

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

December 01, 2013 thru December 31, 2013

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4000 - Residential Assessments	0.00	0.00	0.00	130,460.00	130,410.00	50.00	130,410.00	(50.00)
Total Assessment Income	0.00	0.00	0.00	130,460.00	130,410.00	50.00	130,410.00	(50.00)
Collections Income								
4710 - Late Fees & Interest	140.00	0.00	140.00	1,370.00	0.00	1,370.00	0.00	(1,370.00)
Total Collections Income	140.00	0.00	140.00	1,370.00	0.00	1,370.00	0.00	(1,370.00)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Other Income	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Investment Income								
4905 - Reserve Contribution Income	(19,100.00)	0.00	(19,100.00)	(38,199.98)	(38,200.00)	0.02	(38,200.00)	(0.02)
Total Investment Income	(19,100.00)	0.00	(19,100.00)	(38,199.98)	(38,200.00)	0.02	(38,200.00)	(0.02)
Total Operating Income	(18,960.00)	0.00	(18,960.00)	94,030.02	92,210.00	1,820.02	92,210.00	(1,820.02)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	17.35	120.00	(102.65)	2,424.79	2,280.00	144.79	3,000.00	575.21
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	25.00	(25.00)	25.00	25.00
Total Administrative	17.35	120.00	(102.65)	2,424.79	2,305.00	119.79	3,025.00	600.21
Communications								
5200 - Community Events	0.00	0.00	0.00	571.09	350.00	221.09	450.00	(121.09)
5210 - Printing/Copies	0.00	0.00	0.00	1.10	0.00	1.10	0.00	(1.10)
Total Communications	0.00	0.00	0.00	572.19	350.00	222.19	450.00	(122.19)
Insurance								
5445 - General Liability Insurance Premiums	607.32	600.00	7.32	5,765.88	5,100.00	665.88	8,000.00	2,234.12
Total Insurance	607.32	600.00	7.32	5,765.88	5,100.00	665.88	8,000.00	2,234.12

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<u>Expense</u>								
Utilities								
6000 - Electric Service	11.48	0.00	11.48	1,168.60	2,500.00	(1,331.40)	2,500.00	1,331.40
6005 - Gas Service	43.34	0.00	43.34	2,880.13	3,000.00	(119.87)	3,000.00	119.87
6025 - Water Service	323.40	303.00	20.40	11,236.78	9,591.00	1,645.78	10,500.00	(736.78)
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	333.80	350.00	(16.20)	350.00	16.20
Total Utilities	388.22	303.00	85.22	15,934.31	15,791.00	143.31	16,700.00	765.69
Landscaping								
6110 - Landscape Repair & Maintenance	(111.58)	0.00	(111.58)	0.00	0.00	0.00	0.00	0.00
6160 - Tree Maintenance	0.00	0.00	0.00	1,553.00	1,000.00	553.00	1,000.00	(553.00)
Total Landscaping	(111.58)	0.00	(111.58)	1,553.00	1,000.00	553.00	1,000.00	(553.00)
Irrigation								
6200 - Irrigation Repair & Maintenance	111.58	0.00	111.58	740.62	1,000.00	(259.38)	1,000.00	259.38
Total Irrigation	111.58	0.00	111.58	740.62	1,000.00	(259.38)	1,000.00	259.38
Contracted Services								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	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	0.00	0.00	0.00	32,317.57	33,125.00	(807.43)	33,125.00	807.43
6442 - Snow Removal Services	150.00	140.00	10.00	425.00	280.00	145.00	700.00	275.00
Total Contracted Services	150.00	140.00	10.00	38,509.57	39,405.00	(895.43)	39,825.00	1,315.43
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	2,044.00	0.00	2,044.00	2,173.48	1,500.00	673.48	1,500.00	(673.48)
6530 - Common Areas Repair & Maintenance	100.00	0.00	100.00	190.00	200.00	(10.00)	200.00	10.00
6700 - Pool Supplies/Repair & Maintenance	559.92	0.00	559.92	8,874.81	7,000.00	1,874.81	7,000.00	(1,874.81)
6765 - Tennis Court Repair & Maintenance	845.00	0.00	845.00	4,770.76	950.00	3,820.76	950.00	(3,820.76)
Total Repair & Maintenance	3,548.92	0.00	3,548.92	16,009.05	9,650.00	6,359.05	9,650.00	(6,359.05)

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December 01, 2013 thru December 31, 2013

