



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

Operating

As of June 30, 2015

	<u>Balance Jun 30, 2015</u>	<u>Balance May 31, 2015</u>	<u>Change</u>
Assets			
Operating Funds			
1001 - Union Bank Oper #1714	116,246.16	127,214.87	(10,968.71)
1650 - Due To/From Reserves	868.90	868.90	0.00
Total Operating Funds	117,115.06	128,083.77	(10,968.71)
Accounts Receivable			
1500 - Residential Assessments Receivable	5,485.60	10,553.60	(5,068.00)
1525 - Accounts Receivable Other	12,908.00	13,410.93	(502.93)
Total Accounts Receivable	18,393.60	23,964.53	(5,570.93)
Prepaid Expenses			
1600 - Prepaid Insurance	1,230.30	1,287.46	(57.16)
Total Prepaid Expenses	1,230.30	1,287.46	(57.16)
Other Current Assets			
1799 - Clearing Account	785.38	0.00	785.38
Total Other Current Assets	785.38	0.00	785.38
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	143,325.90	159,137.32	(15,811.42)

Liabilities

Accounts Payable

2000 - Accounts Payable	2,045.50	1,493.56	551.94
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	<u>Balance Jun 30, 2015</u>	<u>Balance May 31, 2015</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2045 - Mgmt Co. Reimbursements	268.90	268.90	0.00
2050 - Resident Refunds	(80.80)	(80.80)	0.00
2060 - Insurance Payable	25,500.00	25,500.00	0.00
Total Accounts Payable	27,733.60	27,181.66	551.94
Accrued Expenses			
2395 - Other Accrued Expenses	0.00	8,475.00	(8,475.00)
Total Accrued Expenses	0.00	8,475.00	(8,475.00)
Prepaid Assessments			
2550 - Prepaid Assessments	759.85	605.05	154.80
Total Prepaid Assessments	759.85	605.05	154.80
Total Liabilities	28,493.45	36,261.71	(7,768.26)
<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)	93,155.60	101,198.76	(8,043.16)
Total Liabilities and Owner Equity	143,325.90	159,137.32	(15,811.42)

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

Reserves

As of June 30, 2015

	<u>Balance Jun 30, 2015</u>	<u>Balance May 31, 2015</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Res MM #2852	85,170.07	85,158.87	11.20
1651 - Due To/From Operating	(868.90)	(868.90)	0.00
Total Reserve Funds	84,301.17	84,289.97	11.20
Total Assets	84,301.17	84,289.97	11.20
<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)	31.79	20.59	11.20
Total Liabilities and Owner Equity	84,301.17	84,289.97	11.20

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

June 01, 2015 thru June 30, 2015

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Residential Assessments	(360.00)	0.00	(360.00)	135,360.00	0.00	135,360.00	0.00	(135,360.00)
Total Assessment Income	(360.00)	0.00	(360.00)	135,360.00	0.00	135,360.00	0.00	(135,360.00)
Collections Income								
4710 - Late Fees & Interest	40.24	0.00	40.24	1,217.65	0.00	1,217.65	0.00	(1,217.65)
Total Collections Income	40.24	0.00	40.24	1,217.65	0.00	1,217.65	0.00	(1,217.65)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Other Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
Total Operating Income	(319.76)	0.00	(319.76)	136,677.65	0.00	136,677.65	0.00	(136,677.65)
Expense								
Administrative								
5090 - Office Supplies	166.45	0.00	166.45	1,650.72	0.00	1,650.72	0.00	(1,650.72)
5195 - Other Administrative Services	128.75	0.00	128.75	128.75	0.00	128.75	0.00	(128.75)
Total Administrative	295.20	0.00	295.20	1,779.47	0.00	1,779.47	0.00	(1,779.47)
Communications								
5200 - Community Events	90.00	0.00	90.00	90.00	0.00	90.00	0.00	(90.00)
5210 - Printing/Copies	253.62	0.00	253.62	362.34	0.00	362.34	0.00	(362.34)
Total Communications	343.62	0.00	343.62	452.34	0.00	452.34	0.00	(452.34)
Insurance								
5445 - General Liability Insurance Premiums	784.37	0.00	784.37	4,203.53	0.00	4,203.53	0.00	(4,203.53)
Total Insurance	784.37	0.00	784.37	4,203.53	0.00	4,203.53	0.00	(4,203.53)
Utilities								
6005 - Gas Service	1,373.54	0.00	1,373.54	1,612.35	0.00	1,612.35	0.00	(1,612.35)
6025 - Water Service	1,059.45	0.00	1,059.45	2,490.82	0.00	2,490.82	0.00	(2,490.82)
6035 - Trash and Recycling Service	126.00	0.00	126.00	126.00	0.00	126.00	0.00	(126.00)

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	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6050 - Telephone Service	117.45	0.00	117.45	117.45	0.00	117.45	0.00	(117.45)
Total Utilities	2,676.44	0.00	2,676.44	4,346.62	0.00	4,346.62	0.00	(4,346.62)
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	293.65	0.00	293.65	0.00	(293.65)
Total Irrigation	0.00	0.00	0.00	293.65	0.00	293.65	0.00	(293.65)
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	0.00	747.00	2,241.00	0.00	2,241.00	0.00	(2,241.00)
6438 - Pool Management	0.00	0.00	0.00	16,950.00	0.00	16,950.00	0.00	(16,950.00)
Total Contracted Services	747.00	0.00	747.00	19,191.00	0.00	19,191.00	0.00	(19,191.00)
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	0.00	0.00	0.00	36.13	0.00	36.13	0.00	(36.13)
6700 - Pool Supplies/Repair & Maintenance	609.85	0.00	609.85	3,892.66	0.00	3,892.66	0.00	(3,892.66)
6765 - Tennis Court Repair & Maintenance	840.00	0.00	840.00	840.00	0.00	840.00	0.00	(840.00)
Total Repair & Maintenance	1,449.85	0.00	1,449.85	4,858.18	0.00	4,858.18	0.00	(4,858.18)
Professional Services								
7000 - Audit & Tax Services	345.00	0.00	345.00	397.50	0.00	397.50	0.00	(397.50)
7025 - Legal Services - Collections	0.00	0.00	0.00	4,944.00	0.00	4,944.00	0.00	(4,944.00)
7040 - Management Fees	1,081.92	0.00	1,081.92	3,055.76	0.00	3,055.76	0.00	(3,055.76)
Total Professional Services	1,426.92	0.00	1,426.92	8,397.26	0.00	8,397.26	0.00	(8,397.26)
Total Operating Expense	7,723.40	0.00	7,723.40	43,522.05	0.00	43,522.05	0.00	(43,522.05)
Total Operating Income / (Loss)	(8,043.16)	0.00	(8,043.16)	93,155.60	0.00	93,155.60	0.00	(93,155.60)

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

June 01, 2015 thru June 30, 2015

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4910 - Interest Earned - Reserve Accounts	11.20	0.00	11.20	31.79	0.00	31.79	0.00	(31.79)
Total Investment Income	11.20	0.00	11.20	31.79	0.00	31.79	0.00	(31.79)
Total Reserves Income	11.20	0.00	11.20	31.79	0.00	31.79	0.00	(31.79)
Total Reserves Income / (Loss)	11.20	0.00	11.20	31.79	0.00	31.79	0.00	(31.79)
Total Association Net Income / (Loss)	(8,031.96)	0.00	(8,031.96)	93,187.39	0.00	93,187.39	0.00	(93,187.39)

This document does not constitute Full Resale Disclosure as required under Colorado law.