

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
As of April 30, 2016

Reviewed & Approved by:

  


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Jillian Weaver, CMCA®  
Community Manager

	<u>Balance</u> <u>Apr 30, 2016</u>	<u>Balance</u> <u>Mar 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	124,137.33	65,362.78	58,774.55
1650 - Due To/From Reserves	(36,631.10)	(36,631.10)	0.00
<b>Total Operating Funds</b>	<b>87,506.23</b>	<b>28,731.68</b>	<b>58,774.55</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	71,936.95	1,521.00	70,415.95
1525 - Accounts Receivable Other	6,112.94	2,037.85	4,075.09
<b>Total Accounts Receivable</b>	<b>78,049.89</b>	<b>3,558.85</b>	<b>74,491.04</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	8,153.12	74.99	8,078.13
<b>Total Prepaid Expenses</b>	<b>8,153.12</b>	<b>74.99</b>	<b>8,078.13</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>179,510.80</b>	<b>38,167.08</b>	<b>141,343.72</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	118.90	118.90	0.00
<b>Total Accounts Payable</b>	<b>118.90</b>	<b>118.90</b>	<b>0.00</b>

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As of April 30, 2016

	<u>Balance Apr 30, 2016</u>	<u>Balance Mar 31, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	160.83	(3,868.47)	4,029.30
<b>Total Accrued Expenses</b>	<b>160.83</b>	<b>(3,868.47)</b>	<b>4,029.30</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	902.97	3,846.82	(2,943.85)
2595 - Deferred Revenue	129,593.75	0.00	129,593.75
<b>Total Prepaid Assessments</b>	<b>130,496.72</b>	<b>3,846.82</b>	<b>126,649.90</b>
<b>Total Liabilities</b>	<b>130,776.45</b>	<b>97.25</b>	<b>130,679.20</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	38,517.01	38,517.01	0.00
3005 - Equity Adjustments - Prior Periods	(447.18)	(447.18)	0.00
<b>Total Owners Equity</b>	<b>38,069.83</b>	<b>38,069.83</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>38,069.83</b>	<b>38,069.83</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>10,664.52</b>	<b>0.00</b>	<b>10,664.52</b>
<b>Total Liabilities and Owner Equity</b>	<b>179,510.80</b>	<b>38,167.08</b>	<b>141,343.72</b>

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

**Reserves**

As of April 30, 2016

	<u>Balance Apr 30, 2016</u>	<u>Balance Mar 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	83,435.05	83,425.16	9.89
1651 - Due To/From Operating	36,631.10	36,631.10	0.00
<b>Total Reserve Funds</b>	<b><u>120,066.15</u></b>	<b><u>120,056.26</u></b>	<b><u>9.89</u></b>
<b>Total Assets</b>	<b><u>120,066.15</u></b>	<b><u>120,056.26</u></b>	<b><u>9.89</u></b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	51,690.67	51,690.67	0.00
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
<b>Total Owners Equity</b>	<b><u>120,056.26</u></b>	<b><u>120,056.26</u></b>	<b><u>0.00</u></b>
<b>Total Owners' Equity</b>	<b><u>120,056.26</u></b>	<b><u>120,056.26</u></b>	<b><u>0.00</u></b>
<b>Reserves Income / (Loss)</b>	<b><u>9.89</u></b>	<b><u>0.00</u></b>	<b><u>9.89</u></b>
<b>Total Liabilities and Owner Equity</b>	<b><u>120,066.15</u></b>	<b><u>120,056.26</u></b>	<b><u>9.89</u></b>

