

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

February 01, 2013 thru February 28, 2013

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></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	175.00	35.00	140.00	2,310.00	465.00	1,845.00	500.00	(1,810.00)
<b>Total Collections Income</b>	<b>175.00</b>	<b>35.00</b>	<b>140.00</b>	<b>2,310.00</b>	<b>465.00</b>	<b>1,845.00</b>	<b>500.00</b>	<b>(1,810.00)</b>
<b>Other Income</b>								
4810 - Compliance Fines	200.00	25.00	175.00	2,025.00	200.00	1,825.00	200.00	(1,825.00)
4820 - Insurance Settlement Gains	18.00	0.00	18.00	144.00	0.00	144.00	0.00	(144.00)
<b>Total Other Income</b>	<b>218.00</b>	<b>25.00</b>	<b>193.00</b>	<b>2,169.00</b>	<b>200.00</b>	<b>1,969.00</b>	<b>200.00</b>	<b>(1,969.00)</b>
<b>Investment Income</b>								
4900 - Interest Earned - Operating Accounts	1.18	9.00	(7.82)	41.08	92.00	(50.92)	100.00	58.92
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>1.18</b>	<b>9.00</b>	<b>(7.82)</b>	<b>(40,218.92)</b>	<b>(40,168.00)</b>	<b>(50.92)</b>	<b>(40,160.00)</b>	<b>58.92</b>
<b>Total Operating Income</b>	<b>394.18</b>	<b>69.00</b>	<b>325.18</b>	<b>94,670.08</b>	<b>90,907.00</b>	<b>3,763.08</b>	<b>90,950.00</b>	<b>(3,720.08)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5010 - Bad Debt	0.00	500.00	(500.00)	0.00	500.00	(500.00)	500.00	500.00
5090 - Office Supplies	150.25	300.00	(149.75)	2,321.35	2,700.00	(378.65)	3,000.00	678.65
5115 - Web Site Maintenance	0.00	65.00	(65.00)	148.00	715.00	(567.00)	780.00	632.00
5195 - Other Administrative Services	50.00	0.00	50.00	120.00	0.00	120.00	0.00	(120.00)
<b>Total Administrative</b>	<b>200.25</b>	<b>865.00</b>	<b>(664.75)</b>	<b>2,589.35</b>	<b>3,915.00</b>	<b>(1,325.65)</b>	<b>4,280.00</b>	<b>1,690.65</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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**Operating**

February 01, 2013 thru February 28, 2013

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	0.00	600.00	(600.00)	5,403.19	6,300.00	(896.81)	8,000.00	2,596.81
<b>Total Insurance</b>	<b>0.00</b>	<b>600.00</b>	<b>(600.00)</b>	<b>5,403.19</b>	<b>6,300.00</b>	<b>(896.81)</b>	<b>8,000.00</b>	<b>2,596.81</b>
<b>Utilities</b>								
6000 - Electric Service	7.12	0.00	7.12	2,258.90	2,200.00	58.90	2,200.00	(58.90)
6005 - Gas Service	36.20	0.00	36.20	2,222.69	3,500.00	(1,277.31)	3,500.00	1,277.31
6025 - Water Service	179.56	170.00	9.56	11,541.18	8,730.00	2,811.18	8,900.00	(2,641.18)
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>222.88</b>	<b>170.00</b>	<b>52.88</b>	<b>16,597.36</b>	<b>15,080.00</b>	<b>1,517.36</b>	<b>15,250.00</b>	<b>(1,347.36)</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	0.00	140.00	(140.00)	225.00	560.00	(335.00)	700.00	475.00
<b>Total Contracted Services</b>	<b>0.00</b>	<b>140.00</b>	<b>(140.00)</b>	<b>37,082.25</b>	<b>38,435.00</b>	<b>(1,352.75)</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	0.00	0.00	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>0.00</b>	<b>0.00</b>	<b>9,980.50</b>	<b>9,783.00</b>	<b>197.50</b>	<b>9,850.00</b>	<b>(130.50)</b>

