



Jillian Weaver, CMCA®  
Community Manager

**Balance Sheet Report**  
**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**  
As of January 31, 2017

|  | <u>Balance<br/>Jan 31, 2017</u> | <u>Balance<br/>Dec 31, 2016</u> | <u>Change</u>     |
|--|---------------------------------|---------------------------------|-------------------|
| <b><u>Assets</u></b>                           |                                 |                                 |                   |
| <b>Operating Funds</b>                         |                                 |                                 |                   |
| 1001 - Union Bank Oper #1714                   | 75,880.83                       | 78,255.12                       | (2,374.29)        |
| 1650 - Due To/From Reserves                    | (27,425.00)                     | (24,682.50)                     | (2,742.50)        |
| <b>Total Operating Funds</b>                   | <b>48,455.83</b>                | <b>53,572.62</b>                | <b>(5,116.79)</b> |
| <b>Accounts Receivable</b>                     |                                 |                                 |                   |
| 1500 - Residential Assessments Receivable      | 1,645.10                        | 1,645.10                        | 0.00              |
| 1525 - Accounts Receivable Other               | 278.78                          | 238.15                          | 40.63             |
| 1530 - Allowance for Doubtful accounts         | 450.00                          | 450.00                          | 0.00              |
| <b>Total Accounts Receivable</b>               | <b>2,373.88</b>                 | <b>2,333.25</b>                 | <b>40.63</b>      |
| <b>Prepaid Expenses</b>                        |                                 |                                 |                   |
| 1600 - Prepaid Insurance                       | 1,623.28                        | 2,384.93                        | (761.65)          |
| <b>Total Prepaid Expenses</b>                  | <b>1,623.28</b>                 | <b>2,384.93</b>                 | <b>(761.65)</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>58,254.55</b>                | <b>64,092.36</b>                | <b>(5,837.81)</b> |
| <b><u>Liabilities</u></b>                      |                                 |                                 |                   |
| <b>Accounts Payable</b>                        |                                 |                                 |                   |
| 2045 - Mgmt Co. Reimbursements                 | 38.90                           | 38.90                           | 0.00              |
| <b>Total Accounts Payable</b>                  | <b>38.90</b>                    | <b>38.90</b>                    | <b>0.00</b>       |

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

As of January 31, 2017

|   | <u>Balance<br/>Jan 31, 2017</u> | <u>Balance<br/>Dec 31, 2016</u> | <u>Change</u>      |
|---|---------------------------------|---------------------------------|--------------------|
| <b><u>Liabilities</u></b>                 |                                 |                                 |                    |
| <b>Accrued Expenses</b>                   |                                 |                                 |                    |
| 2395 - Other Accrued Expenses             | 0.00                            | 106.50                          | (106.50)           |
| <b>Total Accrued Expenses</b>             | <b>0.00</b>                     | <b>106.50</b>                   | <b>(106.50)</b>    |
| <b>Prepaid Assessments</b>                |                                 |                                 |                    |
| 2550 - Prepaid Assessments                | 943.17                          | 913.17                          | 30.00              |
| 2595 - Deferred Revenue                   | 23,562.50                       | 35,343.75                       | (11,781.25)        |
| <b>Total Prepaid Assessments</b>          | <b>24,505.67</b>                | <b>36,256.92</b>                | <b>(11,751.25)</b> |
| <b>Total Liabilities</b>                  | <b>24,544.57</b>                | <b>36,402.32</b>                | <b>(11,857.75)</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 | (4,034.08)                      | (4,034.08)                      | 0.00               |
| <b>Total Owners Equity</b>                | <b>34,482.93</b>                | <b>34,482.93</b>                | <b>0.00</b>        |
| <b>Total Owners' Equity</b>               | <b>34,482.93</b>                | <b>34,482.93</b>                | <b>0.00</b>        |
| <b>Operating Income / (Loss)</b>          | <b>(772.95)</b>                 | <b>(6,792.89)</b>               | <b>6,019.94</b>    |
| <b>Total Liabilities and Owner Equity</b> | <b>58,254.55</b>                | <b>64,092.36</b>                | <b>(5,837.81)</b>  |

