



Jillian Weaver, CMCA®  
Community Manager

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

	<u>Balance Jul 31, 2017</u>	<u>Balance Jun 30, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank Oper #1714	135,337.94	136,487.37	(1,149.43)
<b>Total Operating Funds</b>	<b>135,337.94</b>	<b>136,487.37</b>	<b>(1,149.43)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	3,680.45	6,563.19	(2,882.74)
1525 - Accounts Receivable Other	1,398.81	2,278.30	(879.49)
1530 - Allowance for Doubtful accounts	450.00	450.00	0.00
<b>Total Accounts Receivable</b>	<b>5,529.26</b>	<b>9,291.49</b>	<b>(3,762.23)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	5,925.94	6,691.67	(765.73)
<b>Total Prepaid Expenses</b>	<b>5,925.94</b>	<b>6,691.67</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	(58,123.81)	(58,123.81)	0.00
<b>Total Other Property &amp; Equipment</b>	<b>783.88</b>	<b>783.88</b>	<b>0.00</b>
<b>Total Assets</b>	<b>147,577.02</b>	<b>153,254.41</b>	<b>(5,677.39)</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 July 31, 2017

	<u>Balance Jul 31, 2017</u>	<u>Balance Jun 30, 2017</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accrued Expenses</b>			
2395 - Other Accrued Expenses	544.85	52.58	492.27
<b>Total Accrued Expenses</b>	<b>544.85</b>	<b>52.58</b>	<b>492.27</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	1,035.63	1,020.00	15.63
2595 - Deferred Revenue	94,250.00	106,031.25	(11,781.25)
<b>Total Prepaid Assessments</b>	<b>95,285.63</b>	<b>107,051.25</b>	<b>(11,765.62)</b>
<b>Total Liabilities</b>	<b>95,909.38</b>	<b>107,182.73</b>	<b>(11,273.35)</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	42,122.93	42,122.93	0.00
<b>Total Owners Equity</b>	<b>42,122.93</b>	<b>42,122.93</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>42,122.93</b>	<b>42,122.93</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>9,544.71</b>	<b>3,948.75</b>	<b>5,595.96</b>
<b>Total Liabilities and Owner Equity</b>	<b>147,577.02</b>	<b>153,254.41</b>	<b>(5,677.39)</b>

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

As of July 31, 2017

	<u>Balance Jul 31, 2017</u>	<u>Balance Jun 30, 2017</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Res #2852	135,717.71	135,694.68	23.03
<b>Total Reserve Funds</b>	<u>135,717.71</u>	<u>135,694.68</u>	<u>23.03</u>
<b>Total Assets</b>	<u>135,717.71</u>	<u>135,694.68</u>	<u>23.03</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>(2,894.05)</u>	<u>(2,917.08)</u>	<u>23.03</u>
<b>Total Liabilities and Owner Equity</b>	<u>135,717.71</u>	<u>135,694.68</u>	<u>23.03</u>

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

July 01, 2017 thru July 31, 2017

  
 Jillian Weaver, CMCA®  
 Community Manager

	Current Period			Year to Date (4 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	47,125.00	47,125.00	0.00	141,375.00	94,250.00
<b>Total Assessment Income</b>	<b>11,781.25</b>	<b>11,781.00</b>	<b>0.25</b>	<b>47,125.00</b>	<b>47,125.00</b>	<b>0.00</b>	<b>141,375.00</b>	<b>94,250.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	243.78	0.00	243.78	3,702.05	0.00	3,702.05	0.00	(3,702.05)
<b>Total Collections Income</b>	<b>243.78</b>	<b>0.00</b>	<b>243.78</b>	<b>3,702.05</b>	<b>0.00</b>	<b>3,702.05</b>	<b>0.00</b>	<b>(3,702.05)</b>
<b>Total Operating Income</b>	<b>12,025.03</b>	<b>11,781.00</b>	<b>244.03</b>	<b>50,827.05</b>	<b>47,125.00</b>	<b>3,702.05</b>	<b>141,375.00</b>	<b>90,547.95</b>
<b>Expense</b>								
<b>Administrative</b>								
5090 - Office Supplies	287.90	183.00	104.90	1,594.73	733.00	861.73	2,200.00	605.27
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	25.00	(25.00)	170.60	100.00	70.60	300.00	129.40
<b>Total Administrative</b>	<b>287.90</b>	<b>208.00</b>	<b>79.90</b>	<b>1,783.33</b>	<b>833.00</b>	<b>950.33</b>	<b>2,520.00</b>	<b>736.67</b>
<b>Communications</b>								
5200 - Community Events	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
5210 - Printing/Copies	287.85	225.00	62.85	1,180.84	900.00	280.84	2,700.00	1,519.16
<b>Total Communications</b>	<b>287.85</b>	<b>725.00</b>	<b>(437.15)</b>	<b>1,180.84</b>	<b>1,400.00</b>	<b>(219.16)</b>	<b>3,200.00</b>	<b>2,019.16</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	765.73	820.00	(54.27)	3,062.92	3,283.00	(220.08)	9,850.00	6,787.08
<b>Total Insurance</b>	<b>765.73</b>	<b>820.00</b>	<b>(54.27)</b>	<b>3,062.92</b>	<b>3,283.00</b>	<b>(220.08)</b>	<b>9,850.00</b>	<b>6,787.08</b>
<b>Utilities</b>								
6000 - Electric Service	600.45	650.00	(49.55)	913.19	1,825.00	(911.81)	3,200.00	2,286.81
6005 - Gas Service	492.27	600.00	(107.73)	1,477.34	1,600.00	(122.66)	3,100.00	1,622.66
6025 - Water Service	1,503.53	1,900.00	(396.47)	2,757.42	4,400.00	(1,642.58)	10,600.00	7,842.58
6035 - Trash and Recycling Service	0.00	96.00	(96.00)	135.00	288.00	(153.00)	480.00	345.00

