

Nelson Farm Homeowner's Association, Inc.
Approved Annual Budget 2013-2014

The Dues for 2013-2014 will remain at \$345.00. This guide details the approximate expenses. These are based on 2012-2013 actual expenses and the professional reserve study. Please contact Colorado Association Services at 970-407-9990 or via e-mail at tcarroll@AssociaColorado.com with questions regarding these expenses.

Income	2013-2014 Budget Per Unit	2013-2014 Annual Total Budget	2012-2013 Actual (Projected)
Assessments (378 units)	\$ 345.00	\$ 130,410.00	\$ 130,410.00
Late Fee Income	\$ -		\$ 2,000.00
Fines	\$ -		\$ 1,500.00
Earned Interest	\$ -		\$ 100.00
Transfer to Reserves	\$ (101.06)	\$ (38,200.00)	\$ (40,260.00)
Total Income	\$ 243.94	\$ 92,210.00	\$ 93,750.00
Expenses			
Professional Fees			
Management Fees	\$ 30.12	\$ 11,385.00	\$ 11,160.00
Accounting & Tax Fees	\$ 1.06	\$ 400.00	\$ 370.00
Legal Fees	\$ 1.32	\$ 500.00	\$ 495.00
Total Professional Fees	\$ 32.50	\$ 12,285.00	\$ 12,025.00
Administrative			
Office Supplies	\$ 7.94	\$ 3,000.00	\$ 3,000.00
Telephone	\$ 0.93	\$ 350.00	\$ 280.00
Website	\$ 0.07	\$ 25.00	\$ 148.00
Community Functions	\$ 1.19	\$ 450.00	\$ 450.00
Total Administrative	\$ 10.12	\$ 3,825.00	\$ 3,878.00
Insurance & Taxes			
Insurance	\$ 21.16	\$ 8,000.00	\$ 8,000.00
Taxes	\$ 0.73	\$ 275.00	\$ 275.00
Bad Debt	\$ -		
Total Insurance & Taxes	\$ 21.89	\$ 8,275.00	\$ 8,275.00
Utilities			
Electricity	\$ 6.61	\$ 2,500.00	\$ 2,400.00
Natural Gas	\$ 7.94	\$ 3,000.00	\$ 2,500.00
Water & Sewer	\$ 27.78	\$ 10,500.00	\$ 11,500.00
Total Utilities	\$ 42.33	\$ 16,000.00	\$ 16,400.00
Maintenance			
Trash Service	\$ 0.93	\$ 350.00	\$ 305.00
Snow Removal	\$ 1.85	\$ 700.00	\$ 500.00
Clubhouse Maintenance	\$ 3.97	\$ 1,500.00	\$ 4,500.00
Pool Maint. Contract	\$ 87.63	\$ 33,125.00	\$ 33,125.00
Pool Operation Maint.	\$ 5.29	\$ 2,000.00	\$ 1,000.00
Pool Chemicals	\$ 13.23	\$ 5,000.00	\$ 5,000.00
Landscape Contract	\$ 15.87	\$ 6,000.00	\$ 4,750.00
Tree Maintenance	\$ 2.65	\$ 1,000.00	\$ 250.00
Irrigation Repairs	\$ 2.65	\$ 1,000.00	\$ 2,570.00
Tennis Court Maintenance	\$ 1.06	\$ 400.00	\$ 25.00
Tennis Facilities Maintenance	\$ 1.06	\$ 400.00	\$ 5.00
Tennis Court Equipment	\$ 0.40	\$ 150.00	\$ -
Miscellaneous Grounds	\$ 0.53	\$ 200.00	\$ -
Total Maintenance	\$ 137.10	\$ 51,825.00	\$ 52,030.00
Total Expenses	\$ 243.94	\$ 92,210.00	\$ 92,608.00
Net Income	\$ -	\$ -	\$ 1,142.00
Reserves Income			
General Allocation	\$ 101.06	\$ 38,200.00	\$ 40,260.00
Reserve Interest	\$ -		\$ 40.00
Total Reserves Income	\$ 101.06	\$ 38,200.00	\$ 40,300.00
Reserves Expenses			
Pool Awnings	\$ 2.02	\$ 763.00	\$ 763.00
Pool Deck	\$ -	\$ -	\$ 39,378.00
Pool Electrical	\$ -	\$ -	\$ 2,269.00
Irrigation	\$ -	\$ -	\$ 1,783.00
Landscape	\$ -	\$ -	\$ 7,740.00
Concrete	\$ -	\$ -	\$ 12,000.00
Tennis Courts Wind Screens	\$ 5.29	\$ 2,000.00	\$ -
Total Reserves Expenses	\$ 2.02	\$ 2,763.00	\$ 63,933.00
Total Reserves Income/(Loss)	\$ 99.04	\$ 35,437.00	\$ (23,633.00)
Total Association Net Income/(Loss)	\$ 99.04	\$ 35,437.00	\$ (22,491.00)
Total Member Aged Receivable as of 11/30- \$6,700.50			
Total Operating Account Balance as of 11/30 - \$8,992.85			
Total Savings Account Balances as of 11/30 - \$40,364.58			

*These Financial Statements are not audited and may be subject to revisions by the Association's Certified Public Accountant at the time of the review when tax returns are completed. Once this is complete, copies will be available upon request by any member.

Association Name: Nelson Farm Homeowners Association a Colorado corporation, not-for-profit

Management Company: Colorado Association Services

Physical Address and Phone for Management Company: 1063 West Horsetooth Road - Suite 100 Fort Collins Colorado 80526. (970) 407-9990

Declaration: Reception Reception #20060001825 Dated 01/09/2006, Larimer County Recorderr

Date Fiscal Year Commences: April 1, 2013

Association documents can be found on the community website at www.AssociaColorado.com - Owner Login

2013/2014 Budget

