

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
As of February 29, 2016

  
Jillian Weaver, CMCA®  
Community Manager

	<u>Balance Feb 29, 2016</u>	<u>Balance Jan 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	61,034.06	62,498.82	(1,464.76)
1650 - Due To/From Reserves	868.90	868.90	0.00
<b>Total Operating Funds</b>	<b>61,902.96</b>	<b>63,367.72</b>	<b>(1,464.76)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	2,546.00	2,546.00	0.00
1525 - Accounts Receivable Other	6,762.97	6,520.63	242.34
<b>Total Accounts Receivable</b>	<b>9,308.97</b>	<b>9,066.63</b>	<b>242.34</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	99.99	124.99	(25.00)
<b>Total Prepaid Expenses</b>	<b>99.99</b>	<b>124.99</b>	<b>(25.00)</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	(2,400.00)	0.00	(2,400.00)
<b>Total Other Current Assets</b>	<b>(2,400.00)</b>	<b>0.00</b>	<b>(2,400.00)</b>
<b>Other Property &amp; Equipment</b>			
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
<b>Total Other Property &amp; Equipment</b>	<b>5,801.56</b>	<b>5,801.56</b>	<b>0.00</b>
<b>Total Assets</b>	<b>74,713.48</b>	<b>78,360.90</b>	<b>(3,647.42)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	268.90	268.90	0.00

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	<u>Balance Feb 29, 2016</u>	<u>Balance Jan 31, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
<b>Total Accounts Payable</b>	<b>188.10</b>	<b>188.10</b>	<b>0.00</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	1,526.05	3,896.05	(2,370.00)
<b>Total Prepaid Assessments</b>	<b>1,526.05</b>	<b>3,896.05</b>	<b>(2,370.00)</b>
<b>Total Liabilities</b>	<b>1,714.15</b>	<b>4,084.15</b>	<b>(2,370.00)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	37,835.59	37,835.59	0.00
3005 - Equity Adjustments - Prior Periods	(447.18)	(447.18)	0.00
<b>Total Owners Equity</b>	<b>37,388.41</b>	<b>37,388.41</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>37,388.41</b>	<b>37,388.41</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>35,610.92</b>	<b>36,888.34</b>	<b>(1,277.42)</b>
<b>Total Liabilities and Owner Equity</b>	<b>74,713.48</b>	<b>78,360.90</b>	<b>(3,647.42)</b>

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

**Reserves**

As of February 29, 2016

	<u>Balance Feb 29, 2016</u>	<u>Balance Jan 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	83,414.59	83,404.02	10.57
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
<b>Total Reserve Funds</b>	<b>82,545.69</b>	<b>82,535.12</b>	<b>10.57</b>
<b>Total Assets</b>	<b>82,545.69</b>	<b>82,535.12</b>	<b>10.57</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
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
<b>Total Owners Equity</b>	<b>84,269.38</b>	<b>84,269.38</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>84,269.38</b>	<b>84,269.38</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>(1,723.69)</b>	<b>(1,734.26)</b>	<b>10.57</b>
<b>Total Liabilities and Owner Equity</b>	<b>82,545.69</b>	<b>82,535.12</b>	<b>10.57</b>

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

  
 Jillian Weaver, CMCA®  
 Community Manager

February 01, 2016 thru February 29, 2016

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	0.00	0.00	0.00	135,325.00	0.00	135,325.00	135,720.00	395.00
<b>Total Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>135,325.00</b>	<b>0.00</b>	<b>135,325.00</b>	<b>135,720.00</b>	<b>395.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	207.34	0.00	207.34	2,406.88	0.00	2,406.88	0.00	(2,406.88)
<b>Total Collections Income</b>	<b>207.34</b>	<b>0.00</b>	<b>207.34</b>	<b>2,406.88</b>	<b>0.00</b>	<b>2,406.88</b>	<b>0.00</b>	<b>(2,406.88)</b>
<b>Other Income</b>								
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	1,386.00	(1,386.00)	1,511.87	1,511.87
<b>Total Other Income</b>	<b>0.00</b>	<b>126.00</b>	<b>(126.00)</b>	<b>100.00</b>	<b>1,386.00</b>	<b>(1,286.00)</b>	<b>1,511.87</b>	<b>1,411.87</b>
<b>Investment Income</b>								
4905 - Reserve Contribution Income	0.00	0.00	0.00	0.00	(37,500.00)	37,500.00	(37,500.00)	(37,500.00)
<b>Total Investment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(37,500.00)</b>	<b>37,500.00</b>	<b>(37,500.00)</b>	<b>(37,500.00)</b>
<b>Total Operating Income</b>	<b>207.34</b>	<b>126.00</b>	<b>81.34</b>	<b>137,831.88</b>	<b>(36,114.00)</b>	<b>173,945.88</b>	<b>99,731.87</b>	<b>(38,100.01)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
5090 - Office Supplies	86.74	210.00	(123.26)	2,313.21	1,890.00	423.21	2,100.00	(213.21)
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	183.00	(54.25)	200.00	71.25
<b>Total Administrative</b>	<b>86.74</b>	<b>1,226.00</b>	<b>(1,139.26)</b>	<b>2,441.96</b>	<b>3,073.00</b>	<b>(631.04)</b>	<b>3,320.00</b>	<b>878.04</b>
<b>Communications</b>								
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	1,375.00	(229.11)	1,500.00	354.11
<b>Total Communications</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>1,637.89</b>	<b>1,875.00</b>	<b>(237.11)</b>	<b>2,000.00</b>	<b>362.11</b>

