

# Income Statement Report Nelson Farm HOA

## Operating

December 01, 2012 thru December 31, 2012

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Income</b>						
<b>Regular Assessments</b>						
4010 - Assessments	0.00	0.00	130,410.00	130,410.00	130,410.00	0.00
<b>Total Regular Assessments</b>	<b>0.00</b>	<b>0.00</b>	<b>130,410.00</b>	<b>130,410.00</b>	<b>130,410.00</b>	<b>0.00</b>
<b>Non Compliance Fees</b>						
4041 - Late Fee Income	210.00	35.00	1,925.00	395.00	500.00	(1,425.00)
4050 - Fines Income	50.00	25.00	1,425.00	175.00	200.00	(1,225.00)
<b>Total Non Compliance Fees</b>	<b>260.00</b>	<b>60.00</b>	<b>3,350.00</b>	<b>570.00</b>	<b>700.00</b>	<b>(2,650.00)</b>
<b>Miscellaneous Income</b>						
4801 - Insurance Proceeds	18.00	0.00	90.00	0.00	0.00	(90.00)
<b>Total Miscellaneous Income</b>	<b>18.00</b>	<b>0.00</b>	<b>90.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(90.00)</b>
<b>Investment Inc</b>						
4910 - Operating Interest	0.77	8.00	38.41	75.00	100.00	61.59
4990 - Transfer to Reserves	0.00	0.00	(40,260.00)	(40,260.00)	(40,260.00)	0.00
<b>Total Investment Inc</b>	<b>0.77</b>	<b>8.00</b>	<b>(40,221.59)</b>	<b>(40,185.00)</b>	<b>(40,160.00)</b>	<b>61.59</b>
<b>Total Operating Income</b>	<b>278.77</b>	<b>68.00</b>	<b>93,628.41</b>	<b>90,795.00</b>	<b>90,950.00</b>	<b>(2,678.41)</b>
<b>Expense</b>						
<b>Professional Fees</b>						
5010 - Management Fees	930.00	930.00	8,370.00	8,370.00	11,160.00	2,790.00
5020 - Audit/Tax Fees	0.00	0.00	370.00	610.00	610.00	240.00
5030 - Legal Fees- Association	0.00	125.00	399.00	375.00	500.00	101.00
5035 - Legal Fees- Passthrough	(45.00)	0.00	0.00	0.00	0.00	0.00
<b>Total Professional Fees</b>	<b>885.00</b>	<b>1,055.00</b>	<b>9,139.00</b>	<b>9,355.00</b>	<b>12,270.00</b>	<b>3,131.00</b>
<b>Administrative Expenses</b>						
5230 - Office Supplies Expense	99.43	120.00	1,969.51	2,280.00	3,000.00	1,030.49
5440 - Telephone Expense	(0.14)	0.00	269.59	350.00	350.00	80.41
5445 - Website Expense	0.00	65.00	148.00	585.00	780.00	632.00

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	Actual	Budget	Actual	Budget		
<b>Administrative Expenses</b>						
5555 - Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	100.00
5660 - Community Functions Expense	0.00	0.00	437.79	350.00	87.79	(87.79)
5990 - Miscellaneous Admin. Expense	35.00	0.00	35.00	0.00	35.00	(35.00)
<b>Total Administrative Expenses</b>	<b>134.29</b>	<b>185.00</b>	<b>2,859.89</b>	<b>3,565.00</b>	<b>(705.11)</b>	<b>1,720.11</b>
<b>Other Administrative Expenses</b>						
6020 - Federal Income Tax Expense	17.87	0.00	17.87	210.00	(192.13)	192.13
6022 - State Income Tax Expense	0.00	0.00	0.00	65.00	(65.00)	65.00
6100 - Insurance - All Policies	0.00	600.00	4,838.80	5,100.00	(261.20)	3,161.20
6400 - Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	500.00
<b>Total Other Administrative Expenses</b>	<b>17.87</b>	<b>600.00</b>	<b>4,856.67</b>	<b>5,375.00</b>	<b>(518.33)</b>	<b>3,918.33</b>
<b>Utilities Expense</b>						
7101 - Electricity Expense	0.00	0.00	2,244.27	2,200.00	44.27	(44.27)
7120 - Natural Gas Expense	36.18	0.00	2,150.30	3,500.00	(1,349.70)	1,349.70
7130 - Water Expense - Cobblestone	0.00	0.00	0.00	400.00	(400.00)	400.00
7135 - Water & Sewer Expense	186.34	170.00	11,182.06	7,990.00	3,192.06	(2,682.06)
<b>Total Utilities Expense</b>	<b>222.52</b>	<b>170.00</b>	<b>15,576.63</b>	<b>14,090.00</b>	<b>1,486.63</b>	<b>(976.63)</b>
<b>Maintenance Expenses</b>						
8002 - Trash Service	0.00	0.00	305.00	300.00	5.00	(5.00)
8005 - Snow Removal	0.00	140.00	0.00	280.00	(280.00)	700.00
8032 - Clubhouse Maintenance	0.00	0.00	4,346.68	1,500.00	2,846.68	(2,846.68)
8050 - Pool Maint. Contract Expense	0.00	0.00	32,107.25	33,125.00	(1,017.75)	1,017.75
8051 - Pool Operation and Maint. Expense	0.00	0.00	867.67	2,000.00	(1,132.33)	1,132.33
8053 - Pool Chemicals Expense	0.00	0.00	4,738.54	5,000.00	(261.46)	261.46
8201 - Landscape Contract Expense	0.00	0.00	4,750.00	4,750.00	0.00	0.00
8215 - Tree Maintenance Expense	0.00	0.00	220.94	1,000.00	(779.06)	779.06
8220 - Irrigation Repairs Expense	0.00	0.00	2,566.09	1,000.00	1,566.09	(1,566.09)

