

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

January 01, 2013 thru January 31, 2013

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	0.00	0.00	0.00	130,410.00	130,410.00	0.00	130,410.00	0.00
<b>Total Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>130,410.00</b>	<b>130,410.00</b>	<b>0.00</b>	<b>130,410.00</b>	<b>0.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	210.00	35.00	175.00	2,135.00	430.00	1,705.00	500.00	(1,635.00)
<b>Total Collections Income</b>	<b>210.00</b>	<b>35.00</b>	<b>175.00</b>	<b>2,135.00</b>	<b>430.00</b>	<b>1,705.00</b>	<b>500.00</b>	<b>(1,635.00)</b>
<b>Other Income</b>								
4810 - Compliance Fines	400.00	0.00	400.00	1,825.00	175.00	1,650.00	200.00	(1,625.00)
4820 - Insurance Settlement Gains	36.00	0.00	36.00	126.00	0.00	126.00	0.00	(126.00)
<b>Total Other Income</b>	<b>436.00</b>	<b>0.00</b>	<b>436.00</b>	<b>1,951.00</b>	<b>175.00</b>	<b>1,776.00</b>	<b>200.00</b>	<b>(1,751.00)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	1.49	8.00	(6.51)	39.90	83.00	(43.10)	100.00	60.10
4905 - Reserve Contribution Income	0.00	0.00	0.00	(40,260.00)	(40,260.00)	0.00	(40,260.00)	0.00
<b>Total Investment Income</b>	<b>1.49</b>	<b>8.00</b>	<b>(6.51)</b>	<b>(40,220.10)</b>	<b>(40,177.00)</b>	<b>(43.10)</b>	<b>(40,160.00)</b>	<b>60.10</b>
<b>Total Operating Income</b>	<b>647.49</b>	<b>43.00</b>	<b>604.49</b>	<b>94,275.90</b>	<b>90,838.00</b>	<b>3,437.90</b>	<b>90,950.00</b>	<b>(3,325.90)</b>
<b>Expense</b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
5090 - Office Supplies	201.59	120.00	81.59	2,171.10	2,400.00	(228.90)	3,000.00	828.90
5115 - Web Site Maintenance	0.00	65.00	(65.00)	148.00	650.00	(502.00)	780.00	632.00
5195 - Other Administrative Services	35.00	0.00	35.00	70.00	0.00	70.00	0.00	(70.00)
<b>Total Administrative</b>	<b>236.59</b>	<b>185.00</b>	<b>51.59</b>	<b>2,389.10</b>	<b>3,050.00</b>	<b>(660.90)</b>	<b>4,280.00</b>	<b>1,890.90</b>
<b>Communications</b>								
5200 - Community Events	0.00	0.00	0.00	437.79	350.00	87.79	450.00	12.21
<b>Total Communications</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>437.79</b>	<b>350.00</b>	<b>87.79</b>	<b>450.00</b>	<b>12.21</b>