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

July 01, 2017 thru July 31, 2017

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6050 - Telephone Service	52.58	84.00	(31.42)	211.91	252.00	(40.09)	420.00	208.09
<b>Total Utilities</b>	<b>2,648.83</b>	<b>3,330.00</b>	<b>(681.17)</b>	<b>5,494.86</b>	<b>8,365.00</b>	<b>(2,870.14)</b>	<b>17,800.00</b>	<b>12,305.14</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	150.00	(150.00)	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>150.00</b>	<b>(150.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	409.84	240.00	169.84	482.02	720.00	(237.98)	1,200.00	717.98
<b>Total Irrigation</b>	<b>409.84</b>	<b>240.00</b>	<b>169.84</b>	<b>482.02</b>	<b>720.00</b>	<b>(237.98)</b>	<b>1,200.00</b>	<b>717.98</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	747.00	0.00	2,988.00	2,988.00	0.00	5,976.00	2,988.00
6434 - Pest Control	0.00	66.00	(66.00)	0.00	133.00	(133.00)	200.00	200.00
6438 - Pool Management	0.00	6,583.00	(6,583.00)	20,250.00	19,750.00	500.00	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>747.00</b>	<b>7,396.00</b>	<b>(6,649.00)</b>	<b>23,238.00</b>	<b>22,871.00</b>	<b>367.00</b>	<b>46,476.00</b>	<b>23,238.00</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	200.00	(200.00)	354.55	600.00	(245.45)	1,000.00	645.45
6530 - Common Areas Repair & Maintenance	0.00	83.00	(83.00)	0.00	250.00	(250.00)	500.00	500.00
6560 - Fence Repair & Maintenance	0.00	100.00	(100.00)	1,000.00	300.00	700.00	500.00	(500.00)
6700 - Pool Supplies/Repair & Maintenance	0.00	1,167.00	(1,167.00)	535.67	3,500.00	(2,964.33)	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>0.00</b>	<b>1,550.00</b>	<b>(1,550.00)</b>	<b>1,890.22</b>	<b>4,650.00</b>	<b>(2,759.78)</b>	<b>10,400.00</b>	<b>8,509.78</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	295.00	400.00	(105.00)	295.00	400.00	(105.00)	400.00	105.00
7020 - Legal Services	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
7025 - Legal Services - Collections	0.00	0.00	0.00	(202.78)	0.00	(202.78)	0.00	202.78

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

July 01, 2017 thru July 31, 2017

	Current Period			Year to Date (4 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)	3,947.68	3,996.00	(48.32)	11,987.00	8,039.32
7095 - Meeting Minutes	0.00	35.00	(35.00)	110.25	140.00	(29.75)	245.00	134.75
<b>Total Professional Services</b>	<b>1,281.92</b>	<b>1,601.00</b>	<b>(319.08)</b>	<b>4,150.15</b>	<b>5,203.00</b>	<b>(1,052.85)</b>	<b>14,632.00</b>	<b>10,481.85</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>6,429.07</b>	<b>15,920.00</b>	<b>(9,490.93)</b>	<b>41,282.34</b>	<b>47,475.00</b>	<b>(6,192.66)</b>	<b>141,375.00</b>	<b>100,092.66</b>
<b>Total Operating Income / (Loss)</b>	<b>5,595.96</b>	<b>(4,139.00)</b>	<b>9,734.96</b>	<b>9,544.71</b>	<b>(350.00)</b>	<b>9,894.71</b>	<b>0.00</b>	<b>(9,544.71)</b>

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

July 01, 2017 thru July 31, 2017

	Current Period			Year to Date (4 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	23.03	0.00	23.03	87.11	0.00	87.11	0.00	(87.11)
<b>Total Investment Income</b>	<b>23.03</b>	<b>0.00</b>	<b>23.03</b>	<b>87.11</b>	<b>0.00</b>	<b>87.11</b>	<b>31,597.00</b>	<b>31,509.89</b>
<b>Total Reserves Income</b>	<b>23.03</b>	<b>0.00</b>	<b>23.03</b>	<b>87.11</b>	<b>0.00</b>	<b>87.11</b>	<b>31,597.00</b>	<b>31,509.89</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	2,981.16	2,060.00	921.16	2,060.00	(921.16)
9828 - Concrete Expenses	0.00	15,000.00	(15,000.00)	0.00	15,000.00	(15,000.00)	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>0.00</b>	<b>15,000.00</b>	<b>(15,000.00)</b>	<b>2,981.16</b>	<b>18,863.00</b>	<b>(15,881.84)</b>	<b>18,863.00</b>	<b>15,881.84</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>15,000.00</b>	<b>(15,000.00)</b>	<b>2,981.16</b>	<b>18,863.00</b>	<b>(15,881.84)</b>	<b>18,863.00</b>	<b>15,881.84</b>
<b>Total Reserves Income / (Loss)</b>	<b>23.03</b>	<b>(15,000.00)</b>	<b>15,023.03</b>	<b>(2,894.05)</b>	<b>(18,863.00)</b>	<b>15,968.95</b>	<b>12,734.00</b>	<b>15,628.05</b>
<b>Total Association Net Income / (Loss)</b>	<b>5,618.99</b>	<b>(19,139.00)</b>	<b>24,757.99</b>	<b>6,650.66</b>	<b>(19,213.00)</b>	<b>25,863.66</b>	<b>12,734.00</b>	<b>6,083.34</b>