

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
As of May 31, 2016

Reviewed & Approved by:

  


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Jillian Weaver, CMCA®  
Community Manager

	<u>Balance</u> <u>May 31, 2016</u>	<u>Balance</u> <u>Apr 30, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	140,435.91	124,137.33	16,298.58
1650 - Due To/From Reserves	(42,116.10)	(36,631.10)	(5,485.00)
<b>Total Operating Funds</b>	<b>98,319.81</b>	<b>87,506.23</b>	<b>10,813.58</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	31,593.95	71,936.95	(40,343.00)
1525 - Accounts Receivable Other	5,694.17	6,112.94	(418.77)
<b>Total Accounts Receivable</b>	<b>37,288.12</b>	<b>78,049.89</b>	<b>(40,761.77)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	7,787.47	8,153.12	(365.65)
<b>Total Prepaid Expenses</b>	<b>7,787.47</b>	<b>8,153.12</b>	<b>(365.65)</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>149,196.96</b>	<b>179,510.80</b>	<b>(30,313.84)</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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**Operating**

As of May 31, 2016

	<u>Balance May 31, 2016</u>	<u>Balance Apr 30, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	27.41	160.83	(133.42)
<b>Total Accrued Expenses</b>	<b>27.41</b>	<b>160.83</b>	<b>(133.42)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	1,502.95	902.97	599.98
2595 - Deferred Revenue	117,812.50	129,593.75	(11,781.25)
<b>Total Prepaid Assessments</b>	<b>119,315.45</b>	<b>130,496.72</b>	<b>(11,181.27)</b>
<b>Total Liabilities</b>	<b>119,461.76</b>	<b>130,776.45</b>	<b>(11,314.69)</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>(8,334.63)</b>	<b>10,664.52</b>	<b>(18,999.15)</b>
<b>Total Liabilities and Owner Equity</b>	<b>149,196.96</b>	<b>179,510.80</b>	<b>(30,313.84)</b>

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

**Reserves**

As of May 31, 2016

	<u>Balance May 31, 2016</u>	<u>Balance Apr 30, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	71,364.39	83,435.05	(12,070.66)
1651 - Due To/From Operating	42,116.10	36,631.10	5,485.00
<b>Total Reserve Funds</b>	<b>113,480.49</b>	<b>120,066.15</b>	<b>(6,585.66)</b>
<b>Total Assets</b>	<b>113,480.49</b>	<b>120,066.15</b>	<b>(6,585.66)</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>120,056.26</b>	<b>120,056.26</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>120,056.26</b>	<b>120,056.26</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>(6,575.77)</b>	<b>9.89</b>	<b>(6,585.66)</b>
<b>Total Liabilities and Owner Equity</b>	<b>113,480.49</b>	<b>120,066.15</b>	<b>(6,585.66)</b>

