



Jillian Weaver, CMCA®  
Community Manager

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

	<u>Balance</u> <u>May 31, 2017</u>	<u>Balance</u> <u>Apr 30, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	136,677.53	146,176.44	(9,498.91)
<b>Total Operating Funds</b>	<b>136,677.53</b>	<b>146,176.44</b>	<b>(9,498.91)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	8,866.17	21,071.68	(12,205.51)
1525 - Accounts Receivable Other	2,689.80	2,509.29	180.51
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
<b>Total Accounts Receivable</b>	<b>12,005.97</b>	<b>24,030.97</b>	<b>(12,025.00)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	7,457.40	8,223.13	(765.73)
<b>Total Prepaid Expenses</b>	<b>7,457.40</b>	<b>8,223.13</b>	<b>(765.73)</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>161,942.46</b>	<b>184,232.10</b>	<b>(22,289.64)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2015 - Returned Check Fee Payable	20.00	20.00	0.00
2045 - Mgmt Co. Reimbursements	58.90	58.90	0.00
<b>Total Accounts Payable</b>	<b>78.90</b>	<b>78.90</b>	<b>0.00</b>

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**Operating**

As of May 31, 2017

	<u>Balance May 31, 2017</u>	<u>Balance Apr 30, 2017</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	0.00	54.17	(54.17)
<b>Total Accrued Expenses</b>	<b>0.00</b>	<b>54.17</b>	<b>(54.17)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	375.00	149.35	225.65
2595 - Deferred Revenue	117,812.50	129,593.75	(11,781.25)
<b>Total Prepaid Assessments</b>	<b>118,187.50</b>	<b>129,743.10</b>	<b>(11,555.60)</b>
<b>Total Liabilities</b>	<b>118,266.40</b>	<b>129,876.17</b>	<b>(11,609.77)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	47,140.61	47,140.61	0.00
<b>Total Owners Equity</b>	<b>47,140.61</b>	<b>47,140.61</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>47,140.61</b>	<b>47,140.61</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>(3,464.55)</b>	<b>7,215.32</b>	<b>(10,679.87)</b>
<b>Total Liabilities and Owner Equity</b>	<b>161,942.46</b>	<b>184,232.10</b>	<b>(22,289.64)</b>

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

As of May 31, 2017

	<u>Balance May 31, 2017</u>	<u>Balance Apr 30, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	138,517.21	138,628.33	(111.12)
<b>Total Reserve Funds</b>	<u>138,517.21</u>	<u>138,628.33</u>	<u>(111.12)</u>
<b>Total Assets</b>	<u>138,517.21</u>	<u>138,628.33</u>	<u>(111.12)</u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	138,611.76	138,611.76	0.00
<b>Total Owners Equity</b>	<u>138,611.76</u>	<u>138,611.76</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>138,611.76</u>	<u>138,611.76</u>	<u>0.00</u>
<b>Reserves Income / (Loss)</b>	<u>(94.55)</u>	<u>16.57</u>	<u>(111.12)</u>
<b>Total Liabilities and Owner Equity</b>	<u>138,517.21</u>	<u>138,628.33</u>	<u>(111.12)</u>



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

May 01, 2017 thru May 31, 2017

	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	788.46	0.00	788.46	2,917.71	0.00	2,917.71	0.00	(2,917.71)
<b>Total Collections Income</b>	<b>788.46</b>	<b>0.00</b>	<b>788.46</b>	<b>2,917.71</b>	<b>0.00</b>	<b>2,917.71</b>	<b>0.00</b>	<b>(2,917.71)</b>
<b>Total Operating Income</b>	<b>12,569.71</b>	<b>11,782.00</b>	<b>787.71</b>	<b>26,480.21</b>	<b>23,563.00</b>	<b>2,917.21</b>	<b>141,375.00</b>	<b>114,894.79</b>
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	85.64	184.00	(98.36)	1,166.45	367.00	799.45	2,200.00	1,033.55
5115 - Web Site Maintenance	0.00	0.00	0.00	18.00	0.00	18.00	20.00	2.00
5195 - Other Administrative Services	62.80	25.00	37.80	170.60	50.00	120.60	300.00	129.40
<b>Total Administrative</b>	<b>148.44</b>	<b>209.00</b>	<b>(60.56)</b>	<b>1,355.05</b>	<b>417.00</b>	<b>938.05</b>	<b>2,520.00</b>	<b>1,164.95</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	5.71	225.00	(219.29)	795.00	450.00	345.00	2,700.00	1,905.00
<b>Total Communications</b>	<b>5.71</b>	<b>225.00</b>	<b>(219.29)</b>	<b>795.00</b>	<b>450.00</b>	<b>345.00</b>	<b>3,200.00</b>	<b>2,405.00</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	765.73	821.00	(55.27)	1,531.46	1,642.00	(110.54)	9,850.00	8,318.54
<b>Total Insurance</b>	<b>765.73</b>	<b>821.00</b>	<b>(55.27)</b>	<b>1,531.46</b>	<b>1,642.00</b>	<b>(110.54)</b>	<b>9,850.00</b>	<b>8,318.54</b>
<b>Utilities</b>								
6000 - Electric Service	38.18	525.00	(486.82)	46.53	525.00	(478.47)	3,200.00	3,153.47
6005 - Gas Service	131.76	400.00	(268.24)	131.76	400.00	(268.24)	3,100.00	2,968.24
6025 - Water Service	443.13	800.00	(356.87)	506.74	800.00	(293.26)	10,600.00	10,093.26
6035 - Trash and Recycling Service	0.00	96.00	(96.00)	0.00	96.00	(96.00)	480.00	480.00

