



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

As of January 31, 2015

	<u>Balance</u> <u>Jan 31, 2015</u>	<u>Balance</u> <u>Dec 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank 1714	33,142.65	10,740.18	22,402.47
Total Operating Funds	33,142.65	10,740.18	22,402.47
Accounts Receivable			
1500 - Residential Assessments Receivable	2,744.08	3,098.21	(354.13)
1525 - Accounts Receivable Other	11,510.30	11,899.32	(389.02)
Total Accounts Receivable	14,254.38	14,997.53	(743.15)
Prepaid Expenses			
1600 - Prepaid Insurance	2,198.64	2,960.67	(762.03)
Total Prepaid Expenses	2,198.64	2,960.67	(762.03)
Other Current Assets			
1651 - Due To/(From) Operating	868.90	868.90	0.00
Total Other Current Assets	868.90	868.90	0.00
Other Property & Equipment			
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
Total Other Property & Equipment	5,801.56	5,801.56	0.00
Total Assets	56,266.13	35,368.84	20,897.29
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	248.12	0.00	248.12
2045 - Mgmt Co. Reimbursements	214.00	196.00	18.00

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	<u>Balance Jan 31, 2015</u>	<u>Balance Dec 31, 2014</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
2060 - Insurance Payable	25,500.00	0.00	25,500.00
	<u>25,881.32</u>	<u>115.20</u>	<u>25,766.12</u>
Prepaid Assessments			
2550 - Prepaid Assessments	574.65	2,595.80	(2,021.15)
	<u>574.65</u>	<u>2,595.80</u>	<u>(2,021.15)</u>
Total Liabilities	<u>26,455.97</u>	<u>2,711.00</u>	<u>23,744.97</u>
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	13,695.30	13,695.30	0.00
	<u>13,695.30</u>	<u>13,695.30</u>	<u>0.00</u>
Total Owners' Equity	<u>13,695.30</u>	<u>13,695.30</u>	<u>0.00</u>
Operating Income / (Loss)	<u>16,114.86</u>	<u>18,962.54</u>	<u>(2,847.68)</u>
Total Liabilities and Owner Equity	<u>56,266.13</u>	<u>35,368.84</u>	<u>20,897.29</u>

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

As of January 31, 2015

	<u>Balance Jan 31, 2015</u>	<u>Balance Dec 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Reserve MM 2852	85,117.34	85,106.87	10.47
Total Reserve Funds	85,117.34	85,106.87	10.47
Other Current Assets			
1650 - Due To/(From) Reserves	(868.90)	(868.90)	0.00
Total Other Current Assets	(868.90)	(868.90)	0.00
Total Assets	84,248.44	84,237.97	10.47
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	68,365.59	68,365.59	0.00
Total Owners' Equity	68,365.59	68,365.59	0.00
Reserves Income / (Loss)	15,882.85	15,872.38	10.47
Total Liabilities and Owner Equity	84,248.44	84,237.97	10.47



Income Statement Report

Nelson Farm Homeowner's Assn. Inc.

Operating

January 01, 2015 thru January 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	136,080.00	0.00	136,080.00	136,080.00	0.00
Total Assessment Income	0.00	0.00	0.00	136,080.00	0.00	136,080.00	136,080.00	0.00
Collections Income								
4710 - Late Fees & Interest	0.00	0.00	0.00	1,228.30	0.00	1,228.30	0.00	(1,228.30)
Total Collections Income	0.00	0.00	0.00	1,228.30	0.00	1,228.30	0.00	(1,228.30)
Other Income								
4810 - Compliance Fines	25.00	0.00	25.00	(500.00)	0.00	(500.00)	0.00	500.00
Total Other Income	25.00	0.00	25.00	(500.00)	0.00	(500.00)	0.00	500.00
Investment Income								
4905 - Reserve Contribution Income	0.00	9,550.00	(9,550.00)	(28,650.00)	38,200.00	(66,850.00)	38,200.00	66,850.00
Total Investment Income	0.00	9,550.00	(9,550.00)	(28,650.00)	38,200.00	(66,850.00)	38,200.00	66,850.00
Total Operating Income	25.00	9,550.00	(9,525.00)	108,158.30	38,200.00	69,958.30	174,280.00	66,121.70
Expense								
Administrative								
5010 - Bad Debt	432.02	0.00	432.02	432.02	0.00	432.02	0.00	(432.02)
5090 - Office Supplies	211.57	120.00	91.57	2,311.97	2,400.00	(88.03)	3,000.00	688.03
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5195 - Other Administrative Services	0.00	0.00	0.00	846.05	0.00	846.05	0.00	(846.05)
Total Administrative	643.59	120.00	523.59	3,590.04	2,400.00	1,190.04	3,025.00	(565.04)
Communications								
5200 - Community Events	0.00	0.00	0.00	452.58	594.13	(141.55)	594.13	141.55
5210 - Printing/Copies	0.00	0.00	0.00	1,611.77	0.00	1,611.77	0.00	(1,611.77)
Total Communications	0.00	0.00	0.00	2,064.35	594.13	1,470.22	594.13	(1,470.22)