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## Operating

December 01, 2012 thru December 31, 2012

Expense	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Maintenance Expenses</b>						
8251 - Tennis Court Maintenance Expense	0.00	0.00	22.61	400.00	(377.39)	377.39
8252 - Tennis Facilities Maintenance Expense	0.00	0.00	5.00	400.00	(395.00)	395.00
8253 - Tennis Court Equipment Expense	0.00	0.00	0.00	150.00	(150.00)	150.00
8299 - Miscellaneous Grounds Expense	0.00	0.00	0.00	267.00	(267.00)	400.00
<b>Total Maintenance Expenses</b>	<b>0.00</b>	<b>140.00</b>	<b>49,929.78</b>	<b>50,172.00</b>	<b>(242.22)</b>	<b>795.22</b>
<b>Total Operating Expense</b>	<b>1,259.68</b>	<b>2,150.00</b>	<b>82,361.97</b>	<b>82,557.00</b>	<b>(195.03)</b>	<b>8,588.03</b>
<b>Total Operating Income / (Loss)</b>	<b>(980.91)</b>	<b>(2,082.00)</b>	<b>11,266.44</b>	<b>8,238.00</b>	<b>3,028.44</b>	<b>(11,266.44)</b>

# Income Statement Report Nelson Farm HOA Reserves

December 01, 2012 thru December 31, 2012

	Current Period		Year to Date (9 months)		Annual Budget	Budget Remaining
	Actual	Budget	Actual	Budget		
<b>Income</b>						
<b>Reserves Allocation</b>						
9001 - General Allocation	0.00	0.00	40,260.00	40,260.00	40,260.00	0.00
9480 - Reserve Interest	5.10	0.00	41.00	0.00	0.00	(41.00)
<b>Total Reserves Allocation</b>	<b>5.10</b>	<b>0.00</b>	<b>40,301.00</b>	<b>40,260.00</b>	<b>40,260.00</b>	<b>(41.00)</b>
<b>Total Reserves Income</b>	<b>5.10</b>	<b>0.00</b>	<b>40,301.00</b>	<b>40,260.00</b>	<b>40,260.00</b>	<b>(41.00)</b>
<b>Expense</b>						
<b>Reserves Expense</b>						
9551 - Pool Deck Reserve Expense	0.00	0.00	39,377.93	55,600.00	55,600.00	16,222.07
9553 - Pool Awning Expense	0.00	0.00	762.50	0.00	0.00	(762.50)
9561 - Lighting Reserve Expense	0.00	0.00	0.00	9,700.00	9,700.00	9,700.00
9629 - Electrical Systems Reserve Expense	0.00	0.00	2,268.45	0.00	0.00	(2,268.45)
9701 - Landscape Reserve Expense	0.00	0.00	7,740.00	0.00	0.00	(7,740.00)
9720 - Irrigation Reserve Expense	0.00	0.00	1,782.37	0.00	0.00	(1,782.37)
9810 - Concrete Reserve Expense	0.00	0.00	12,000.00	0.00	0.00	(12,000.00)
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>63,931.25</b>	<b>65,300.00</b>	<b>65,300.00</b>	<b>1,368.75</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>63,931.25</b>	<b>65,300.00</b>	<b>65,300.00</b>	<b>1,368.75</b>
<b>Total Reserves Income / (Loss)</b>	<b>5.10</b>	<b>0.00</b>	<b>(23,630.25)</b>	<b>(25,040.00)</b>	<b>(25,040.00)</b>	<b>(1,409.75)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(975.81)</b>	<b>(2,082.00)</b>	<b>(12,363.81)</b>	<b>(16,802.00)</b>	<b>(25,040.00)</b>	<b>(12,676.19)</b>

