

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

November 01, 2013 thru November 30, 2013

	Current Period			Year to Date (8 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	130,460.00	130,410.00	50.00	130,410.00	(50.00)
<b>Total Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>130,460.00</b>	<b>130,410.00</b>	<b>50.00</b>	<b>130,410.00</b>	<b>(50.00)</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	175.00	0.00	175.00	1,230.00	0.00	1,230.00	0.00	(1,230.00)
<b>Total Collections Income</b>	<b>175.00</b>	<b>0.00</b>	<b>175.00</b>	<b>1,230.00</b>	<b>0.00</b>	<b>1,230.00</b>	<b>0.00</b>	<b>(1,230.00)</b>
<b>Other Income</b>								
4810 - Compliance Fines	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>400.00</b>	<b>0.00</b>	<b>400.00</b>	<b>0.00</b>	<b>(400.00)</b>
<b>Investment Income</b>								
4905 - Reserve Contribution Income	(19,099.98)	0.00	(19,099.98)	(19,099.98)	(38,200.00)	19,100.02	(38,200.00)	(19,100.02)
<b>Total Investment Income</b>	<b>(19,099.98)</b>	<b>0.00</b>	<b>(19,099.98)</b>	<b>(19,099.98)</b>	<b>(38,200.00)</b>	<b>19,100.02</b>	<b>(38,200.00)</b>	<b>(19,100.02)</b>
<b>Total Operating Income</b>	<b>(18,924.98)</b>	<b>0.00</b>	<b>(18,924.98)</b>	<b>112,990.02</b>	<b>92,210.00</b>	<b>20,780.02</b>	<b>92,210.00</b>	<b>(20,780.02)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	224.01	120.00	104.01	2,407.44	2,160.00	247.44	3,000.00	592.56
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	25.00	(25.00)	25.00	25.00
<b>Total Administrative</b>	<b>224.01</b>	<b>120.00</b>	<b>104.01</b>	<b>2,407.44</b>	<b>2,185.00</b>	<b>222.44</b>	<b>3,025.00</b>	<b>617.56</b>
<b>Communications</b>								
5200 - Community Events	0.00	0.00	0.00	571.09	350.00	221.09	450.00	(121.09)
5210 - Printing/Copies	1.10	0.00	1.10	1.10	0.00	1.10	0.00	(1.10)
<b>Total Communications</b>	<b>1.10</b>	<b>0.00</b>	<b>1.10</b>	<b>572.19</b>	<b>350.00</b>	<b>222.19</b>	<b>450.00</b>	<b>(122.19)</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	607.32	600.00	7.32	5,158.56	4,500.00	658.56	8,000.00	2,841.44
<b>Total Insurance</b>	<b>607.32</b>	<b>600.00</b>	<b>7.32</b>	<b>5,158.56</b>	<b>4,500.00</b>	<b>658.56</b>	<b>8,000.00</b>	<b>2,841.44</b>