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

**Reserves**

As of January 31, 2017

|   | <u>Balance<br/>Jan 31, 2017</u> | <u>Balance<br/>Dec 31, 2016</u> | <u>Change</u>          |
|---|---------------------------------|---------------------------------|------------------------|
| <b><u>Assets</u></b>                      |                                 |                                 |                        |
| <b>Reserve Funds</b>                      |                                 |                                 |                        |
| 1326 - Union Bank Res #2852               | 105,666.64                      | 105,648.15                      | 18.49                  |
| 1651 - Due To/From Operating              | 27,425.00                       | 24,682.50                       | 2,742.50               |
| <b>Total Reserve Funds</b>                | <b><u>133,091.64</u></b>        | <b><u>130,330.65</u></b>        | <b><u>2,760.99</u></b> |
| <b>Total Assets</b>                       | <b><u>133,091.64</u></b>        | <b><u>130,330.65</u></b>        | <b><u>2,760.99</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        | 69,234.49                       | 69,234.49                       | 0.00                   |
| <b>Total Owners Equity</b>                | <b><u>120,925.16</u></b>        | <b><u>120,925.16</u></b>        | <b><u>0.00</u></b>     |
| <b>Total Owners' Equity</b>               | <b><u>120,925.16</u></b>        | <b><u>120,925.16</u></b>        | <b><u>0.00</u></b>     |
| <b>Reserves Income / (Loss)</b>           | <b><u>12,166.48</u></b>         | <b><u>9,405.49</u></b>          | <b><u>2,760.99</u></b> |
| <b>Total Liabilities and Owner Equity</b> | <b><u>133,091.64</u></b>        | <b><u>130,330.65</u></b>        | <b><u>2,760.99</u></b> |

