

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

As of August 31, 2014

	<u>Balance Aug 31, 2014</u>	<u>Balance Jul 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank 1714	33,334.43	58,458.36	(25,123.93)
Total Operating Funds	33,334.43	58,458.36	(25,123.93)
Accounts Receivable			
1500 - Residential Assessments Receivable	3,346.52	3,449.52	(103.00)
1525 - Accounts Receivable Other	16,182.50	14,658.20	1,524.30
Total Accounts Receivable	19,529.02	18,107.72	1,421.30
Prepaid Expenses			
1600 - Prepaid Insurance	5,953.13	6,381.16	(428.03)
Total Prepaid Expenses	5,953.13	6,381.16	(428.03)
Other Current Assets			
1651 - Due To/(From) Operating	868.90	868.90	0.00
Total Other Current Assets	868.90	868.90	0.00
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	65,487.04	89,617.70	(24,130.66)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	0.00	12,957.64	(12,957.64)
2045 - Mgmt Co. Reimbursements	196.00	36.00	160.00

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	<u>Balance Aug 31, 2014</u>	<u>Balance Jul 31, 2014</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
Total Accounts Payable	115.20	12,912.84	(12,797.64)
Prepaid Assessments			
2550 - Prepaid Assessments	185.80	185.80	0.00
Total Prepaid Assessments	185.80	185.80	0.00
Total Liabilities	301.00	13,098.64	(12,797.64)
<u>Owners' Equity</u>			
Owners Equity			
3000 - Owners Equity - Prior Years	13,695.30	13,695.30	0.00
Total Owners Equity	13,695.30	13,695.30	0.00
Total Owners' Equity	13,695.30	13,695.30	0.00
Operating Income / (Loss)	51,490.74	62,823.76	(11,333.02)
Total Liabilities and Owner Equity	65,487.04	89,617.70	(24,130.66)

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

As of August 31, 2014

	<u>Balance Aug 31, 2014</u>	<u>Balance Jul 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Reserve MM 2852	75,514.88	65,956.71	9,558.17
Total Reserve Funds	75,514.88	65,956.71	9,558.17
Other Current Assets			
1650 - Due To/(From) Reserves	(868.90)	(868.90)	0.00
Total Other Current Assets	(868.90)	(868.90)	0.00
Total Assets	74,645.98	65,087.81	9,558.17
<u>Owners' Equity</u>			
Owners Equity			
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
Total Owners Equity	68,365.59	68,365.59	0.00
Total Owners' Equity	68,365.59	68,365.59	0.00
Reserves Income / (Loss)	6,280.39	(3,277.78)	9,558.17
Total Liabilities and Owner Equity	74,645.98	65,087.81	9,558.17

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

August 01, 2014 thru August 31, 2014

	Current Period			Year to Date (5 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	136,080.00	0.00	136,080.00	136,080.00	0.00
Total Assessment Income	0.00	0.00	0.00	136,080.00	0.00	136,080.00	136,080.00	0.00
Collections Income								
4710 - Late Fees & Interest	(121.20)	0.00	(121.20)	1,683.30	0.00	1,683.30	0.00	(1,683.30)
Total Collections Income	(121.20)	0.00	(121.20)	1,683.30	0.00	1,683.30	0.00	(1,683.30)
Other Income								
4810 - Compliance Fines	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Total Other Income	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
Investment Income								
4905 - Reserve Contribution Income	(9,550.00)	0.00	(9,550.00)	(19,100.00)	(19,100.00)	0.00	(38,200.00)	(19,100.00)
Total Investment Income	(9,550.00)	0.00	(9,550.00)	(19,100.00)	(19,100.00)	0.00	(38,200.00)	(19,100.00)
Total Operating Income	(9,671.20)	0.00	(9,671.20)	118,963.30	(19,100.00)	138,063.30	97,880.00	(21,083.30)
<u>Expense</u>								
Administrative								
5090 - Office Supplies	0.00	120.00	(120.00)	1,552.28	1,800.00	(247.72)	3,000.00	1,447.72
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5195 - Other Administrative Services	787.50	0.00	787.50	825.50	0.00	825.50	0.00	(825.50)
Total Administrative	787.50	120.00	667.50	2,377.78	1,800.00	577.78	3,025.00	647.22
Communications								
5200 - Community Events	0.00	0.00	0.00	452.58	594.13	(141.55)	594.13	141.55
5210 - Printing/Copies	0.00	0.00	0.00	1,511.98	0.00	1,511.98	0.00	(1,511.98)
Total Communications	0.00	0.00	0.00	1,964.56	594.13	1,370.43	594.13	(1,370.43)
Insurance								
5445 - General Liability Insurance Premiums	428.03	666.00	(237.97)	3,191.31	3,333.00	(141.69)	8,000.00	4,808.69
Total Insurance	428.03	666.00	(237.97)	3,191.31	3,333.00	(141.69)	8,000.00	4,808.69