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**Operating**

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	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6000 - Electric Service	10.88	0.00	10.88	1,157.12	2,500.00	(1,342.88)	2,500.00	1,342.88
6005 - Gas Service	43.34	0.00	43.34	2,836.79	3,000.00	(163.21)	3,000.00	163.21
6025 - Water Service	323.38	303.00	20.38	10,913.38	9,288.00	1,625.38	10,500.00	(413.38)
6035 - Trash and Recycling Service	0.00	0.00	0.00	315.00	350.00	(35.00)	350.00	35.00
6050 - Telephone Service	10.00	0.00	10.00	323.80	350.00	(26.20)	350.00	26.20
<b>Total Utilities</b>	<b>387.60</b>	<b>303.00</b>	<b>84.60</b>	<b>15,546.09</b>	<b>15,488.00</b>	<b>58.09</b>	<b>16,700.00</b>	<b>1,153.91</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	111.58	0.00	111.58	0.00	(111.58)
6160 - Tree Maintenance	0.00	700.00	(700.00)	1,553.00	1,000.00	553.00	1,000.00	(553.00)
<b>Total Landscaping</b>	<b>0.00</b>	<b>700.00</b>	<b>(700.00)</b>	<b>1,664.58</b>	<b>1,000.00</b>	<b>664.58</b>	<b>1,000.00</b>	<b>(664.58)</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	629.04	1,000.00	(370.96)	1,000.00	370.96
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>629.04</b>	<b>1,000.00</b>	<b>(370.96)</b>	<b>1,000.00</b>	<b>370.96</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	750.00	(3.00)	5,659.00	6,000.00	(341.00)	6,000.00	341.00
6434 - Pest Control	0.00	0.00	0.00	108.00	0.00	108.00	0.00	(108.00)
6438 - Pool Management	42.57	0.00	42.57	32,317.57	33,125.00	(807.43)	33,125.00	807.43
6442 - Snow Removal Services	0.00	140.00	(140.00)	275.00	140.00	135.00	700.00	425.00
<b>Total Contracted Services</b>	<b>789.57</b>	<b>890.00</b>	<b>(100.43)</b>	<b>38,359.57</b>	<b>39,265.00</b>	<b>(905.43)</b>	<b>39,825.00</b>	<b>1,465.43</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	129.48	1,500.00	(1,370.52)	1,500.00	1,370.52
6530 - Common Areas Repair & Maintenance	0.00	0.00	0.00	90.00	200.00	(110.00)	200.00	110.00
6700 - Pool Supplies/Repair & Maintenance	1,209.24	0.00	1,209.24	8,314.89	7,000.00	1,314.89	7,000.00	(1,314.89)
6765 - Tennis Court Repair & Maintenance	3,897.25	0.00	3,897.25	3,925.76	950.00	2,975.76	950.00	(2,975.76)
<b>Total Repair &amp; Maintenance</b>	<b>5,106.49</b>	<b>0.00</b>	<b>5,106.49</b>	<b>12,460.13</b>	<b>9,650.00</b>	<b>2,810.13</b>	<b>9,650.00</b>	<b>(2,810.13)</b>

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

November 01, 2013 thru November 30, 2013

	Current Period			Year to Date (8 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	400.00	(30.00)	400.00	30.00
7020 - Legal Services	0.00	0.00	0.00	0.00	250.00	(250.00)	500.00	500.00
7025 - Legal Services - Collections	300.00	0.00	300.00	936.25	0.00	936.25	0.00	(936.25)
7040 - Management Fees	948.60	949.00	(0.40)	7,718.80	7,590.00	128.80	11,385.00	3,666.20
7095 - Meeting Minutes	35.00	0.00	35.00	70.00	0.00	70.00	0.00	(70.00)
<b>Total Professional Services</b>	<b>1,283.60</b>	<b>949.00</b>	<b>334.60</b>	<b>9,095.05</b>	<b>8,240.00</b>	<b>855.05</b>	<b>12,285.00</b>	<b>3,189.95</b>
<b>Taxes</b>								
9000 - Federal Income Tax	0.00	0.00	0.00	0.00	210.00	(210.00)	210.00	210.00
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>0.00</b>	<b>275.00</b>	<b>(275.00)</b>	<b>275.00</b>	<b>275.00</b>
<b>Total Operating Expense</b>	<b>8,399.69</b>	<b>3,562.00</b>	<b>4,837.69</b>	<b>85,892.65</b>	<b>81,953.00</b>	<b>3,939.65</b>	<b>92,210.00</b>	<b>6,317.35</b>
<b>Total Operating Income / (Loss)</b>	<b>(27,324.67)</b>	<b>(3,562.00)</b>	<b>(23,762.67)</b>	<b>27,097.37</b>	<b>10,257.00</b>	<b>16,840.37</b>	<b>0.00</b>	<b>(27,097.37)</b>