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

April 01, 2016 thru April 30, 2016

  
Jillian Weaver, CMCA®  
Community Manager

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	11,781.25	11,781.00	0.25	141,375.00	129,593.75
<b>Total Assessment Income</b>	<b>11,781.25</b>	<b>11,781.00</b>	<b>0.25</b>	<b>11,781.25</b>	<b>11,781.00</b>	<b>0.25</b>	<b>141,375.00</b>	<b>129,593.75</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	1,020.81	0.00	1,020.81	1,020.81	0.00	1,020.81	0.00	(1,020.81)
<b>Total Collections Income</b>	<b>1,020.81</b>	<b>0.00</b>	<b>1,020.81</b>	<b>1,020.81</b>	<b>0.00</b>	<b>1,020.81</b>	<b>0.00</b>	<b>(1,020.81)</b>
<b>Total Operating Income</b>	<b>12,802.06</b>	<b>11,781.00</b>	<b>1,021.06</b>	<b>12,802.06</b>	<b>11,781.00</b>	<b>1,021.06</b>	<b>141,375.00</b>	<b>128,572.94</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
5090 - Office Supplies	0.00	750.00	(750.00)	0.00	750.00	(750.00)	2,200.00	2,200.00
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)	0.00	17.00	(17.00)	200.00	200.00
<b>Total Administrative</b>	<b>0.00</b>	<b>767.00</b>	<b>(767.00)</b>	<b>0.00</b>	<b>767.00</b>	<b>(767.00)</b>	<b>8,420.00</b>	<b>8,420.00</b>
<b>Communications</b>								
5200 - Community Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
5210 - Printing/Copies	0.00	630.00	(630.00)	0.00	630.00	(630.00)	1,600.00	1,600.00
<b>Total Communications</b>	<b>0.00</b>	<b>630.00</b>	<b>(630.00)</b>	<b>0.00</b>	<b>630.00</b>	<b>(630.00)</b>	<b>2,100.00</b>	<b>2,100.00</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	732.65	790.00	(57.35)	732.65	790.00	(57.35)	9,475.00	8,742.35
<b>Total Insurance</b>	<b>732.65</b>	<b>790.00</b>	<b>(57.35)</b>	<b>732.65</b>	<b>790.00</b>	<b>(57.35)</b>	<b>9,475.00</b>	<b>8,742.35</b>
<b>Utilities</b>								
6000 - Electric Service	0.00	50.00	(50.00)	0.00	50.00	(50.00)	2,525.00	2,525.00
6005 - Gas Service	42.30	45.00	(2.70)	42.30	45.00	(2.70)	4,200.00	4,157.70
6025 - Water Service	150.67	150.00	0.67	150.67	150.00	0.67	9,150.00	8,999.33
6035 - Trash and Recycling Service	0.00	0.00	0.00	0.00	0.00	0.00	350.00	350.00

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

April 01, 2016 thru April 30, 2016

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Telephone Service	0.00	0.00	0.00	0.00	0.00	0.00	450.00	450.00
<b>Total Utilities</b>	<b>192.97</b>	<b>245.00</b>	<b>(52.03)</b>	<b>192.97</b>	<b>245.00</b>	<b>(52.03)</b>	<b>16,675.00</b>	<b>16,482.03</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6160 - Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	0.00	747.00	(747.00)	0.00	747.00	(747.00)	5,976.00	5,976.00
6434 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6438 - Pool Management	0.00	0.00	0.00	0.00	0.00	0.00	36,900.00	36,900.00
6442 - Snow Removal Services	225.00	0.00	225.00	225.00	0.00	225.00	700.00	475.00
<b>Total Contracted Services</b>	<b>225.00</b>	<b>747.00</b>	<b>(522.00)</b>	<b>225.00</b>	<b>747.00</b>	<b>(522.00)</b>	<b>43,776.00</b>	<b>43,551.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	7,800.00	7,800.00
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	1,400.00
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>0.00</b>	<b>42.00</b>	<b>(42.00)</b>	<b>11,200.00</b>	<b>11,200.00</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
7020 - Legal Services	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
7040 - Management Fees	986.92	987.00	(0.08)	986.92	987.00	(0.08)	11,843.04	10,856.12

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April 01, 2016 thru April 30, 2016

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7095 - Meeting Minutes	0.00	25.00	(25.00)	0.00	25.00	(25.00)	175.00	175.00
<b>Total Professional Services</b>	<b>986.92</b>	<b>1,179.00</b>	<b>(192.08)</b>	<b>986.92</b>	<b>1,179.00</b>	<b>(192.08)</b>	<b>14,418.04</b>	<b>13,431.12</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	0.00	2,743.00	(2,743.00)	0.00	2,743.00	(2,743.00)	32,910.96	32,910.96
<b>Total Other Expenses</b>	<b>0.00</b>	<b>2,743.00</b>	<b>(2,743.00)</b>	<b>0.00</b>	<b>2,743.00</b>	<b>(2,743.00)</b>	<b>32,910.96</b>	<b>32,910.96</b>
<b>Total Operating Expense</b>	<b>2,137.54</b>	<b>7,143.00</b>	<b>(5,005.46)</b>	<b>2,137.54</b>	<b>7,143.00</b>	<b>(5,005.46)</b>	<b>141,375.00</b>	<b>139,237.46</b>
<b>Total Operating Income / (Loss)</b>	<b>10,664.52</b>	<b>4,638.00</b>	<b>6,026.52</b>	<b>10,664.52</b>	<b>4,638.00</b>	<b>6,026.52</b>	<b>0.00</b>	<b>(10,664.52)</b>