  
Jillian Weaver, CMCA®  
Community Manager

**Income Statement Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	11,781.25	11,782.00	(0.75)	23,562.50	23,563.00	(0.50)	141,375.00	117,812.50
<b>Total Assessment Income</b>	<b>11,781.25</b>	<b>11,782.00</b>	<b>(0.75)</b>	<b>23,562.50</b>	<b>23,563.00</b>	<b>(0.50)</b>	<b>141,375.00</b>	<b>117,812.50</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	(488.77)	0.00	(488.77)	532.04	0.00	532.04	0.00	(532.04)
<b>Total Collections Income</b>	<b>(488.77)</b>	<b>0.00</b>	<b>(488.77)</b>	<b>532.04</b>	<b>0.00</b>	<b>532.04</b>	<b>0.00</b>	<b>(532.04)</b>
<b>Other Income</b>								
4810 - Compliance Fines	70.00	0.00	70.00	70.00	0.00	70.00	0.00	(70.00)
<b>Total Other Income</b>	<b>70.00</b>	<b>0.00</b>	<b>70.00</b>	<b>70.00</b>	<b>0.00</b>	<b>70.00</b>	<b>0.00</b>	<b>(70.00)</b>
<b>Total Operating Income</b>	<b>11,362.48</b>	<b>11,782.00</b>	<b>(419.52)</b>	<b>24,164.54</b>	<b>23,563.00</b>	<b>601.54</b>	<b>141,375.00</b>	<b>117,210.46</b>
<b>Expense</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	759.10	450.00	309.10	759.10	1,200.00	(440.90)	2,200.00	1,440.90
5115 - Web Site Maintenance	18.00	0.00	18.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	0.00	16.00	(16.00)	0.00	33.00	(33.00)	200.00	200.00
<b>Total Administrative</b>	<b>777.10</b>	<b>466.00</b>	<b>311.10</b>	<b>777.10</b>	<b>1,233.00</b>	<b>(455.90)</b>	<b>8,420.00</b>	<b>7,642.90</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	633.14	225.00	408.14	633.14	855.00	(221.86)	1,600.00	966.86
<b>Total Communications</b>	<b>633.14</b>	<b>225.00</b>	<b>408.14</b>	<b>633.14</b>	<b>855.00</b>	<b>(221.86)</b>	<b>2,100.00</b>	<b>1,466.86</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	761.65	789.00	(27.35)	1,494.30	1,579.00	(84.70)	9,475.00	7,980.70
<b>Total Insurance</b>	<b>761.65</b>	<b>789.00</b>	<b>(27.35)</b>	<b>1,494.30</b>	<b>1,579.00</b>	<b>(84.70)</b>	<b>9,475.00</b>	<b>7,980.70</b>
<b>Utilities</b>								
6000 - Electric Service	0.00	0.00	0.00	0.00	50.00	(50.00)	2,525.00	2,525.00

**Income Statement Report**  
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**Operating**

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Utilities</b>								
6005 - Gas Service	42.91	45.00	(2.09)	85.21	90.00	(4.79)	4,200.00	4,114.79
6025 - Water Service	549.41	550.00	(0.59)	700.08	700.00	0.08	9,150.00	8,449.92
6035 - Trash and Recycling Service	0.00	70.00	(70.00)	0.00	70.00	(70.00)	350.00	350.00
6050 - Telephone Service	1.98	90.00	(88.02)	1.98	90.00	(88.02)	450.00	448.02
<b>Total Utilities</b>	<b>594.30</b>	<b>755.00</b>	<b>(160.70)</b>	<b>787.27</b>	<b>1,000.00</b>	<b>(212.73)</b>	<b>16,675.00</b>	<b>15,887.73</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	50.00	(50.00)	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>50.00</b>	<b>(50.00)</b>	<b>0.00</b>	<b>50.00</b>	<b>(50.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	240.00	(240.00)	0.00	240.00	(240.00)	1,200.00	1,200.00
<b>Total Irrigation</b>	<b>0.00</b>	<b>240.00</b>	<b>(240.00)</b>	<b>0.00</b>	<b>240.00</b>	<b>(240.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	1,494.00	747.00	747.00	1,494.00	1,494.00	0.00	5,976.00	4,482.00
6434 - Pest Control	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6438 - Pool Management	18,950.00	6,150.00	12,800.00	18,950.00	6,150.00	12,800.00	36,900.00	17,950.00
6442 - Snow Removal Services	0.00	0.00	0.00	225.00	0.00	225.00	700.00	475.00
<b>Total Contracted Services</b>	<b>20,444.00</b>	<b>6,897.00</b>	<b>13,547.00</b>	<b>20,669.00</b>	<b>7,644.00</b>	<b>13,025.00</b>	<b>43,776.00</b>	<b>23,107.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	200.00	(200.00)	0.00	200.00	(200.00)	1,000.00	1,000.00
6530 - Common Areas Repair & Maintenance	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	0.00	100.00	(100.00)	500.00	500.00
6700 - Pool Supplies/Repair & Maintenance	530.02	1,300.00	(769.98)	530.02	1,300.00	(769.98)	7,800.00	7,269.98
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>530.02</b>	<b>1,641.00</b>	<b>(1,110.98)</b>	<b>530.02</b>	<b>1,683.00</b>	<b>(1,152.98)</b>	<b>11,200.00</b>	<b>10,669.98</b>