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

February 01, 2016 thru February 29, 2016

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	25.00	666.00	(641.00)	9,997.10	7,333.00	2,664.10	8,000.00	(1,997.10)
<b>Total Insurance</b>	<b>25.00</b>	<b>666.00</b>	<b>(641.00)</b>	<b>9,997.10</b>	<b>7,333.00</b>	<b>2,664.10</b>	<b>8,000.00</b>	<b>(1,997.10)</b>
<b>Utilities</b>								
6000 - Electric Service	0.00	191.00	(191.00)	2,448.54	2,108.00	340.54	2,300.00	(148.54)
6005 - Gas Service	129.10	0.00	129.10	3,065.08	4,200.00	(1,134.92)	4,200.00	1,134.92
6025 - Water Service	0.00	0.00	0.00	8,949.91	9,000.00	(50.09)	9,000.00	50.09
6035 - Trash and Recycling Service	0.00	0.00	0.00	282.00	350.00	(68.00)	350.00	68.00
6050 - Telephone Service	0.00	0.00	0.00	470.03	350.00	120.03	350.00	(120.03)
<b>Total Utilities</b>	<b>129.10</b>	<b>191.00</b>	<b>(61.90)</b>	<b>15,215.56</b>	<b>16,008.00</b>	<b>(792.44)</b>	<b>16,200.00</b>	<b>984.44</b>
<b>Landscaping</b>								
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	875.00	(575.00)	1,000.00	700.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>351.77</b>	<b>1,075.00</b>	<b>(723.23)</b>	<b>1,200.00</b>	<b>848.23</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	3,464.49	1,000.00	2,464.49	1,000.00	(2,464.49)
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,464.49</b>	<b>1,000.00</b>	<b>2,464.49</b>	<b>1,000.00</b>	<b>(2,464.49)</b>
<b>Contracted Services</b>								
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	195.00	140.00	55.00	607.50	560.00	47.50	700.00	92.50
<b>Total Contracted Services</b>	<b>195.00</b>	<b>140.00</b>	<b>55.00</b>	<b>42,344.47</b>	<b>43,636.00</b>	<b>(1,291.53)</b>	<b>43,776.00</b>	<b>1,431.53</b>
<b>Repair &amp; Maintenance</b>								
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	458.00	(393.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	131.13	500.00	(368.87)	500.00	368.87

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**Operating**

February 01, 2016 thru February 29, 2016

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
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)
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>41.00</b>	<b>(41.00)</b>	<b>7,240.10</b>	<b>11,158.00</b>	<b>(3,917.90)</b>	<b>11,200.00</b>	<b>3,959.90</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	397.50	250.00	147.50	250.00	(147.50)
7020 - Legal Services	62.00	0.00	62.00	3,650.00	750.00	2,900.00	1,000.00	(2,650.00)
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	11,021.12	10,643.00	378.12	11,610.87	589.75
7095 - Meeting Minutes	0.00	14.00	(14.00)	0.00	160.00	(160.00)	175.00	175.00
<b>Total Professional Services</b>	<b>1,048.92</b>	<b>981.00</b>	<b>67.92</b>	<b>19,527.62</b>	<b>11,803.00</b>	<b>7,724.62</b>	<b>13,035.87</b>	<b>(6,491.75)</b>
<b>Total Operating Expense</b>	<b>1,484.76</b>	<b>3,495.00</b>	<b>(2,010.24)</b>	<b>102,220.96</b>	<b>96,961.00</b>	<b>5,259.96</b>	<b>99,731.87</b>	<b>(2,489.09)</b>
<b>Total Operating Income / (Loss)</b>	<b>(1,277.42)</b>	<b>(3,369.00)</b>	<b>2,091.58</b>	<b>35,610.92</b>	<b>(133,075.00)</b>	<b>168,685.92</b>	<b>0.00</b>	<b>(35,610.92)</b>

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

February 01, 2016 thru February 29, 2016

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
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	10.57	0.00	10.57	116.31	0.00	116.31	0.00	(116.31)
<b>Total Investment Income</b>	<b>10.57</b>	<b>0.00</b>	<b>10.57</b>	<b>116.31</b>	<b>(38,200.00)</b>	<b>38,316.31</b>	<b>(38,200.00)</b>	<b>(38,316.31)</b>
<b>Total Reserves Income</b>	<b>10.57</b>	<b>0.00</b>	<b>10.57</b>	<b>116.31</b>	<b>(38,200.00)</b>	<b>38,316.31</b>	<b>(38,200.00)</b>	<b>(38,316.31)</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
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
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,840.00</b>	<b>23,589.00</b>	<b>(21,749.00)</b>	<b>23,589.00</b>	<b>21,749.00</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,840.00</b>	<b>23,589.00</b>	<b>(21,749.00)</b>	<b>23,589.00</b>	<b>21,749.00</b>
<b>Total Reserves Income / (Loss)</b>	<b>10.57</b>	<b>0.00</b>	<b>10.57</b>	<b>(1,723.69)</b>	<b>(61,789.00)</b>	<b>60,065.31</b>	<b>(61,789.00)</b>	<b>(60,065.31)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(1,266.85)</b>	<b>(3,369.00)</b>	<b>2,102.15</b>	<b>33,887.23</b>	<b>(194,864.00)</b>	<b>228,751.23</b>	<b>(61,789.00)</b>	<b>(95,676.23)</b>