**Balance Sheet Report  
Nelson Farm HOA  
Operating**

As of December 31, 2012

	<u>Balance Dec 31, 2012</u>	<u>Balance Nov 30, 2012</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Cash</b>			
1110 - CAB OP-3209	17,744.57	8,992.85	8,751.72
<b>Total Operating Cash</b>	<u>17,744.57</u>	<u>8,992.85</u>	<u>8,751.72</u>
<b>Homeowner AR</b>			
1310 - A/R- Regular Assessments	1,580.00	1,580.00	0.00
1340 - A/R - Late Fees	1,015.00	840.00	175.00
1350 - A/R - Fines	1,675.00	1,675.00	0.00
1370 - A/R - Legal Passthrough	2,995.35	2,533.50	461.85
1395 - A/R - Other	72.00	72.00	0.00
<b>Total Homeowner AR</b>	<u>7,337.35</u>	<u>6,700.50</u>	<u>636.85</u>
<b>Non Homeowner AR</b>			
1455 - Due To/(From) Operating	0.00	10,272.37	(10,272.37)
<b>Total Non Homeowner AR</b>	<u>0.00</u>	<u>10,272.37</u>	<u>(10,272.37)</u>
<b>Depreciable Assets</b>			
1720 - Property and Equipment	58,907.69	58,907.69	0.00
1725 - Accumulated Depreciation- P&E	(53,106.13)	(53,106.13)	0.00
<b>Total Depreciable Assets</b>	<u>5,801.56</u>	<u>5,801.56</u>	<u>0.00</u>
<b>Total Assets</b>	<u>30,883.48</u>	<u>31,767.28</u>	<u>(883.80)</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2010 - Accounts Payable	349.72	184.61	165.11
<b>Total Accounts Payable</b>	<u>349.72</u>	<u>184.61</u>	<u>165.11</u>

**Balance Sheet Report  
Nelson Farm HOA**

**Operating**

As of December 31, 2012

	<u>Balance Dec 31, 2012</u>	<u>Balance Nov 30, 2012</u>	<u>Change</u>
<u>Liabilities</u>			
Homeowner Prepaids			
2310 - Prepaid Owner Assessments	277.00	345.00	(68.00)
<b>Total Homeowner Prepaids</b>	<b>277.00</b>	<b>345.00</b>	<b>(68.00)</b>
<b>Total Liabilities</b>	<b>626.72</b>	<b>529.61</b>	<b>97.11</b>
<u>Owners' Equity</u>			
Operating Equity			
3501 - Beginning Operating Equity	18,990.32	18,990.32	0.00
<b>Total Operating Equity</b>	<b>18,990.32</b>	<b>18,990.32</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>18,990.32</b>	<b>18,990.32</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>11,266.44</b>	<b>12,247.35</b>	<b>(980.91)</b>
<b>Total Liabilities and Owner Equity</b>	<b>30,883.48</b>	<b>31,767.28</b>	<b>(883.80)</b>

**Balance Sheet Report  
Nelson Farm HOA  
Reserves**

As of December 31, 2012

	<u>Balance Dec 31, 2012</u>	<u>Balance Nov 30, 2012</u>	<u>Change</u>
<b><u>Assets</u></b>			
Reserve Cash			
1210 - CAB MM-2711	30,097.31	40,364.58	(10,267.27)
<b>Total Reserve Cash</b>	<b>30,097.31</b>	<b>40,364.58</b>	<b>(10,267.27)</b>
Non Homeowner AR			
1451 - Due To/(From) Reserves	0.00	(10,272.37)	10,272.37
<b>Total Non Homeowner AR</b>	<b>0.00</b>	<b>(10,272.37)</b>	<b>10,272.37</b>
<b>Total Assets</b>	<b>30,097.31</b>	<b>30,092.21</b>	<b>5.10</b>
<b><u>Owners' Equity</u></b>			
Reserves			
3001 - Reserve Fund Balance	53,727.56	53,727.56	0.00
<b>Total Reserves</b>	<b>53,727.56</b>	<b>53,727.56</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>53,727.56</b>	<b>53,727.56</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>(23,630.25)</b>	<b>(23,635.35)</b>	<b>5.10</b>
<b>Total Liabilities and Owner Equity</b>	<b>30,097.31</b>	<b>30,092.21</b>	<b>5.10</b>