

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

As of June 30, 2016

Reviewed & Approved by:

  
 Jillian Weaver, CMCA®  
 Community Manager

	<u>Balance Jun 30, 2016</u>	<u>Balance May 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	160,075.40	140,435.91	19,639.49
1650 - Due To/From Reserves	(44,858.60)	(42,116.10)	(2,742.50)
<b>Total Operating Funds</b>	<b>115,216.80</b>	<b>98,319.81</b>	<b>16,896.99</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	8,208.21	31,593.95	(23,385.74)
1525 - Accounts Receivable Other	2,041.72	5,694.17	(3,652.45)
<b>Total Accounts Receivable</b>	<b>10,249.93</b>	<b>37,288.12</b>	<b>(27,038.19)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	6,629.83	7,787.47	(1,157.64)
<b>Total Prepaid Expenses</b>	<b>6,629.83</b>	<b>7,787.47</b>	<b>(1,157.64)</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>137,898.12</b>	<b>149,196.96</b>	<b>(11,298.84)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	78.90	118.90	(40.00)
2050 - Resident Refunds	746.41	0.00	746.41
<b>Total Accounts Payable</b>	<b>825.31</b>	<b>118.90</b>	<b>706.41</b>

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As of June 30, 2016

	<u>Balance Jun 30, 2016</u>	<u>Balance May 31, 2016</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	857.86	27.41	830.45
<b>Total Accrued Expenses</b>	<b>857.86</b>	<b>27.41</b>	<b>830.45</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	1,932.57	1,502.95	429.62
2595 - Deferred Revenue	106,031.25	117,812.50	(11,781.25)
<b>Total Prepaid Assessments</b>	<b>107,963.82</b>	<b>119,315.45</b>	<b>(11,351.63)</b>
<b>Total Liabilities</b>	<b>109,646.99</b>	<b>119,461.76</b>	<b>(9,814.77)</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	(3,525.18)	(447.18)	(3,078.00)
<b>Total Owners Equity</b>	<b>34,991.83</b>	<b>38,069.83</b>	<b>(3,078.00)</b>
<b>Total Owners' Equity</b>	<b>34,991.83</b>	<b>38,069.83</b>	<b>(3,078.00)</b>
<b>Operating Income / (Loss)</b>	<b>(6,740.70)</b>	<b>(8,334.63)</b>	<b>1,593.93</b>
<b>Total Liabilities and Owner Equity</b>	<b>137,898.12</b>	<b>149,196.96</b>	<b>(11,298.84)</b>

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

**Reserves**

As of June 30, 2016

	<u>Balance Jun 30, 2016</u>	<u>Balance May 31, 2016</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	71,373.15	71,364.39	8.76
1651 - Due To/From Operating	44,858.60	42,116.10	2,742.50
<b>Total Reserve Funds</b>	<b>116,231.75</b>	<b>113,480.49</b>	<b>2,751.26</b>
<b>Total Assets</b>	<b>116,231.75</b>	<b>113,480.49</b>	<b>2,751.26</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>(3,824.51)</b>	<b>(6,575.77)</b>	<b>2,751.26</b>
<b>Total Liabilities and Owner Equity</b>	<b>116,231.75</b>	<b>113,480.49</b>	<b>2,751.26</b>

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

June 01, 2016 thru June 30, 2016

Reviewed & Approved by:

  
 Jillian Weaver, CMCA®  
 Community Manager

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	11,781.25	11,781.00	0.25	35,343.75	35,344.00	(0.25)	141,375.00	106,031.25
<b>Total Assessment Income</b>	<b>11,781.25</b>	<b>11,781.00</b>	<b>0.25</b>	<b>35,343.75</b>	<b>35,344.00</b>	<b>(0.25)</b>	<b>141,375.00</b>	<b>106,031.25</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	(496.04)	0.00	(496.04)	36.00	0.00	36.00	0.00	(36.00)
<b>Total Collections Income</b>	<b>(496.04)</b>	<b>0.00</b>	<b>(496.04)</b>	<b>36.00</b>	<b>0.00</b>	<b>36.00</b>	<b>0.00</b>	<b>(36.00)</b>
<b>Other Income</b>								
4810 - Compliance Fines	(70.00)	0.00	(70.00)	0.00	0.00	0.00	0.00	0.00
<b>Total Other Income</b>	<b>(70.00)</b>	<b>0.00</b>	<b>(70.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Operating Income</b>	<b>11,215.21</b>	<b>11,781.00</b>	<b>(565.79)</b>	<b>35,379.75</b>	<b>35,344.00</b>	<b>35.75</b>	<b>141,375.00</b>	<b>105,995.25</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	304.72	100.00	204.72	1,063.82	1,300.00	(236.18)	2,200.00	1,136.18
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	0.00	17.00	(17.00)	0.00	50.00	(50.00)	200.00	200.00
<b>Total Administrative</b>	<b>304.72</b>	<b>117.00</b>	<b>187.72</b>	<b>1,081.82</b>	<b>1,350.00</b>	<b>(268.18)</b>	<b>8,420.00</b>	<b>7,338.18</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	75.00	(75.00)	633.14	930.00	(296.86)	1,600.00	966.86
<b>Total Communications</b>	<b>0.00</b>	<b>75.00</b>	<b>(75.00)</b>	<b>633.14</b>	<b>930.00</b>	<b>(296.86)</b>	<b>2,100.00</b>	<b>1,466.86</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	761.64	790.00	(28.36)	2,255.94	2,369.00	(113.06)	9,475.00	7,219.06
<b>Total Insurance</b>	<b>761.64</b>	<b>790.00</b>	<b>(28.36)</b>	<b>2,255.94</b>	<b>2,369.00</b>	<b>(113.06)</b>	<b>9,475.00</b>	<b>7,219.06</b>
<b>Utilities</b>								
6000 - Electric Service	648.78	575.00	73.78	648.78	625.00	23.78	2,525.00	1,876.22

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

June 01, 2016 thru June 30, 2016

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6005 - Gas Service	775.79	815.00	(39.21)	861.00	905.00	(44.00)	4,200.00	3,339.00
6025 - Water Service	1,708.89	1,700.00	8.89	2,408.97	2,400.00	8.97	9,150.00	6,741.03
6035 - Trash and Recycling Service	130.00	70.00	60.00	130.00	140.00	(10.00)	350.00	220.00
6050 - Telephone Service	95.14	90.00	5.14	97.12	180.00	(82.88)	450.00	352.88
<b>Total Utilities</b>	<b>3,358.60</b>	<b>3,250.00</b>	<b>108.60</b>	<b>4,145.87</b>	<b>4,250.00</b>	<b>(104.13)</b>	<b>16,675.00</b>	<b>12,529.13</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	100.00	(100.00)	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>100.00</b>	<b>(100.00)</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	480.00	(480.00)	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>480.00</b>	<b>(480.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	2,241.00	2,241.00	0.00	5,976.00	3,735.00
6434 - Pest Control	0.00	67.00	(67.00)	0.00	67.00	(67.00)	200.00	200.00
6438 - Pool Management	0.00	6,150.00	(6,150.00)	18,950.00	12,300.00	6,650.00	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>747.00</b>	<b>6,964.00</b>	<b>(6,217.00)</b>	<b>21,416.00</b>	<b>14,608.00</b>	<b>6,808.00</b>	<b>43,776.00</b>	<b>22,360.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	200.00	(200.00)	0.00	400.00	(400.00)	1,000.00	1,000.00
6530 - Common Areas Repair & Maintenance	0.00	42.00	(42.00)	0.00	125.00	(125.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	0.00	200.00	(200.00)	500.00	500.00
6700 - Pool Supplies/Repair & Maintenance	719.90	1,300.00	(580.10)	1,249.92	2,600.00	(1,350.08)	7,800.00	6,550.08
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>719.90</b>	<b>1,642.00</b>	<b>(922.10)</b>	<b>1,249.92</b>	<b>3,325.00</b>	<b>(2,075.08)</b>	<b>11,200.00</b>	<b>9,950.08</b>