## Income Statement Report

### Nelson Farm Homeowner's Assn. Inc.

### Operating

January 01, 2017 thru January 31, 2017

  
Jillian Weaver, CMCA®  
Community Manager

|   | Current Period   |                  |                | Year to Date (10 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)         | 117,812.50               | 117,813.00        | (0.50)          | 141,375.00        | 23,562.50        |
| <b>Total Assessment Income</b>              | <b>11,781.25</b> | <b>11,782.00</b> | <b>(0.75)</b>  | <b>117,812.50</b>        | <b>117,813.00</b> | <b>(0.50)</b>   | <b>141,375.00</b> | <b>23,562.50</b> |
| <b>Collections Income</b>                   |                  |                  |                |                          |                   |                 |                   |                  |
| 4710 - Late Fees & Interest                 | 40.63            | 0.00             | 40.63          | 407.30                   | 0.00              | 407.30          | 0.00              | (407.30)         |
| <b>Total Collections Income</b>             | <b>40.63</b>     | <b>0.00</b>      | <b>40.63</b>   | <b>407.30</b>            | <b>0.00</b>       | <b>407.30</b>   | <b>0.00</b>       | <b>(407.30)</b>  |
| <b>Total Operating Income</b>               | <b>11,821.88</b> | <b>11,782.00</b> | <b>39.88</b>   | <b>118,219.80</b>        | <b>117,813.00</b> | <b>406.80</b>   | <b>141,375.00</b> | <b>23,155.20</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                      | 49.86            | 100.00           | (50.14)        | 1,531.13                 | 2,000.00          | (468.87)        | 2,200.00          | 668.87           |
| 5115 - Web Site Maintenance                 | 0.00             | 0.00             | 0.00           | 18.00                    | 0.00              | 18.00           | 20.00             | 2.00             |
| 5195 - Other Administrative Services        | 10.00            | 17.00            | (7.00)         | 250.00                   | 167.00            | 83.00           | 200.00            | (50.00)          |
| <b>Total Administrative</b>                 | <b>59.86</b>     | <b>117.00</b>    | <b>(57.14)</b> | <b>1,799.13</b>          | <b>2,167.00</b>   | <b>(367.87)</b> | <b>8,420.00</b>   | <b>6,620.87</b>  |
| <b>Communications</b>                       |                  |                  |                |                          |                   |                 |                   |                  |
| 5200 - Community Events                     | 0.00             | 0.00             | 0.00           | 505.95                   | 500.00            | 5.95            | 500.00            | (5.95)           |
| 5210 - Printing/Copies                      | 0.90             | 75.00            | (74.10)        | 1,987.01                 | 1,455.00          | 532.01          | 1,600.00          | (387.01)         |
| <b>Total Communications</b>                 | <b>0.90</b>      | <b>75.00</b>     | <b>(74.10)</b> | <b>2,492.96</b>          | <b>1,955.00</b>   | <b>537.96</b>   | <b>2,100.00</b>   | <b>(392.96)</b>  |
| <b>Insurance</b>                            |                  |                  |                |                          |                   |                 |                   |                  |
| 5445 - General Liability Insurance Premiums | 761.65           | 790.00           | (28.35)        | 7,562.49                 | 7,896.00          | (333.51)        | 9,475.00          | 1,912.51         |
| <b>Total Insurance</b>                      | <b>761.65</b>    | <b>790.00</b>    | <b>(28.35)</b> | <b>7,562.49</b>          | <b>7,896.00</b>   | <b>(333.51)</b> | <b>9,475.00</b>   | <b>1,912.51</b>  |
| <b>Utilities</b>                            |                  |                  |                |                          |                   |                 |                   |                  |
| 6000 - Electric Service                     | 0.00             | 0.00             | 0.00           | 3,012.77                 | 2,525.00          | 487.77          | 2,525.00          | (487.77)         |
| 6005 - Gas Service                          | (88.38)          | 0.00             | (88.38)        | 2,509.36                 | 4,200.00          | (1,690.64)      | 4,200.00          | 1,690.64         |
| 6025 - Water Service                        | 0.00             | 100.00           | (100.00)       | 9,676.73                 | 8,950.00          | 726.73          | 9,150.00          | (526.73)         |
| 6035 - Trash and Recycling Service          | 0.00             | 0.00             | 0.00           | 438.00                   | 350.00            | 88.00           | 350.00            | (88.00)          |