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

February 01, 2013 thru February 28, 2013

	Current Period			Year to Date (11 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	10,230.00	10,230.00	0.00	11,160.00	930.00
<b>Total Professional Services</b>	<b>930.00</b>	<b>930.00</b>	<b>0.00</b>	<b>10,999.00</b>	<b>11,215.00</b>	<b>(216.00)</b>	<b>12,270.00</b>	<b>1,271.00</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>1,353.13</b>	<b>2,705.00</b>	<b>(1,351.87)</b>	<b>85,894.34</b>	<b>87,353.00</b>	<b>(1,458.66)</b>	<b>90,950.00</b>	<b>5,055.66</b>
<b>Total Operating Income / (Loss)</b>	<b>(958.95)</b>	<b>(2,636.00)</b>	<b>1,677.05</b>	<b>8,775.74</b>	<b>3,554.00</b>	<b>5,221.74</b>	<b>0.00</b>	<b>(8,775.74)</b>

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

February 01, 2013 thru February 28, 2013

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></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	3.46	0.00	3.46	48.29	0.00	48.29	0.00	(48.29)
<b>Total Investment Income</b>	<b>3.46</b>	<b>0.00</b>	<b>3.46</b>	<b>40,308.29</b>	<b>40,260.00</b>	<b>48.29</b>	<b>40,260.00</b>	<b>(48.29)</b>
<b>Total Reserves Income</b>	<b>3.46</b>	<b>0.00</b>	<b>3.46</b>	<b>40,308.29</b>	<b>40,260.00</b>	<b>48.29</b>	<b>40,260.00</b>	<b>(48.29)</b>
<b><u>Expense</u></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>3.46</b>	<b>0.00</b>	<b>3.46</b>	<b>(23,622.96)</b>	<b>(25,040.00)</b>	<b>1,417.04</b>	<b>(25,040.00)</b>	<b>(1,417.04)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(955.49)</b>	<b>(2,636.00)</b>	<b>1,680.51</b>	<b>(14,847.22)</b>	<b>(21,486.00)</b>	<b>6,638.78</b>	<b>(25,040.00)</b>	<b>(10,192.78)</b>

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

As of February 28, 2013

	<u>Balance Feb 28, 2013</u>	<u>Balance Jan 31, 2013</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank 1714	372.00	372.00	0.00
1002 - CAB OP 3209	14,842.31	15,785.36	(943.05)
<b>Total Operating Funds</b>	<b>15,214.31</b>	<b>16,157.36</b>	<b>(943.05)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	1,380.00	1,380.00	0.00
1525 - Accounts Receivable Other	6,223.29	5,890.94	332.35
<b>Total Accounts Receivable</b>	<b>7,603.29</b>	<b>7,270.94</b>	<b>332.35</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>28,619.16</b>	<b>29,229.86</b>	<b>(610.70)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	808.10	459.85	348.25
<b>Total Accounts Payable</b>	<b>808.10</b>	<b>459.85</b>	<b>348.25</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	45.00	45.00	0.00
<b>Total Prepaid Assessments</b>	<b>45.00</b>	<b>45.00</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>853.10</b>	<b>504.85</b>	<b>348.25</b>

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

As of February 28, 2013

	<u>Balance</u> <u>Feb 28, 2013</u>	<u>Balance</u> <u>Jan 31, 2013</u>	<u>Change</u>
<b><u>Owners' Equity</u></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>8,775.74</u>	<u>9,734.69</u>	<u>(958.95)</u>
<b>Total Liabilities and Owner Equity</b>	<u><u>28,619.16</u></u>	<u><u>29,229.86</u></u>	<u><u>(610.70)</u></u>

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

As of February 28, 2013

	<u>Balance Feb 28, 2013</u>	<u>Balance Jan 31, 2013</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1325 - CAB MM 2711	30,104.60	30,101.14	3.46
<b>Total Reserve Funds</b>	<u><b>30,104.60</b></u>	<u><b>30,101.14</b></u>	<u><b>3.46</b></u>
<b>Total Assets</b>	<u><b>30,104.60</b></u>	<u><b>30,101.14</b></u>	<u><b>3.46</b></u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3446 - General Reserve - Current Yr	53,727.56	53,727.56	0.00
<b>Total Owners Equity</b>	<u><b>53,727.56</b></u>	<u><b>53,727.56</b></u>	<u><b>0.00</b></u>
<b>Total Owners' Equity</b>	<u><b>53,727.56</b></u>	<u><b>53,727.56</b></u>	<u><b>0.00</b></u>
<b>Reserves Income / (Loss)</b>	<u><b>(23,622.96)</b></u>	<u><b>(23,626.42)</b></u>	<u><b>3.46</b></u>
<b>Total Liabilities and Owner Equity</b>	<u><b>30,104.60</b></u>	<u><b>30,101.14</b></u>	<u><b>3.46</b></u>