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	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	564.39	600.00	(35.61)	5,403.19	5,700.00	(296.81)	8,000.00	2,596.81
<b>Total Insurance</b>	<b>564.39</b>	<b>600.00</b>	<b>(35.61)</b>	<b>5,403.19</b>	<b>5,700.00</b>	<b>(296.81)</b>	<b>8,000.00</b>	<b>2,596.81</b>
<b>Utilities</b>								
6000 - Electric Service	7.51	0.00	7.51	2,251.78	2,200.00	51.78	2,200.00	(51.78)
6005 - Gas Service	36.19	0.00	36.19	2,186.49	3,500.00	(1,313.51)	3,500.00	1,313.51
6025 - Water Service	179.56	170.00	9.56	11,361.62	8,560.00	2,801.62	8,900.00	(2,461.62)
6035 - Trash and Recycling Service	0.00	0.00	0.00	305.00	300.00	5.00	300.00	(5.00)
6050 - Telephone Service	0.00	0.00	0.00	269.59	350.00	(80.41)	350.00	80.41
<b>Total Utilities</b>	<b>223.26</b>	<b>170.00</b>	<b>53.26</b>	<b>16,374.48</b>	<b>14,910.00</b>	<b>1,464.48</b>	<b>15,250.00</b>	<b>(1,124.48)</b>
<b>Landscaping</b>								
6160 - Tree Maintenance	0.00	0.00	0.00	220.94	1,000.00	(779.06)	1,000.00	779.06
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>220.94</b>	<b>1,000.00</b>	<b>(779.06)</b>	<b>1,000.00</b>	<b>779.06</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	2,566.09	1,000.00	1,566.09	1,000.00	(1,566.09)
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,566.09</b>	<b>1,000.00</b>	<b>1,566.09</b>	<b>1,000.00</b>	<b>(1,566.09)</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	4,750.00	4,750.00	0.00	4,750.00	0.00
6438 - Pool Management	0.00	0.00	0.00	32,107.25	33,125.00	(1,017.75)	33,125.00	1,017.75
6442 - Snow Removal Services	225.00	140.00	85.00	225.00	420.00	(195.00)	700.00	475.00
<b>Total Contracted Services</b>	<b>225.00</b>	<b>140.00</b>	<b>85.00</b>	<b>37,082.25</b>	<b>38,295.00</b>	<b>(1,212.75)</b>	<b>38,575.00</b>	<b>1,492.75</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	4,346.68	1,500.00	2,846.68	1,500.00	(2,846.68)
6530 - Common Areas Repair & Maintenance	0.00	66.00	(66.00)	0.00	333.00	(333.00)	400.00	400.00
6700 - Pool Supplies/Repair & Maintenance	0.00	0.00	0.00	5,606.21	7,000.00	(1,393.79)	7,000.00	1,393.79
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	27.61	950.00	(922.39)	950.00	922.39
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>66.00</b>	<b>(66.00)</b>	<b>9,980.50</b>	<b>9,783.00</b>	<b>197.50</b>	<b>9,850.00</b>	<b>(130.50)</b>

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**Nelson Farm Homeowner's Assn. Inc.**  
**Operating**

January 01, 2013 thru January 31, 2013

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	0.00	0.00	370.00	610.00	(240.00)	610.00	240.00
7020 - Legal Services	0.00	0.00	0.00	399.00	375.00	24.00	500.00	101.00
7040 - Management Fees	930.00	930.00	0.00	9,300.00	9,300.00	0.00	11,160.00	1,860.00
<b>Total Professional Services</b>	<b>930.00</b>	<b>930.00</b>	<b>0.00</b>	<b>10,069.00</b>	<b>10,285.00</b>	<b>(216.00)</b>	<b>12,270.00</b>	<b>2,201.00</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	17.87	210.00	(192.13)	210.00	192.13
9005 - State Income Tax	0.00	0.00	0.00	0.00	65.00	(65.00)	65.00	65.00
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17.87</b>	<b>275.00</b>	<b>(257.13)</b>	<b>275.00</b>	<b>257.13</b>
<b>Total Operating Expense</b>	<b>2,179.24</b>	<b>2,091.00</b>	<b>88.24</b>	<b>84,541.21</b>	<b>84,648.00</b>	<b>(106.79)</b>	<b>90,950.00</b>	<b>6,408.79</b>
<b>Total Operating Income / (Loss)</b>	<b>(1,531.75)</b>	<b>(2,048.00)</b>	<b>516.25</b>	<b>9,734.69</b>	<b>6,190.00</b>	<b>3,544.69</b>	<b>0.00</b>	<b>(9,734.69)</b>

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

January 01, 2013 thru January 31, 2013

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	0.00	0.00	0.00	40,260.00	40,260.00	0.00	40,260.00	0.00
4910 - Interest Earned - Reserve Accounts	3.83	0.00	3.83	44.83	0.00	44.83	0.00	(44.83)
<b>Total Investment Income</b>	<b>3.83</b>	<b>0.00</b>	<b>3.83</b>	<b>40,304.83</b>	<b>40,260.00</b>	<b>44.83</b>	<b>40,260.00</b>	<b>(44.83)</b>
<b>Total Reserves Income</b>	<b>3.83</b>	<b>0.00</b>	<b>3.83</b>	<b>40,304.83</b>	<b>40,260.00</b>	<b>44.83</b>	<b>40,260.00</b>	<b>(44.83)</b>
<b>Expense</b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	762.50	0.00	762.50	0.00	(762.50)
9828 - Concrete Expenses	0.00	0.00	0.00	51,377.93	55,600.00	(4,222.07)	55,600.00	4,222.07
9848 - Electrical Expenses	0.00	0.00	0.00	2,268.45	0.00	2,268.45	0.00	(2,268.45)
9884 - Irrigation Expenses	0.00	0.00	0.00	1,782.37	0.00	1,782.37	0.00	(1,782.37)
9886 - Landscape Expenses	0.00	0.00	0.00	7,740.00	0.00	7,740.00	0.00	(7,740.00)
9892 - Lighting Expenses	0.00	0.00	0.00	0.00	9,700.00	(9,700.00)	9,700.00	9,700.00
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>63,931.25</b>	<b>65,300.00</b>	<b>(1,368.75)</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>0.00</b>	<b>63,931.25</b>	<b>65,300.00</b>	<b>(1,368.75)</b>	<b>65,300.00</b>	<b>1,368.75</b>
<b>Total Reserves Income / (Loss)</b>	<b>3.83</b>	<b>0.00</b>	<b>3.83</b>	<b>(23,626.42)</b>	<b>(25,040.00)</b>	<b>1,413.58</b>	<b>(25,040.00)</b>	<b>(1,413.58)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(1,527.92)</b>	<b>(2,048.00)</b>	<b>520.08</b>	<b>(13,891.73)</b>	<b>(18,850.00)</b>	<b>4,958.27</b>	<b>(25,040.00)</b>	<b>(11,148.27)</b>