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January 01, 2015 thru January 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5445 - General Liability Insurance Premiums	762.03	667.00	95.03	7,245.80	6,667.00	578.80	8,000.00	754.20
Total Insurance	762.03	667.00	95.03	7,245.80	6,667.00	578.80	8,000.00	754.20
Utilities								
6000 - Electric Service	0.00	208.00	(208.00)	2,171.77	2,083.00	88.77	2,500.00	328.23
6005 - Gas Service	37.59	0.00	37.59	4,141.73	3,000.00	1,141.73	3,000.00	(1,141.73)
6025 - Water Service	227.90	0.00	227.90	8,821.93	11,000.00	(2,178.07)	11,000.00	2,178.07
6035 - Trash and Recycling Service	0.00	0.00	0.00	315.00	350.00	(35.00)	350.00	35.00
6050 - Telephone Service	0.00	0.00	0.00	268.32	350.00	(81.68)	350.00	81.68
Total Utilities	265.49	208.00	57.49	15,718.75	16,783.00	(1,064.25)	17,200.00	1,481.25
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	162.51	200.00	(37.49)	200.00	37.49
6160 - Tree Maintenance	0.00	125.00	(125.00)	0.00	750.00	(750.00)	1,000.00	1,000.00
Total Landscaping	0.00	125.00	(125.00)	162.51	950.00	(787.49)	1,200.00	1,037.49
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	1,161.83	1,000.00	161.83	1,000.00	(161.83)
Total Irrigation	0.00	0.00	0.00	1,161.83	1,000.00	161.83	1,000.00	(161.83)
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	5,229.00	6,000.00	(771.00)	6,000.00	771.00
6434 - Pest Control	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
6438 - Pool Management	0.00	0.00	0.00	35,471.81	36,900.00	(1,428.19)	36,900.00	1,428.19
6442 - Snow Removal Services	150.00	140.00	10.00	225.00	420.00	(195.00)	700.00	475.00
Total Contracted Services	150.00	140.00	10.00	40,925.81	43,420.00	(2,494.19)	43,700.00	2,774.19
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	261.81	1,500.00	(1,238.19)	1,500.00	1,238.19
6530 - Common Areas Repair & Maintenance	0.00	33.00	(33.00)	612.17	333.00	279.17	400.00	(212.17)
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	7,574.07	7,000.00	574.07	7,000.00	(574.07)
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	950.00	(950.00)	950.00	950.00
Total Repair & Maintenance	0.00	33.00	(33.00)	8,448.05	9,983.00	(1,534.95)	10,050.00	1,601.95
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
7020 - Legal Services	0.00	0.00	0.00	1,118.00	750.00	368.00	1,000.00	(118.00)
7025 - Legal Services - Collections	84.00	0.00	84.00	(53.65)	0.00	(53.65)	0.00	53.65
7040 - Management Fees	967.57	968.00	(0.43)	11,451.95	9,676.00	1,775.95	11,610.87	158.92
7095 - Meeting Minutes	0.00	0.00	0.00	210.00	0.00	210.00	0.00	(210.00)
Total Professional Services	1,051.57	968.00	83.57	12,726.30	10,826.00	1,900.30	13,010.87	284.57
Taxes								
9000 - Federal Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
9005 - State Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
Total Taxes	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
Total Operating Expense	2,872.68	2,261.00	611.68	92,043.44	92,723.13	(679.69)	97,880.00	5,836.56
Total Operating Income / (Loss)	(2,847.68)	7,289.00	(10,136.68)	16,114.86	(54,523.13)	70,637.99	76,400.00	60,285.14

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Reserves

January 01, 2015 thru January 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	28,650.00	(38,200.00)	66,850.00	(38,200.00)	(66,850.00)
4910 - Interest Earned - Reserve Accounts	10.47	0.00	10.47	93.50	0.00	93.50	0.00	(93.50)
Total Investment Income	10.47	0.00	10.47	28,743.50	(38,200.00)	66,943.50	(38,200.00)	(66,943.50)
Total Reserves Income	10.47	0.00	10.47	28,743.50	(38,200.00)	66,943.50	(38,200.00)	(66,943.50)
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
9884 - Irrigation Expenses	0.00	0.00	0.00	868.90	0.00	868.90	0.00	(868.90)
9958 - Tennis Court Expenses	0.00	0.00	0.00	11,991.75	15,589.00	(3,597.25)	15,589.00	3,597.25
Total Reserve Expenses	0.00	0.00	0.00	12,860.65	23,589.00	(10,728.35)	23,589.00	10,728.35
Total Reserves Expense	0.00	0.00	0.00	12,860.65	23,589.00	(10,728.35)	23,589.00	10,728.35
Total Reserves Income / (Loss)	10.47	0.00	10.47	15,882.85	(61,789.00)	77,671.85	(61,789.00)	(77,671.85)
Total Association Net Income / (Loss)	(2,837.21)	7,289.00	(10,126.21)	31,997.71	(116,312.13)	148,309.84	14,611.00	(17,386.71)