



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

Operating

As of May 31, 2015

	<u>Balance</u> <u>May 31, 2015</u>	<u>Balance</u> <u>Apr 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank Oper #1714	127,214.87	112,582.05	14,632.82
1650 - Due To/From Reserves	868.90	0.00	868.90
Total Operating Funds	128,083.77	112,582.05	15,501.72
Reserve Funds			
1651 - Due To/From Operating	0.00	868.90	(868.90)
Total Reserve Funds	0.00	868.90	(868.90)
Accounts Receivable			
1500 - Residential Assessments Receivable	10,553.60	40,649.80	(30,096.20)
1525 - Accounts Receivable Other	13,410.93	16,772.35	(3,361.42)
Total Accounts Receivable	23,964.53	57,422.15	(33,457.62)
Prepaid Expenses			
1600 - Prepaid Insurance	1,287.46	617.42	670.04
Total Prepaid Expenses	1,287.46	617.42	670.04
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	159,137.32	177,292.08	(18,154.76)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	1,493.56	9,202.21	(7,708.65)

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	<u>Balance</u> <u>May 31, 2015</u>	<u>Balance</u> <u>Apr 30, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	268.90	250.00	18.90
2050 - Resident Refunds	(80.80)	(80.80)	0.00
2060 - Insurance Payable	25,500.00	25,500.00	0.00
Total Accounts Payable	27,181.66	34,871.41	(7,689.75)
Accrued Expenses			
2395 - Other Accrued Expenses	8,475.00	0.00	8,475.00
Total Accrued Expenses	8,475.00	0.00	8,475.00
Prepaid Assessments			
2550 - Prepaid Assessments	605.05	934.65	(329.60)
Total Prepaid Assessments	605.05	934.65	(329.60)
Total Liabilities	36,261.71	35,806.06	455.65
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	21,676.85	21,676.85	0.00
Total Owners Equity	21,676.85	21,676.85	0.00
Total Owners' Equity	21,676.85	21,676.85	0.00
Operating Income / (Loss)	101,198.76	119,809.17	(18,610.41)
Total Liabilities and Owner Equity	159,137.32	177,292.08	(18,154.76)

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Reserves

As of May 31, 2015

	<u>Balance May 31, 2015</u>	<u>Balance Apr 30, 2015</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1650 - Due To/From Reserves	0.00	(868.90)	868.90
Total Operating Funds	0.00	(868.90)	868.90
Reserve Funds			
1326 - Union Bank Res MM #2852	85,158.87	85,148.75	10.12
1651 - Due To/From Operating	(868.90)	0.00	(868.90)
Total Reserve Funds	84,289.97	85,148.75	(858.78)
Total Assets	84,289.97	84,279.85	10.12
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	15,903.79	15,903.79	0.00
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	84,269.38	84,269.38	0.00
Total Owners' Equity	84,269.38	84,269.38	0.00
Reserves Income / (Loss)	20.59	10.47	10.12
Total Liabilities and Owner Equity	84,289.97	84,279.85	10.12

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

May 01, 2015 thru May 31, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	135,720.00	0.00	135,720.00	0.00	(135,720.00)
Total Assessment Income	0.00	0.00	0.00	135,720.00	0.00	135,720.00	0.00	(135,720.00)
Collections Income								
4710 - Late Fees & Interest	(2,903.64)	0.00	(2,903.64)	1,177.41	0.00	1,177.41	0.00	(1,177.41)
Total Collections Income	(2,903.64)	0.00	(2,903.64)	1,177.41	0.00	1,177.41	0.00	(1,177.41)
Other Income								
4810 - Compliance Fines	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
Total Other Income	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
Total Operating Income	(2,803.64)	0.00	(2,803.64)	136,997.41	0.00	136,997.41	0.00	(136,997.41)
Expense								
Administrative								
5090 - Office Supplies	39.47	0.00	39.47	1,484.27	0.00	1,484.27	0.00	(1,484.27)
Total Administrative	39.47	0.00	39.47	1,484.27	0.00	1,484.27	0.00	(1,484.27)
Communications								
5210 - Printing/Copies	108.72	0.00	108.72	108.72	0.00	108.72	0.00	(108.72)
Total Communications	108.72	0.00	108.72	108.72	0.00	108.72	0.00	(108.72)
Insurance								
5445 - General Liability Insurance Premiums	57.17	0.00	57.17	3,419.16	0.00	3,419.16	0.00	(3,419.16)
Total Insurance	57.17	0.00	57.17	3,419.16	0.00	3,419.16	0.00	(3,419.16)
Utilities								
6005 - Gas Service	84.86	0.00	84.86	238.81	0.00	238.81	0.00	(238.81)
6025 - Water Service	766.35	0.00	766.35	1,431.37	0.00	1,431.37	0.00	(1,431.37)
Total Utilities	851.21	0.00	851.21	1,670.18	0.00	1,670.18	0.00	(1,670.18)

This document does not constitute an offer of insurance. Full Resale Disclosure as required under Colorado law.

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Operating

May 01, 2015 thru May 31, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Irrigation								
6200 - Irrigation Repair & Maintenance	293.65	0.00	293.65	293.65	0.00	293.65	0.00	(293.65)
Total Irrigation	293.65	0.00	293.65	293.65	0.00	293.65	0.00	(293.65)
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	0.00	747.00	1,494.00	0.00	1,494.00	0.00	(1,494.00)
6438 - Pool Management	8,475.00	0.00	8,475.00	16,950.00	0.00	16,950.00	0.00	(16,950.00)
Total Contracted Services	9,222.00	0.00	9,222.00	18,444.00	0.00	18,444.00	0.00	(18,444.00)
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	89.39	0.00	89.39	0.00	(89.39)
6560 - Fence Repair & Maintenance	36.13	0.00	36.13	36.13	0.00	36.13	0.00	(36.13)
6700 - Pool Supplies/Repair & Maintenance	107.50	0.00	107.50	3,282.81	0.00	3,282.81	0.00	(3,282.81)
Total Repair & Maintenance	143.63	0.00	143.63	3,408.33	0.00	3,408.33	0.00	(3,408.33)
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	52.50	0.00	52.50	0.00	(52.50)
7025 - Legal Services - Collections	4,104.00	0.00	4,104.00	4,944.00	0.00	4,944.00	0.00	(4,944.00)
7040 - Management Fees	986.92	0.00	986.92	1,973.84	0.00	1,973.84	0.00	(1,973.84)
Total Professional Services	5,090.92	0.00	5,090.92	6,970.34	0.00	6,970.34	0.00	(6,970.34)
Total Operating Expense	15,806.77	0.00	15,806.77	35,798.65	0.00	35,798.65	0.00	(35,798.65)
Total Operating Income / (Loss)	(18,610.41)	0.00	(18,610.41)	101,198.76	0.00	101,198.76	0.00	(101,198.76)

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

May 01, 2015 thru May 31, 2015

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4910 - Interest Earned - Reserve Accounts	10.12	0.00	10.12	20.59	0.00	20.59	0.00	(20.59)
Total Investment Income	10.12	0.00	10.12	20.59	0.00	20.59	0.00	(20.59)
Total Reserves Income	10.12	0.00	10.12	20.59	0.00	20.59	0.00	(20.59)
Total Reserves Income / (Loss)	10.12	0.00	10.12	20.59	0.00	20.59	0.00	(20.59)
Total Association Net Income / (Loss)	(18,600.29)	0.00	(18,600.29)	101,219.35	0.00	101,219.35	0.00	(101,219.35)

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