	83,394.13	83,383.53	10.60
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	82,525.23	82,514.63	10.60
Total Assets	82,525.23	82,514.63	10.60
<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)	(1,744.15)	(1,754.75)	10.60
Total Liabilities and Owner Equity	82,525.23	82,514.63	10.60


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

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (9 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	207.34	0.00	207.34	1,992.20	0.00	1,992.20	0.00	(1,992.20)
Total Collections Income	207.34	0.00	207.34	1,992.20	0.00	1,992.20	0.00	(1,992.20)
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	1,134.00	(1,134.00)	1,511.87	1,511.87
Total Other Income	0.00	126.00	(126.00)	100.00	1,134.00	(1,034.00)	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	207.34	126.00	81.34	137,417.20	(26,991.00)	164,408.20	99,731.87	(37,685.33)
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	127.66	84.00	43.66	1,469.82	1,596.00	(126.18)	2,100.00	630.18
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	17.00	(17.00)	128.75	150.00	(21.25)	200.00	71.25
Total Administrative	127.66	101.00	26.66	1,598.57	1,746.00	(147.43)	3,320.00	1,721.43
Communications								
5200 - Community Events	0.00	0.00	0.00	492.00	500.00	(8.00)	500.00	8.00
5210 - Printing/Copies	0.00	125.00	(125.00)	1,145.89	1,125.00	20.89	1,500.00	354.11
Total Communications	0.00	125.00	(125.00)	1,637.89	1,625.00	12.89	2,000.00	362.11

Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5445 - General Liability Insurance Premiums	752.21	667.00	85.21	8,712.46	6,000.00	2,712.46	8,000.00	(712.46)
Total Insurance	752.21	667.00	85.21	8,712.46	6,000.00	2,712.46	8,000.00	(712.46)
Utilities								
6000 - Electric Service	1,384.91	192.00	1,192.91	1,987.41	1,725.00	262.41	2,300.00	312.59
6005 - Gas Service	2.04	0.00	2.04	2,978.82	4,200.00	(1,221.18)	4,200.00	1,221.18
6025 - Water Service	(1,007.89)	0.00	(1,007.89)	9,858.22	9,000.00	858.22	9,000.00	(858.22)
6035 - Trash and Recycling Service	0.00	0.00	0.00	282.00	350.00	(68.00)	350.00	68.00
6050 - Telephone Service	51.82	0.00	51.82	481.96	350.00	131.96	350.00	(131.96)
Total Utilities	430.88	192.00	238.88	15,588.41	15,625.00	(36.59)	16,200.00	611.59
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	625.00	(325.00)	1,000.00	700.00
Total Landscaping	0.00	125.00	(125.00)	351.77	825.00	(473.23)	1,200.00	848.23
Irrigation								
6200 - Irrigation Repair & Maintenance	158.12	0.00	158.12	3,464.49	1,000.00	2,464.49	1,000.00	(2,464.49)
Total Irrigation	158.12	0.00	158.12	3,464.49	1,000.00	2,464.49	1,000.00	(2,464.49)
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	35,760.97	36,900.00	(1,139.03)	36,900.00	1,139.03
6442 - Snow Removal Services	187.50	140.00	47.50	187.50	280.00	(92.50)	700.00	512.50
Total Contracted Services	187.50	140.00	47.50	41,924.47	43,356.00	(1,431.53)	43,776.00	1,851.53
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	42.00	(42.00)	65.00	375.00	(310.00)	500.00	435.00
6560 - Fence Repair & Maintenance	47.50	0.00	47.50	131.13	500.00	(368.87)	500.00	368.87

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	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	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	47.50	42.00	5.50	7,240.10	11,075.00	(3,834.90)	11,200.00	3,959.90
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	250.00	(2.00)	3,588.00	750.00	2,838.00	1,000.00	(2,588.00)
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	967.00	19.92	8,977.28	8,708.00	269.28	11,610.87	2,633.59
7095 - Meeting Minutes	0.00	14.00	(14.00)	0.00	131.00	(131.00)	175.00	175.00
Total Professional Services	1,234.92	1,231.00	3.92	17,421.78	9,839.00	7,582.78	13,035.87	(4,385.91)
Total Operating Expense	2,938.79	2,623.00	315.79	97,939.94	91,091.00	6,848.94	99,731.87	1,791.93
Total Operating Income / (Loss)	(2,731.45)	(2,497.00)	(234.45)	39,477.26	(118,082.00)	157,559.26	0.00	(39,477.26)

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

December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (9 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	10.60	0.00	10.60	95.85	0.00	95.85	0.00	(95.85)
Total Investment Income	10.60	0.00	10.60	95.85	(38,200.00)	38,295.85	(38,200.00)	(38,295.85)
Total Reserves Income	10.60	0.00	10.60	95.85	(38,200.00)	38,295.85	(38,200.00)	(38,295.85)
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	0.00	0.00	0.00	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	0.00	0.00	0.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Expense	0.00	0.00	0.00	1,840.00	23,589.00	(21,749.00)	23,589.00	21,749.00
Total Reserves Income / (Loss)	10.60	0.00	10.60	(1,744.15)	(61,789.00)	60,044.85	(61,789.00)	(60,044.85)
Total Association Net Income / (Loss)	(2,720.85)	(2,497.00)	(223.85)	37,733.11	(179,871.00)	217,604.11	(61,789.00)	(99,522.11)