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

May 01, 2017 thru May 31, 2017

	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>								
6050 - Telephone Service	52.58	84.00	(31.42)	106.75	84.00	22.75	420.00	313.25
<b>Total Utilities</b>	<b>665.65</b>	<b>1,905.00</b>	<b>(1,239.35)</b>	<b>791.78</b>	<b>1,905.00</b>	<b>(1,113.22)</b>	<b>17,800.00</b>	<b>17,008.22</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	72.18	240.00	(167.82)	72.18	240.00	(167.82)	1,200.00	1,127.82
<b>Total Irrigation</b>	<b>72.18</b>	<b>240.00</b>	<b>(167.82)</b>	<b>72.18</b>	<b>240.00</b>	<b>(167.82)</b>	<b>1,200.00</b>	<b>1,127.82</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	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	18,250.00	6,583.00	11,667.00	20,250.00	6,583.00	13,667.00	39,500.00	19,250.00
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
<b>Total Contracted Services</b>	<b>18,997.00</b>	<b>7,330.00</b>	<b>11,667.00</b>	<b>21,744.00</b>	<b>8,077.00</b>	<b>13,667.00</b>	<b>46,476.00</b>	<b>24,732.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	275.06	200.00	75.06	275.06	200.00	75.06	1,000.00	724.94
6530 - Common Areas Repair & Maintenance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	500.00	500.00
6560 - Fence Repair & Maintenance	1,000.00	100.00	900.00	1,000.00	100.00	900.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	535.67	1,167.00	(631.33)	535.67	1,167.00	(631.33)	7,000.00	6,464.33
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>1,810.73</b>	<b>1,550.00</b>	<b>260.73</b>	<b>1,810.73</b>	<b>1,550.00</b>	<b>260.73</b>	<b>10,400.00</b>	<b>8,589.27</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	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
7025 - Legal Services - Collections	(202.78)	0.00	(202.78)	(202.78)	0.00	(202.78)	0.00	202.78

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**Operating**

May 01, 2017 thru May 31, 2017

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7040 - Management Fees	986.92	999.00	(12.08)	1,973.84	1,998.00	(24.16)	11,987.00	10,013.16
7095 - Meeting Minutes	0.00	35.00	(35.00)	73.50	105.00	(31.50)	245.00	171.50
<b>Total Professional Services</b>	<b>784.14</b>	<b>1,200.00</b>	<b>(415.86)</b>	<b>1,844.56</b>	<b>2,436.00</b>	<b>(591.44)</b>	<b>14,632.00</b>	<b>12,787.44</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	0.00	0.00	0.00	0.00	0.00	0.00	34,097.00	34,097.00
<b>Total Other Expenses</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>34,097.00</b>	<b>34,097.00</b>
<b>Total Operating Expense</b>	<b>23,249.58</b>	<b>13,530.00</b>	<b>9,719.58</b>	<b>29,944.76</b>	<b>16,767.00</b>	<b>13,177.76</b>	<b>141,375.00</b>	<b>111,430.24</b>
<b>Total Operating Income / (Loss)</b>	<b>(10,679.87)</b>	<b>(1,748.00)</b>	<b>(8,931.87)</b>	<b>(3,464.55)</b>	<b>6,796.00</b>	<b>(10,260.55)</b>	<b>0.00</b>	<b>3,464.55</b>

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

May 01, 2017 thru May 31, 2017

	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	0.00	0.00	0.00	0.00	0.00	0.00	31,597.00	31,597.00
4910 - Interest Earned - Reserve Accounts	25.04	0.00	25.04	41.61	0.00	41.61	0.00	(41.61)
<b>Total Investment Income</b>	<b>25.04</b>	<b>0.00</b>	<b>25.04</b>	<b>41.61</b>	<b>0.00</b>	<b>41.61</b>	<b>31,597.00</b>	<b>31,555.39</b>
<b>Total Reserves Income</b>	<b>25.04</b>	<b>0.00</b>	<b>25.04</b>	<b>41.61</b>	<b>0.00</b>	<b>41.61</b>	<b>31,597.00</b>	<b>31,555.39</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	136.16	0.00	136.16	136.16	0.00	136.16	2,060.00	1,923.84
9828 - Concrete Expenses	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
9924 - Pools & Spas Expenses	0.00	0.00	0.00	0.00	1,803.00	(1,803.00)	1,803.00	1,803.00
<b>Total Reserve Expenses</b>	<b>136.16</b>	<b>0.00</b>	<b>136.16</b>	<b>136.16</b>	<b>1,803.00</b>	<b>(1,666.84)</b>	<b>18,863.00</b>	<b>18,726.84</b>
<b>Total Reserves Expense</b>	<b>136.16</b>	<b>0.00</b>	<b>136.16</b>	<b>136.16</b>	<b>1,803.00</b>	<b>(1,666.84)</b>	<b>18,863.00</b>	<b>18,726.84</b>
<b>Total Reserves Income / (Loss)</b>	<b>(111.12)</b>	<b>0.00</b>	<b>(111.12)</b>	<b>(94.55)</b>	<b>(1,803.00)</b>	<b>1,708.45</b>	<b>12,734.00</b>	<b>12,828.55</b>
<b>Total Association Net Income / (Loss)</b>	<b>(10,790.99)</b>	<b>(1,748.00)</b>	<b>(9,042.99)</b>	<b>(3,559.10)</b>	<b>4,993.00</b>	<b>(8,552.10)</b>	<b>12,734.00</b>	<b>16,293.10</b>