# Income Statement Report

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### Operating

January 01, 2017 thru January 31, 2017

|   | Current Period  |               |                 | Year to Date (10 months) |                  |                   | 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            | 197.94                   | 450.00           | (252.06)          | 450.00           | 252.06           |
| <b>Total Utilities</b>                    | <b>(88.38)</b>  | <b>100.00</b> | <b>(188.38)</b> | <b>15,834.80</b>         | <b>16,475.00</b> | <b>(640.20)</b>   | <b>16,675.00</b> | <b>840.20</b>    |
| <b>Landscaping</b>                        |                 |               |                 |                          |                  |                   |                  |                  |
| 6110 - Landscape Repair & Maintenance     | 0.00            | 0.00          | 0.00            | 0.00                     | 200.00           | (200.00)          | 200.00           | 200.00           |
| 6160 - Tree Maintenance                   | 0.00            | 0.00          | 0.00            | 0.00                     | 500.00           | (500.00)          | 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>700.00</b>    | <b>(700.00)</b>   | <b>1,200.00</b>  | <b>1,200.00</b>  |
| <b>Irrigation</b>                         |                 |               |                 |                          |                  |                   |                  |                  |
| 6200 - Irrigation Repair & Maintenance    | 0.00            | 0.00          | 0.00            | 470.50                   | 1,200.00         | (729.50)          | 1,200.00         | 729.50           |
| <b>Total Irrigation</b>                   | <b>0.00</b>     | <b>0.00</b>   | <b>0.00</b>     | <b>470.50</b>            | <b>1,200.00</b>  | <b>(729.50)</b>   | <b>1,200.00</b>  | <b>729.50</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            | 129.00                   | 200.00           | (71.00)           | 200.00           | 71.00            |
| 6438 - Pool Management                    | 0.00            | 0.00          | 0.00            | 36,870.00                | 36,900.00        | (30.00)           | 36,900.00        | 30.00            |
| 6442 - Snow Removal Services              | 75.00           | 140.00        | (65.00)         | 450.00                   | 420.00           | 30.00             | 700.00           | 250.00           |
| <b>Total Contracted Services</b>          | <b>75.00</b>    | <b>140.00</b> | <b>(65.00)</b>  | <b>43,425.00</b>         | <b>43,496.00</b> | <b>(71.00)</b>    | <b>43,776.00</b> | <b>351.00</b>    |
| <b>Repair &amp; Maintenance</b>           |                 |               |                 |                          |                  |                   |                  |                  |
| 6525 - Clubhouse Repair & Maintenance     | 1,263.49        | 0.00          | 1,263.49        | 2,121.95                 | 1,000.00         | 1,121.95          | 1,000.00         | (1,121.95)       |
| 6530 - Common Areas Repair & Maintenance  | 0.00            | 42.00         | (42.00)         | 65.00                    | 417.00           | (352.00)          | 500.00           | 435.00           |
| 6560 - Fence Repair & Maintenance         | 0.00            | 0.00          | 0.00            | 664.50                   | 500.00           | 164.50            | 500.00           | (164.50)         |
| 6700 - Pool Supplies/Repair & Maintenance | 0.00            | 0.00          | 0.00            | 6,026.79                 | 7,800.00         | (1,773.21)        | 7,800.00         | 1,773.21         |
| 6765 - Tennis Court Repair & Maintenance  | 0.00            | 0.00          | 0.00            | 0.00                     | 1,400.00         | (1,400.00)        | 1,400.00         | 1,400.00         |
| <b>Total Repair &amp; Maintenance</b>     | <b>1,263.49</b> | <b>42.00</b>  | <b>1,221.49</b> | <b>8,878.24</b>          | <b>11,117.00</b> | <b>(2,238.76)</b> | <b>11,200.00</b> | <b>2,321.76</b>  |
| <b>Professional Services</b>              |                 |               |                 |                          |                  |                   |                  |                  |
| 7000 - Audit & Tax Services               | 0.00            | 0.00          | 0.00            | 347.50                   | 400.00           | (52.50)           | 400.00           | 52.50            |
| 7020 - Legal Services                     | 0.00            | 167.00        | (167.00)        | 723.00                   | 1,667.00         | (944.00)          | 2,000.00         | 1,277.00         |
| 7025 - Legal Services - Collections       | 0.00            | 0.00          | 0.00            | (10.07)                  | 0.00             | (10.07)           | 0.00             | 10.07            |