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**Operating**

June 01, 2016 thru June 30, 2016

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	52.50	0.00	52.50	400.00	347.50
7020 - Legal Services	0.00	167.00	(167.00)	62.00	500.00	(438.00)	2,000.00	1,938.00
7040 - Management Fees	986.92	987.00	(0.08)	2,960.76	2,961.00	(0.24)	11,843.04	8,882.28
7095 - Meeting Minutes	0.00	25.00	(25.00)	35.00	50.00	(15.00)	175.00	140.00
<b>Total Professional Services</b>	<b>986.92</b>	<b>1,179.00</b>	<b>(192.08)</b>	<b>3,110.26</b>	<b>3,511.00</b>	<b>(400.74)</b>	<b>14,418.04</b>	<b>11,307.78</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	2,742.50	2,743.00	(0.50)	8,227.50	8,228.00	(0.50)	32,910.96	24,683.46
<b>Total Other Expenses</b>	<b>2,742.50</b>	<b>2,743.00</b>	<b>(0.50)</b>	<b>8,227.50</b>	<b>8,228.00</b>	<b>(0.50)</b>	<b>32,910.96</b>	<b>24,683.46</b>
<b>Total Operating Expense</b>	<b>9,621.28</b>	<b>17,050.00</b>	<b>(7,428.72)</b>	<b>42,120.45</b>	<b>39,151.00</b>	<b>2,969.45</b>	<b>141,375.00</b>	<b>99,254.55</b>
<b>Total Operating Income / (Loss)</b>	<b>1,593.93</b>	<b>(5,269.00)</b>	<b>6,862.93</b>	<b>(6,740.70)</b>	<b>(3,807.00)</b>	<b>(2,933.70)</b>	<b>0.00</b>	<b>6,740.70</b>

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

June 01, 2016 thru June 30, 2016

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	2,742.50	2,743.00	(0.50)	8,227.50	8,228.00	(0.50)	32,910.96	24,683.46
4910 - Interest Earned - Reserve Accounts	8.76	0.00	8.76	29.51	0.00	29.51	0.00	(29.51)
<b>Total Investment Income</b>	<b>2,751.26</b>	<b>2,743.00</b>	<b>8.26</b>	<b>8,257.01</b>	<b>8,228.00</b>	<b>29.01</b>	<b>32,910.96</b>	<b>24,653.95</b>
<b>Total Reserves Income</b>	<b>2,751.26</b>	<b>2,743.00</b>	<b>8.26</b>	<b>8,257.01</b>	<b>8,228.00</b>	<b>29.01</b>	<b>32,910.96</b>	<b>24,653.95</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
9828 - Concrete Expenses	0.00	0.00	0.00	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	0.00	0.00	0.00	12,081.52	14,600.00	(2,518.48)	14,600.00	2,518.48
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>2,000.00</b>	<b>(2,000.00)</b>	<b>12,081.52</b>	<b>18,900.00</b>	<b>(6,818.48)</b>	<b>19,700.00</b>	<b>7,618.48</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>2,000.00</b>	<b>(2,000.00)</b>	<b>12,081.52</b>	<b>18,900.00</b>	<b>(6,818.48)</b>	<b>19,700.00</b>	<b>7,618.48</b>
<b>Total Reserves Income / (Loss)</b>	<b>2,751.26</b>	<b>743.00</b>	<b>2,008.26</b>	<b>(3,824.51)</b>	<b>(10,672.00)</b>	<b>6,847.49</b>	<b>13,210.96</b>	<b>17,035.47</b>
<b>Total Association Net Income / (Loss)</b>	<b>4,345.19</b>	<b>(4,526.00)</b>	<b>8,871.19</b>	<b>(10,565.21)</b>	<b>(14,479.00)</b>	<b>3,913.79</b>	<b>13,210.96</b>	<b>23,776.17</b>