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
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	125.00	(125.00)	0.00	375.00	(375.00)	500.00	500.00
7025 - Legal Services - Collections	20.95	0.00	20.95	957.20	0.00	957.20	0.00	(957.20)
7040 - Management Fees	948.60	949.00	(0.40)	8,667.40	8,539.00	128.40	11,385.00	2,717.60
7095 - Meeting Minutes	0.00	0.00	0.00	70.00	0.00	70.00	0.00	(70.00)
Total Professional Services	969.55	1,074.00	(104.45)	10,064.60	9,314.00	750.60	12,285.00	2,220.40
Taxes								
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
Total Taxes	0.00	0.00	0.00	0.00	275.00	(275.00)	275.00	275.00
Total Operating Expense	5,681.36	2,237.00	3,444.36	91,574.01	84,190.00	7,384.01	92,210.00	635.99
Total Operating Income / (Loss)	(24,641.36)	(2,237.00)	(22,404.36)	2,456.01	8,020.00	(5,563.99)	0.00	(2,456.01)

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

December 01, 2013 thru December 31, 2013

	Current Period			Year to Date (9 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	38,199.98	0.00	38,199.98	38,199.98	38,200.00	(0.02)	38,200.00	0.02
4910 - Interest Earned - Reserve Accounts	4.65	0.00	4.65	34.16	0.00	34.16	0.00	(34.16)
Total Investment Income	38,204.63	0.00	38,204.63	38,234.14	38,200.00	34.14	38,200.00	(34.14)
Total Reserves Income	38,204.63	0.00	38,204.63	38,234.14	38,200.00	34.14	38,200.00	(34.14)
<u>Expense</u>								
Reserve Expenses								
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
Total Reserve Expenses	0.00	0.00	0.00	0.00	2,763.00	(2,763.00)	2,763.00	2,763.00
Total Reserves Expense	0.00	0.00	0.00	0.00	2,763.00	(2,763.00)	2,763.00	2,763.00
Total Reserves Income / (Loss)	38,204.63	0.00	38,204.63	38,234.14	35,437.00	2,797.14	35,437.00	(2,797.14)
Total Association Net Income / (Loss)	13,563.27	(2,237.00)	15,800.27	40,690.15	43,457.00	(2,766.85)	35,437.00	(5,253.15)

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

As of December 31, 2013

	<u>Balance Dec 31, 2013</u>	<u>Balance Nov 30, 2013</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank 1714	12,525.87	35,351.03	(22,825.16)
Total Operating Funds	12,525.87	35,351.03	(22,825.16)
Accounts Receivable			
1500 - Residential Assessments Receivable	1,963.00	2,344.54	(381.54)
1525 - Accounts Receivable Other	4,613.02	4,367.02	246.00
Total Accounts Receivable	6,576.02	6,711.56	(135.54)
Prepaid Expenses			
1600 - Prepaid Insurance	1,822.00	2,429.32	(607.32)
Total Prepaid Expenses	1,822.00	2,429.32	(607.32)
Other Property & Equipment			
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
Total Other Property & Equipment	5,801.56	5,801.56	0.00
Total Assets	26,725.45	50,293.47	(23,568.02)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	845.00	0.00	845.00
2045 - Mgmt Co. Reimbursements	(15.05)	(15.05)	0.00
Total Accounts Payable	829.95	(15.05)	845.00

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

As of December 31, 2013

	<u>Balance Dec 31, 2013</u>	<u>Balance Nov 30, 2013</u>	<u>Change</u>
<u>Liabilities</u>			
Prepaid Assessments			
2550 - Prepaid Assessments	1,028.38	800.04	228.34
Total Prepaid Assessments	1,028.38	800.04	228.34
Total Liabilities	1,858.33	784.99	1,073.34
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	22,411.11	22,411.11	0.00
Total Owners Equity	22,411.11	22,411.11	0.00
Total Owners' Equity	22,411.11	22,411.11	0.00
Operating Income / (Loss)	2,456.01	27,097.37	(24,641.36)
Total Liabilities and Owner Equity	26,725.45	50,293.47	(23,568.02)

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

As of December 31, 2013

	<u>Balance Dec 31, 2013</u>	<u>Balance Nov 30, 2013</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Reserve MM 2852	68,341.95	30,137.32	38,204.63
Total Reserve Funds	68,341.95	30,137.32	38,204.63
Total Assets	68,341.95	30,137.32	38,204.63
<u>Owners' Equity</u>			
Owners Equity			
3446 - General Reserve - Current Yr	30,107.81	30,107.81	0.00
Total Owners Equity	30,107.81	30,107.81	0.00
Total Owners' Equity	30,107.81	30,107.81	0.00
Reserves Income / (Loss)	38,234.14	29.51	38,204.63
Total Liabilities and Owner Equity	68,341.95	30,137.32	38,204.63