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May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	52.50	0.00	52.50	52.50	0.00	52.50	400.00	347.50
7020 - Legal Services	62.00	166.00	(104.00)	62.00	333.00	(271.00)	2,000.00	1,938.00
7040 - Management Fees	986.92	987.00	(0.08)	1,973.84	1,974.00	(0.16)	11,843.04	9,869.20
7095 - Meeting Minutes	35.00	0.00	35.00	35.00	25.00	10.00	175.00	140.00
<b>Total Professional Services</b>	<b>1,136.42</b>	<b>1,153.00</b>	<b>(16.58)</b>	<b>2,123.34</b>	<b>2,332.00</b>	<b>(208.66)</b>	<b>14,418.04</b>	<b>12,294.70</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	5,485.00	2,742.00	2,743.00	5,485.00	5,485.00	0.00	32,910.96	27,425.96
<b>Total Other Expenses</b>	<b>5,485.00</b>	<b>2,742.00</b>	<b>2,743.00</b>	<b>5,485.00</b>	<b>5,485.00</b>	<b>0.00</b>	<b>32,910.96</b>	<b>27,425.96</b>
<b>Total Operating Expense</b>	<b>30,361.63</b>	<b>14,958.00</b>	<b>15,403.63</b>	<b>32,499.17</b>	<b>22,101.00</b>	<b>10,398.17</b>	<b>141,375.00</b>	<b>108,875.83</b>
<b>Total Operating Income / (Loss)</b>	<b>(18,999.15)</b>	<b>(3,176.00)</b>	<b>(15,823.15)</b>	<b>(8,334.63)</b>	<b>1,462.00</b>	<b>(9,796.63)</b>	<b>0.00</b>	<b>8,334.63</b>

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

May 01, 2016 thru May 31, 2016

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	5,485.00	2,742.00	2,743.00	5,485.00	5,485.00	0.00	32,910.96	27,425.96
4910 - Interest Earned - Reserve Accounts	10.86	0.00	10.86	20.75	0.00	20.75	0.00	(20.75)
<b>Total Investment Income</b>	<b>5,495.86</b>	<b>2,742.00</b>	<b>2,753.86</b>	<b>5,505.75</b>	<b>5,485.00</b>	<b>20.75</b>	<b>32,910.96</b>	<b>27,405.21</b>
<b>Total Reserves Income</b>	<b>5,495.86</b>	<b>2,742.00</b>	<b>2,753.86</b>	<b>5,505.75</b>	<b>5,485.00</b>	<b>20.75</b>	<b>32,910.96</b>	<b>27,405.21</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
9828 - Concrete Expenses	0.00	2,300.00	(2,300.00)	0.00	2,300.00	(2,300.00)	2,300.00	2,300.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
9924 - Pools & Spas Expenses	12,081.52	0.00	12,081.52	12,081.52	14,600.00	(2,518.48)	14,600.00	2,518.48
<b>Total Reserve Expenses</b>	<b>12,081.52</b>	<b>2,300.00</b>	<b>9,781.52</b>	<b>12,081.52</b>	<b>16,900.00</b>	<b>(4,818.48)</b>	<b>19,700.00</b>	<b>7,618.48</b>
<b>Total Reserves Expense</b>	<b>12,081.52</b>	<b>2,300.00</b>	<b>9,781.52</b>	<b>12,081.52</b>	<b>16,900.00</b>	<b>(4,818.48)</b>	<b>19,700.00</b>	<b>7,618.48</b>
<b>Total Reserves Income / (Loss)</b>	<b>(6,585.66)</b>	<b>442.00</b>	<b>(7,027.66)</b>	<b>(6,575.77)</b>	<b>(11,415.00)</b>	<b>4,839.23</b>	<b>13,210.96</b>	<b>19,786.73</b>
<b>Total Association Net Income / (Loss)</b>	<b>(25,584.81)</b>	<b>(2,734.00)</b>	<b>(22,850.81)</b>	<b>(14,910.40)</b>	<b>(9,953.00)</b>	<b>(4,957.40)</b>	<b>13,210.96</b>	<b>28,121.36</b>