

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

As of March 31, 2016

Reviewed & Approved by:

  
 Jillian Weaver, CMCA®  
 Community Manager

	<u>Balance Mar 31, 2016</u>	<u>Balance Feb 29, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	65,362.78	61,034.06	4,328.72
1650 - Due To/From Reserves	(36,631.10)	868.90	(37,500.00)
<b>Total Operating Funds</b>	<b>28,731.68</b>	<b>61,902.96</b>	<b>(33,171.28)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	1,521.00	2,546.00	(1,025.00)
1525 - Accounts Receivable Other	2,037.85	6,762.97	(4,725.12)
<b>Total Accounts Receivable</b>	<b>3,558.85</b>	<b>9,308.97</b>	<b>(5,750.12)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	74.99	99.99	(25.00)
<b>Total Prepaid Expenses</b>	<b>74.99</b>	<b>99.99</b>	<b>(25.00)</b>
<b>Other Current Assets</b>			
1799 - Clearing Account	0.00	(2,400.00)	2,400.00
<b>Total Other Current Assets</b>	<b>0.00</b>	<b>(2,400.00)</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>38,167.08</b>	<b>74,713.48</b>	<b>(36,546.40)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	118.90	268.90	(150.00)

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	<u>Balance Mar 31, 2016</u>	<u>Balance Feb 29, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	0.00	(80.80)	80.80
<b>Total Accounts Payable</b>	<b>118.90</b>	<b>188.10</b>	<b>(69.20)</b>
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	(3,868.47)	0.00	(3,868.47)
<b>Total Accrued Expenses</b>	<b>(3,868.47)</b>	<b>0.00</b>	<b>(3,868.47)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	3,846.82	1,526.05	2,320.77
<b>Total Prepaid Assessments</b>	<b>3,846.82</b>	<b>1,526.05</b>	<b>2,320.77</b>
<b>Total Liabilities</b>	<b>97.25</b>	<b>1,714.15</b>	<b>(1,616.90)</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>681.42</b>	<b>35,610.92</b>	<b>(34,929.50)</b>
<b>Total Liabilities and Owner Equity</b>	<b>38,167.08</b>	<b>74,713.48</b>	<b>(36,546.40)</b>

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

As of March 31, 2016

	<u>Balance</u> <u>Mar 31, 2016</u>	<u>Balance</u> <u>Feb 29, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	83,425.16	83,414.59	10.57
1651 - Due To/From Operating	36,631.10	(868.90)	37,500.00
<b>Total Reserve Funds</b>	<b>120,056.26</b>	<b>82,545.69</b>	<b>37,510.57</b>
<b>Total Assets</b>	<b>120,056.26</b>	<b>82,545.69</b>	<b>37,510.57</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>35,786.88</b>	<b>(1,723.69)</b>	<b>37,510.57</b>
<b>Total Liabilities and Owner Equity</b>	<b>120,056.26</b>	<b>82,545.69</b>	<b>37,510.57</b>

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

March 01, 2016 thru March 31, 2016

  
 Jillian Weaver, CMCA®  
 Community Manager

	Current Period			Year to Date (12 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	135,720.00	(135,720.00)	135,325.00	135,720.00	(395.00)	135,720.00	395.00
<b>Total Assessment Income</b>	<b>0.00</b>	<b>135,720.00</b>	<b>(135,720.00)</b>	<b>135,325.00</b>	<b>135,720.00</b>	<b>(395.00)</b>	<b>135,720.00</b>	<b>395.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	(34.63)	0.00	(34.63)	2,372.25	0.00	2,372.25	0.00	(2,372.25)
<b>Total Collections Income</b>	<b>(34.63)</b>	<b>0.00</b>	<b>(34.63)</b>	<b>2,372.25</b>	<b>0.00</b>	<b>2,372.25</b>	<b>0.00</b>	<b>(2,372.25)</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	125.87	(125.87)	0.00	1,511.87	(1,511.87)	1,511.87	1,511.87
<b>Total Other Income</b>	<b>0.00</b>	<b>125.87</b>	<b>(125.87)</b>	<b>100.00</b>	<b>1,511.87</b>	<b>(1,411.87)</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>(34.63)</b>	<b>135,845.87</b>	<b>(135,880.50)</b>	<b>137,797.25</b>	<b>99,731.87</b>	<b>38,065.38</b>	<b>99,731.87</b>	<b>(38,065.38)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
5090 - Office Supplies	18.84	210.00	(191.16)	2,332.05	2,100.00	232.05	2,100.00	(232.05)
5115 - Web Site Maintenance	0.00	20.00	(20.00)	0.00	20.00	(20.00)	20.00	20.00
5195 - Other Administrative Services	61.00	17.00	44.00	189.75	200.00	(10.25)	200.00	10.25
<b>Total Administrative</b>	<b>79.84</b>	<b>247.00</b>	<b>(167.16)</b>	<b>2,521.80</b>	<b>3,320.00</b>	<b>(798.20)</b>	<b>3,320.00</b>	<b>798.20</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	94.26	125.00	(30.74)	1,240.15	1,500.00	(259.85)	1,500.00	259.85
<b>Total Communications</b>	<b>94.26</b>	<b>125.00</b>	<b>(30.74)</b>	<b>1,732.15</b>	<b>2,000.00</b>	<b>(267.85)</b>	<b>2,000.00</b>	<b>267.85</b>