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

January 01, 2017 thru January 31, 2017

|  | Current Period  |                 |                 | Year to Date (10 months) |                   |                   | Annual Budget     | Budget Remaining |
|--|-----------------|-----------------|-----------------|--------------------------|-------------------|-------------------|-------------------|------------------|
|  | Actual          | Budget          | Variance        | Actual                   | Budget            | Variance          |                   |                  |
| <b>Expense</b>                         |                 |                 |                 |                          |                   |                   |                   |                  |
| <b>Professional Services</b>           |                 |                 |                 |                          |                   |                   |                   |                  |
| 7040 - Management Fees                 | 986.92          | 987.00          | (0.08)          | 9,869.20                 | 9,869.00          | 0.20              | 11,843.04         | 1,973.84         |
| 7095 - Meeting Minutes                 | 0.00            | 0.00            | 0.00            | 175.00                   | 125.00            | 50.00             | 175.00            | 0.00             |
| <b>Total Professional Services</b>     | <b>986.92</b>   | <b>1,154.00</b> | <b>(167.08)</b> | <b>11,104.63</b>         | <b>12,061.00</b>  | <b>(956.37)</b>   | <b>14,418.04</b>  | <b>3,313.41</b>  |
| <b>Other Expenses</b>                  |                 |                 |                 |                          |                   |                   |                   |                  |
| 9105 - Reserve Contribution Expense    | 2,742.50        | 2,743.00        | (0.50)          | 27,425.00                | 27,426.00         | (1.00)            | 32,910.96         | 5,485.96         |
| <b>Total Other Expenses</b>            | <b>2,742.50</b> | <b>2,743.00</b> | <b>(0.50)</b>   | <b>27,425.00</b>         | <b>27,426.00</b>  | <b>(1.00)</b>     | <b>32,910.96</b>  | <b>5,485.96</b>  |
| <b>Total Operating Expense</b>         | <b>5,801.94</b> | <b>5,161.00</b> | <b>640.94</b>   | <b>118,992.75</b>        | <b>124,493.00</b> | <b>(5,500.25)</b> | <b>141,375.00</b> | <b>22,382.25</b> |
| <b>Total Operating Income / (Loss)</b> | <b>6,019.94</b> | <b>6,621.00</b> | <b>(601.06)</b> | <b>(772.95)</b>          | <b>(6,680.00)</b> | <b>5,907.05</b>   | <b>0.00</b>       | <b>772.95</b>    |

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

January 01, 2017 thru January 31, 2017

|  | Current Period  |                 |                 | Year to Date (10 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)          | 27,425.00                | 27,426.00        | (1.00)            | 32,910.96        | 5,485.96         |
| 4910 - Interest Earned - Reserve Accounts    | 18.49           | 0.00            | 18.49           | 124.92                   | 0.00             | 124.92            | 0.00             | (124.92)         |
| <b>Total Investment Income</b>               | <b>2,760.99</b> | <b>2,743.00</b> | <b>17.99</b>    | <b>27,549.92</b>         | <b>27,426.00</b> | <b>123.92</b>     | <b>32,910.96</b> | <b>5,361.04</b>  |
| <b>Total Reserves Income</b>                 | <b>2,760.99</b> | <b>2,743.00</b> | <b>17.99</b>    | <b>27,549.92</b>         | <b>27,426.00</b> | <b>123.92</b>     | <b>32,910.96</b> | <b>5,361.04</b>  |
| <b><u>Expense</u></b>                        |                 |                 |                 |                          |                  |                   |                  |                  |
| <b>Reserve Expenses</b>                      |                 |                 |                 |                          |                  |                   |                  |                  |
| 9812 - Awnings Expenses                      | 0.00            | 0.00            | 0.00            | 1,276.92                 | 2,000.00         | (723.08)          | 2,000.00         | 723.08           |
| 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            | 2,025.00                 | 800.00           | 1,225.00          | 800.00           | (1,225.00)       |
| 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>0.00</b>     | <b>0.00</b>     | <b>15,383.44</b>         | <b>19,700.00</b> | <b>(4,316.56)</b> | <b>19,700.00</b> | <b>4,316.56</b>  |
| <b>Total Reserves Expense</b>                | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>15,383.44</b>         | <b>19,700.00</b> | <b>(4,316.56)</b> | <b>19,700.00</b> | <b>4,316.56</b>  |
| <b>Total Reserves Income / (Loss)</b>        | <b>2,760.99</b> | <b>2,743.00</b> | <b>17.99</b>    | <b>12,166.48</b>         | <b>7,726.00</b>  | <b>4,440.48</b>   | <b>13,210.96</b> | <b>1,044.48</b>  |
| <b>Total Association Net Income / (Loss)</b> | <b>8,780.93</b> | <b>9,364.00</b> | <b>(583.07)</b> | <b>11,393.53</b>         | <b>1,046.00</b>  | <b>10,347.53</b>  | <b>13,210.96</b> | <b>1,817.43</b>  |