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

November 01, 2013 thru November 30, 2013

	Current Period			Year to Date (8 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	0.00	38,200.00	(38,200.00)	38,200.00	38,200.00
4910 - Interest Earned - Reserve Accounts	3.57	0.00	3.57	29.51	0.00	29.51	0.00	(29.51)
<b>Total Investment Income</b>	<b>3.57</b>	<b>0.00</b>	<b>3.57</b>	<b>29.51</b>	<b>38,200.00</b>	<b>(38,170.49)</b>	<b>38,200.00</b>	<b>38,170.49</b>
<b>Total Reserves Income</b>	<b>3.57</b>	<b>0.00</b>	<b>3.57</b>	<b>29.51</b>	<b>38,200.00</b>	<b>(38,170.49)</b>	<b>38,200.00</b>	<b>38,170.49</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	763.00	(763.00)	763.00	763.00
9958 - Tennis Court Expenses	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,763.00</b>	<b>(2,763.00)</b>	<b>2,763.00</b>	<b>2,763.00</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,763.00</b>	<b>(2,763.00)</b>	<b>2,763.00</b>	<b>2,763.00</b>
<b>Total Reserves Income / (Loss)</b>	<b>3.57</b>	<b>0.00</b>	<b>3.57</b>	<b>29.51</b>	<b>35,437.00</b>	<b>(35,407.49)</b>	<b>35,437.00</b>	<b>35,407.49</b>
<b>Total Association Net Income / (Loss)</b>	<b>(27,321.10)</b>	<b>(3,562.00)</b>	<b>(23,759.10)</b>	<b>27,126.88</b>	<b>45,694.00</b>	<b>(18,567.12)</b>	<b>35,437.00</b>	<b>8,310.12</b>

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

As of November 30, 2013

	<u>Balance Nov 30, 2013</u>	<u>Balance Oct 31, 2013</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank 1714	35,351.03	62,711.04	(27,360.01)
<b>Total Operating Funds</b>	<b>35,351.03</b>	<b>62,711.04</b>	<b>(27,360.01)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	2,344.54	2,389.54	(45.00)
1525 - Accounts Receivable Other	4,367.02	3,877.02	490.00
<b>Total Accounts Receivable</b>	<b>6,711.56</b>	<b>6,266.56</b>	<b>445.00</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	2,429.32	3,036.64	(607.32)
<b>Total Prepaid Expenses</b>	<b>2,429.32</b>	<b>3,036.64</b>	<b>(607.32)</b>
<b>Other Current Assets</b>			
1799 - Clearing/Suspense Account	0.00	(200.00)	200.00
<b>Total Other Current Assets</b>	<b>0.00</b>	<b>(200.00)</b>	<b>200.00</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>50,293.47</b>	<b>77,615.80</b>	<b>(27,322.33)</b>

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

As of November 30, 2013

	<u>Balance Nov 30, 2013</u>	<u>Balance Oct 31, 2013</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2045 - Mgmt Co. Reimbursements	(15.05)	20.95	(36.00)
<b>Total Accounts Payable</b>	<b>(15.05)</b>	<b>20.95</b>	<b>(36.00)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	800.04	761.70	38.34
<b>Total Prepaid Assessments</b>	<b>800.04</b>	<b>761.70</b>	<b>38.34</b>
<b>Total Liabilities</b>	<b>784.99</b>	<b>782.65</b>	<b>2.34</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	22,411.11	22,411.11	0.00
<b>Total Owners Equity</b>	<b>22,411.11</b>	<b>22,411.11</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>22,411.11</b>	<b>22,411.11</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>27,097.37</b>	<b>54,422.04</b>	<b>(27,324.67)</b>
<b>Total Liabilities and Owner Equity</b>	<b>50,293.47</b>	<b>77,615.80</b>	<b>(27,322.33)</b>

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

As of November 30, 2013

	<u>Balance Nov 30, 2013</u>	<u>Balance Oct 31, 2013</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Reserve MM 2852	30,137.32	30,133.75	3.57
<b>Total Reserve Funds</b>	<b>30,137.32</b>	<b>30,133.75</b>	<b>3.57</b>
<b>Total Assets</b>	<b>30,137.32</b>	<b>30,133.75</b>	<b>3.57</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3446 - General Reserve - Current Yr	30,107.81	30,107.81	0.00
<b>Total Owners Equity</b>	<b>30,107.81</b>	<b>30,107.81</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>30,107.81</b>	<b>30,107.81</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>29.51</b>	<b>25.94</b>	<b>3.57</b>
<b>Total Liabilities and Owner Equity</b>	<b>30,137.32</b>	<b>30,133.75</b>	<b>3.57</b>