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

As of January 31, 2013

	<u>Balance Jan 31, 2013</u>	<u>Balance Dec 31, 2012</u>	<u>Change</u>
<b>Assets</b>			
<b>Operating Funds</b>			
1001 - Union Bank 1714	372.00	0.00	372.00
1002 - CAB OP 3209	15,785.36	17,744.57	(1,959.21)
<b>Total Operating Funds</b>	<b>16,157.36</b>	<b>17,744.57</b>	<b>(1,587.21)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	1,380.00	1,580.00	(200.00)
1525 - Accounts Receivable Other	5,890.94	5,757.35	133.59
<b>Total Accounts Receivable</b>	<b>7,270.94</b>	<b>7,337.35</b>	<b>(66.41)</b>
<b>Other Property &amp; Equipment</b>			
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
<b>Total Other Property &amp; Equipment</b>	<b>5,801.56</b>	<b>5,801.56</b>	<b>0.00</b>
<b>Total Assets</b>	<b>29,229.86</b>	<b>30,883.48</b>	<b>(1,653.62)</b>
<b>Liabilities</b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	459.85	349.72	110.13
<b>Total Accounts Payable</b>	<b>459.85</b>	<b>349.72</b>	<b>110.13</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	45.00	277.00	(232.00)
<b>Total Prepaid Assessments</b>	<b>45.00</b>	<b>277.00</b>	<b>(232.00)</b>
<b>Total Liabilities</b>	<b>504.85</b>	<b>626.72</b>	<b>(121.87)</b>

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

As of January 31, 2013

	<u>Balance Jan 31, 2013</u>	<u>Balance Dec 31, 2012</u>	<u>Change</u>
<b>Owners' Equity</b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	18,990.32	18,990.32	0.00
<b>Total Owners Equity</b>	<u>18,990.32</u>	<u>18,990.32</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>18,990.32</u>	<u>18,990.32</u>	<u>0.00</u>
<b>Operating Income / (Loss)</b>	<u>9,734.69</u>	<u>11,266.44</u>	<u>(1,531.75)</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>29,229.86</u></u>	<u><u>30,883.48</u></u>	<u><u>(1,653.62)</u></u>

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

As of January 31, 2013

	<u>Balance Jan 31, 2013</u>	<u>Balance Dec 31, 2012</u>	<u>Change</u>
<b>Assets</b>			
<b>Reserve Funds</b>			
1325 - CAB MM 2711	30,101.14	30,097.31	3.83
<b>Total Reserve Funds</b>	<u>30,101.14</u>	<u>30,097.31</u>	<u>3.83</u>
<b>Total Assets</b>	<u>30,101.14</u>	<u>30,097.31</u>	<u>3.83</u>
<b>Owners' Equity</b>			
<b>Owners Equity</b>			
3446 - General Reserve - Current Yr	53,727.56	53,727.56	0.00
<b>Total Owners Equity</b>	<u>53,727.56</u>	<u>53,727.56</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>53,727.56</u>	<u>53,727.56</u>	<u>0.00</u>
<b>Reserves Income / (Loss)</b>	<u>(23,626.42)</u>	<u>(23,630.25)</u>	<u>3.83</u>
<b>Total Liabilities and Owner Equity</b>	<u>30,101.14</u>	<u>30,097.31</u>	<u>3.83</u>