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	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6000 - Electric Service	0.00	209.00	(209.00)	1,285.40	1,042.00	243.40	2,500.00	1,214.60
6005 - Gas Service	0.00	500.00	(500.00)	2,559.50	2,000.00	559.50	3,000.00	440.50
6025 - Water Service	0.00	1,833.00	(1,833.00)	4,771.68	7,333.00	(2,561.32)	11,000.00	6,228.32
6035 - Trash and Recycling Service	126.00	70.00	56.00	315.00	280.00	35.00	350.00	35.00
6050 - Telephone Service	0.00	70.00	(70.00)	222.81	280.00	(57.19)	350.00	127.19
Total Utilities	126.00	2,682.00	(2,556.00)	9,154.39	10,935.00	(1,780.61)	17,200.00	8,045.61
Landscaping								
6110 - Landscape Repair & Maintenance	0.00	50.00	(50.00)	0.00	200.00	(200.00)	200.00	200.00
6160 - Tree Maintenance	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,000.00	1,000.00
Total Landscaping	0.00	175.00	(175.00)	0.00	325.00	(325.00)	1,200.00	1,200.00
Irrigation								
6200 - Irrigation Repair & Maintenance	0.00	200.00	(200.00)	790.50	800.00	(9.50)	1,000.00	209.50
Total Irrigation	0.00	200.00	(200.00)	790.50	800.00	(9.50)	1,000.00	209.50
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	750.00	(3.00)	2,988.00	3,750.00	(762.00)	6,000.00	3,012.00
6434 - Pest Control	0.00	33.00	(33.00)	0.00	100.00	(100.00)	100.00	100.00
6438 - Pool Management	0.00	5,271.00	(5,271.00)	33,913.03	26,357.00	7,556.03	36,900.00	2,986.97
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
Total Contracted Services	747.00	6,054.00	(5,307.00)	36,901.03	30,207.00	6,694.03	43,700.00	6,798.97
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	198.71	300.00	(101.29)	291.81	1,200.00	(908.19)	1,500.00	1,208.19
6530 - Common Areas Repair & Maintenance	0.00	34.00	(34.00)	509.76	167.00	342.76	400.00	(109.76)
6560 - Fence Repair & Maintenance	0.00	40.00	(40.00)	0.00	160.00	(160.00)	200.00	200.00
6700 - Pool Supplies/Repair & Maintenance	680.01	1,166.00	(485.99)	6,924.82	5,833.00	1,091.82	7,000.00	75.18
6765 - Tennis Court Repair & Maintenance	0.00	237.00	(237.00)	0.00	950.00	(950.00)	950.00	950.00
Total Repair & Maintenance	878.72	1,777.00	(898.28)	7,726.39	8,310.00	(583.61)	10,050.00	2,323.61

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	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00	400.00
7020 - Legal Services	0.00	0.00	0.00	993.00	250.00	743.00	1,000.00	7.00
7025 - Legal Services - Collections	(1,520.50)	0.00	(1,520.50)	(1,290.50)	0.00	(1,290.50)	0.00	1,290.50
7040 - Management Fees	967.57	968.00	(0.43)	5,664.10	4,838.00	826.10	11,610.87	5,946.77
7095 - Meeting Minutes	(752.50)	0.00	(752.50)	0.00	0.00	0.00	0.00	0.00
Total Professional Services	(1,305.43)	968.00	(2,273.43)	5,366.60	5,488.00	(121.40)	13,010.87	7,644.27
Taxes								
9000 - Federal Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
9005 - State Income Tax	0.00	0.00	0.00	0.00	50.00	(50.00)	50.00	50.00
Total Taxes	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
Total Operating Expense	1,661.82	12,642.00	(10,980.18)	67,472.56	61,892.13	5,580.43	97,880.00	30,407.44
Total Operating Income / (Loss)	(11,333.02)	(12,642.00)	1,308.98	51,490.74	(80,992.13)	132,482.87	0.00	(51,490.74)

Income Statement Report
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Reserves

August 01, 2014 thru August 31, 2014

	Current Period			Year to Date (5 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	9,550.00	0.00	9,550.00	19,100.00	38,200.00	(19,100.00)	38,200.00	19,100.00
4910 - Interest Earned - Reserve Accounts	8.17	0.00	8.17	41.04	0.00	41.04	0.00	(41.04)
Total Investment Income	9,558.17	0.00	9,558.17	19,141.04	38,200.00	(19,058.96)	38,200.00	19,058.96
Total Reserves Income	9,558.17	0.00	9,558.17	19,141.04	38,200.00	(19,058.96)	38,200.00	19,058.96
<u>Expense</u>								
Reserve Expenses								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	5,000.00	5,000.00
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
9884 - Irrigation Expenses	0.00	0.00	0.00	868.90	0.00	868.90	0.00	(868.90)
9958 - Tennis Court Expenses	0.00	0.00	0.00	11,991.75	15,589.00	(3,597.25)	15,589.00	3,597.25
Total Reserve Expenses	0.00	0.00	0.00	12,860.65	21,089.00	(8,228.35)	23,589.00	10,728.35
Total Reserves Expense	0.00	0.00	0.00	12,860.65	21,089.00	(8,228.35)	23,589.00	10,728.35
Total Reserves Income / (Loss)	9,558.17	0.00	9,558.17	6,280.39	17,111.00	(10,830.61)	14,611.00	8,330.61
Total Association Net Income / (Loss)	(1,774.85)	(12,642.00)	10,867.15	57,771.13	(63,881.13)	121,652.26	14,611.00	(43,160.13)