



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

As of February 28, 2015

	<u>Balance Feb 28, 2015</u>	<u>Balance Jan 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank 1714	30,799.93	33,142.65	(2,342.72)
Total Operating Funds	30,799.93	33,142.65	(2,342.72)
Accounts Receivable			
1500 - Residential Assessments Receivable	2,714.08	2,744.08	(30.00)
1525 - Accounts Receivable Other	12,313.30	11,510.30	803.00
Total Accounts Receivable	15,027.38	14,254.38	773.00
Prepaid Expenses			
1600 - Prepaid Insurance	2,198.64	2,198.64	0.00
Total Prepaid Expenses	2,198.64	2,198.64	0.00
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	54,696.41	56,266.13	(1,569.72)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	75.00	248.12	(173.12)
2045 - Mgmt Co. Reimbursements	232.00	214.00	18.00

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	<u>Balance Feb 28, 2015</u>	<u>Balance Jan 31, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
2060 - Insurance Payable	25,500.00	25,500.00	0.00
Total Accounts Payable	25,726.20	25,881.32	(155.12)
Prepaid Assessments			
2550 - Prepaid Assessments	574.65	574.65	0.00
Total Prepaid Assessments	574.65	574.65	0.00
Total Liabilities	26,300.85	26,455.97	(155.12)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	13,695.30	13,695.30	0.00
Total Owners Equity	13,695.30	13,695.30	0.00
Total Owners' Equity	13,695.30	13,695.30	0.00
Operating Income / (Loss)	14,700.26	16,114.86	(1,414.60)
Total Liabilities and Owner Equity	54,696.41	56,266.13	(1,569.72)

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

As of February 28, 2015

	<u>Balance Feb 28, 2015</u>	<u>Balance Jan 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Reserve MM 2852	85,127.11	85,127.11	0.00
Total Reserve Funds	85,127.11	85,127.11	0.00
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	84,258.21	84,258.21	0.00
<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)	15,892.62	15,892.62	0.00
Total Liabilities and Owner Equity	84,258.21	84,258.21	0.00



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

February 01, 2015 thru February 28, 2015

	Current Period			Year to Date (11 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	50.00	0.00	50.00	(450.00)	0.00	(450.00)	0.00	450.00
Total Other Income	50.00	0.00	50.00	(450.00)	0.00	(450.00)	0.00	450.00
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
Total Investment Income	0.00	0.00	0.00	(28,650.00)	38,200.00	(66,850.00)	38,200.00	66,850.00
Total Operating Income	50.00	0.00	50.00	108,208.30	38,200.00	70,008.30	174,280.00	66,071.70
Expense								
Administrative								
5010 - Bad Debt	0.00	0.00	0.00	432.02	0.00	432.02	0.00	(432.02)
5090 - Office Supplies	(3.21)	300.00	(303.21)	2,308.76	2,700.00	(391.24)	3,000.00	691.24
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	(3.21)	300.00	(303.21)	3,586.83	2,700.00	886.83	3,025.00	(561.83)
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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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Insurance								
5445 - General Liability Insurance Premiums	0.00	666.00	(666.00)	7,245.80	7,333.00	(87.20)	8,000.00	754.20
Total Insurance	0.00	666.00	(666.00)	7,245.80	7,333.00	(87.20)	8,000.00	754.20
Utilities								
6000 - Electric Service	0.00	209.00	(209.00)	2,171.77	2,292.00	(120.23)	2,500.00	328.23
6005 - Gas Service	0.00	0.00	0.00	4,141.73	3,000.00	1,141.73	3,000.00	(1,141.73)
6025 - Water Service	509.24	0.00	509.24	9,331.17	11,000.00	(1,668.83)	11,000.00	1,668.83
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	509.24	209.00	300.24	16,227.99	16,992.00	(764.01)	17,200.00	972.01
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	875.00	(875.00)	1,000.00	1,000.00
Total Landscaping	0.00	125.00	(125.00)	162.51	1,075.00	(912.49)	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	75.00	140.00	(65.00)	300.00	560.00	(260.00)	700.00	400.00
Total Contracted Services	75.00	140.00	(65.00)	41,000.81	43,560.00	(2,559.19)	43,700.00	2,699.19
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	34.00	(34.00)	612.17	367.00	245.17	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	34.00	(34.00)	8,448.05	10,017.00	(1,568.95)	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)	(137.65)	0.00	(137.65)	0.00	137.65
7040 - Management Fees	967.57	967.00	0.57	12,419.52	10,643.00	1,776.52	11,610.87	(808.65)
7095 - Meeting Minutes	0.00	0.00	0.00	210.00	0.00	210.00	0.00	(210.00)
Total Professional Services	883.57	967.00	(83.43)	13,609.87	11,793.00	1,816.87	13,010.87	(599.00)
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	1,464.60	2,441.00	(976.40)	93,508.04	95,164.13	(1,656.09)	97,880.00	4,371.96
Total Operating Income / (Loss)	(1,414.60)	(2,441.00)	1,026.40	14,700.26	(56,964.13)	71,664.39	76,400.00	61,699.74