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

March 01, 2016 thru March 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	25.00	667.00	(642.00)	10,022.10	8,000.00	2,022.10	8,000.00	(2,022.10)
<b>Total Insurance</b>	<b>25.00</b>	<b>667.00</b>	<b>(642.00)</b>	<b>10,022.10</b>	<b>8,000.00</b>	<b>2,022.10</b>	<b>8,000.00</b>	<b>(2,022.10)</b>
<b>Utilities</b>								
6000 - Electric Service	0.00	192.00	(192.00)	2,448.54	2,300.00	148.54	2,300.00	(148.54)
6005 - Gas Service	42.32	0.00	42.32	3,107.40	4,200.00	(1,092.60)	4,200.00	1,092.60
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	118.53	0.00	118.53	588.56	350.00	238.56	350.00	(238.56)
<b>Total Utilities</b>	<b>160.85</b>	<b>192.00</b>	<b>(31.15)</b>	<b>15,376.41</b>	<b>16,200.00</b>	<b>(823.59)</b>	<b>16,200.00</b>	<b>823.59</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	1,000.00	(700.00)	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>1,200.00</b>	<b>(848.23)</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	0.00	140.00	(140.00)	607.50	700.00	(92.50)	700.00	92.50
<b>Total Contracted Services</b>	<b>0.00</b>	<b>140.00</b>	<b>(140.00)</b>	<b>42,344.47</b>	<b>43,776.00</b>	<b>(1,431.53)</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	42.00	(42.00)	65.00	500.00	(435.00)	500.00	435.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	131.13	500.00	(368.87)	500.00	368.87

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

March 01, 2016 thru March 31, 2016

	Current Period			Year to Date (12 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>42.00</b>	<b>(42.00)</b>	<b>7,240.10</b>	<b>11,200.00</b>	<b>(3,959.90)</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	472.00	250.00	222.00	4,122.00	1,000.00	3,122.00	1,000.00	(3,122.00)
7025 - Legal Services - Collections	(4,459.00)	0.00	(4,459.00)	0.00	0.00	0.00	0.00	0.00
7040 - Management Fees	986.92	967.87	19.05	12,008.04	11,610.87	397.17	11,610.87	(397.17)
7095 - Meeting Minutes	35.00	15.00	20.00	35.00	175.00	(140.00)	175.00	140.00
<b>Total Professional Services</b>	<b>(2,965.08)</b>	<b>1,232.87</b>	<b>(4,197.95)</b>	<b>16,562.54</b>	<b>13,035.87</b>	<b>3,526.67</b>	<b>13,035.87</b>	<b>(3,526.67)</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	37,500.00	0.00	37,500.00	37,500.00	0.00	37,500.00	0.00	(37,500.00)
<b>Total Other Expenses</b>	<b>37,500.00</b>	<b>0.00</b>	<b>37,500.00</b>	<b>37,500.00</b>	<b>0.00</b>	<b>37,500.00</b>	<b>0.00</b>	<b>(37,500.00)</b>
<b>Total Operating Expense</b>	<b>34,894.87</b>	<b>2,770.87</b>	<b>32,124.00</b>	<b>137,115.83</b>	<b>99,731.87</b>	<b>37,383.96</b>	<b>99,731.87</b>	<b>(37,383.96)</b>
<b>Total Operating Income / (Loss)</b>	<b>(34,929.50)</b>	<b>133,075.00</b>	<b>(168,004.50)</b>	<b>681.42</b>	<b>0.00</b>	<b>681.42</b>	<b>0.00</b>	<b>(681.42)</b>

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

March 01, 2016 thru March 31, 2016

	Current Period			Year to Date (12 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	37,500.00	0.00	37,500.00	37,500.00	(38,200.00)	75,700.00	(38,200.00)	(75,700.00)
4910 - Interest Earned - Reserve Accounts	10.57	0.00	10.57	126.88	0.00	126.88	0.00	(126.88)
<b>Total Investment Income</b>	<b>37,510.57</b>	<b>0.00</b>	<b>37,510.57</b>	<b>37,626.88</b>	<b>(38,200.00)</b>	<b>75,826.88</b>	<b>(38,200.00)</b>	<b>(75,826.88)</b>
<b>Total Reserves Income</b>	<b>37,510.57</b>	<b>0.00</b>	<b>37,510.57</b>	<b>37,626.88</b>	<b>(38,200.00)</b>	<b>75,826.88</b>	<b>(38,200.00)</b>	<b>(75,826.88)</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>37,510.57</b>	<b>0.00</b>	<b>37,510.57</b>	<b>35,786.88</b>	<b>(61,789.00)</b>	<b>97,575.88</b>	<b>(61,789.00)</b>	<b>(97,575.88)</b>
<b>Total Association Net Income / (Loss)</b>	<b>2,581.07</b>	<b>133,075.00</b>	<b>(130,493.93)</b>	<b>36,468.30</b>	<b>(61,789.00)</b>	<b>98,257.30</b>	<b>(61,789.00)</b>	<b>(98,257.30)</b>