



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

As of October 31, 2014

	<u>Balance Oct 31, 2014</u>	<u>Balance Sep 30, 2014</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank 1714	13,732.25	16,244.24	(2,511.99)
<b>Total Operating Funds</b>	<b>13,732.25</b>	<b>16,244.24</b>	<b>(2,511.99)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	3,476.08	3,346.52	129.56
1525 - Accounts Receivable Other	12,837.59	16,182.50	(3,344.91)
<b>Total Accounts Receivable</b>	<b>16,313.67</b>	<b>19,529.02</b>	<b>(3,215.35)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	4,484.73	5,191.10	(706.37)
<b>Total Prepaid Expenses</b>	<b>4,484.73</b>	<b>5,191.10</b>	<b>(706.37)</b>
<b>Other Current Assets</b>			
1651 - Due To/(From) Operating	868.90	868.90	0.00
<b>Total Other Current Assets</b>	<b>868.90</b>	<b>868.90</b>	<b>0.00</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>41,201.11</b>	<b>47,634.82</b>	<b>(6,433.71)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	0.00	(8,332.06)	8,332.06
2045 - Mgmt Co. Reimbursements	196.00	160.00	36.00

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**Operating**

As of October 31, 2014

	<u>Balance Oct 31, 2014</u>	<u>Balance Sep 30, 2014</u>	<u>Change</u>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
<b>Total Accounts Payable</b>	<b>115.20</b>	<b>(8,252.86)</b>	<b>8,368.06</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	185.80	185.80	0.00
<b>Total Prepaid Assessments</b>	<b>185.80</b>	<b>185.80</b>	<b>0.00</b>
<b>Total Liabilities</b>	<b>301.00</b>	<b>(8,067.06)</b>	<b>8,368.06</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3000 - Owners Equity - Prior Years	13,695.30	13,695.30	0.00
<b>Total Owners Equity</b>	<b>13,695.30</b>	<b>13,695.30</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>13,695.30</b>	<b>13,695.30</b>	<b>0.00</b>
<b>Operating Income / (Loss)</b>	<b>27,204.81</b>	<b>42,006.58</b>	<b>(14,801.77)</b>
<b>Total Liabilities and Owner Equity</b>	<b>41,201.11</b>	<b>47,634.82</b>	<b>(6,433.71)</b>

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

As of October 31, 2014

	<u>Balance Oct 31, 2014</u>	<u>Balance Sep 30, 2014</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Reserve MM 2852	85,085.58	75,524.80	9,560.78
<b>Total Reserve Funds</b>	<b>85,085.58</b>	<b>75,524.80</b>	<b>9,560.78</b>
<b>Other Current Assets</b>			
1650 - Due To/(From) Reserves	(868.90)	(868.90)	0.00
<b>Total Other Current Assets</b>	<b>(868.90)</b>	<b>(868.90)</b>	<b>0.00</b>
<b>Total Assets</b>	<b>84,216.68</b>	<b>74,655.90</b>	<b>9,560.78</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity</b>			
3268 - General Reserve - Prior Yrs	68,365.59	68,365.59	0.00
<b>Total Owners Equity</b>	<b>68,365.59</b>	<b>68,365.59</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>68,365.59</b>	<b>68,365.59</b>	<b>0.00</b>
<b>Reserves Income / (Loss)</b>	<b>15,851.09</b>	<b>6,290.31</b>	<b>9,560.78</b>
<b>Total Liabilities and Owner Equity</b>	<b>84,216.68</b>	<b>74,655.90</b>	<b>9,560.78</b>

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

October 01, 2014 thru October 31, 2014

	Current Period			Year to Date (7 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	136,080.00	0.00	136,080.00	136,080.00	0.00
<b>Total Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>136,080.00</b>	<b>0.00</b>	<b>136,080.00</b>	<b>136,080.00</b>	<b>0.00</b>
<b>Collections Income</b>								
4710 - Late Fees & Interest	0.00	0.00	0.00	1,683.30	0.00	1,683.30	0.00	(1,683.30)
<b>Total Collections Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,683.30</b>	<b>0.00</b>	<b>1,683.30</b>	<b>0.00</b>	<b>(1,683.30)</b>
<b>Other Income</b>								
4810 - Compliance Fines	100.00	0.00	100.00	400.00	0.00	400.00	0.00	(400.00)
<b>Total Other Income</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</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	(9,550.00)	(9,550.00)	0.00	(28,650.00)	(28,650.00)	0.00	(38,200.00)	(9,550.00)
<b>Total Investment Income</b>	<b>(9,550.00)</b>	<b>(9,550.00)</b>	<b>0.00</b>	<b>(28,650.00)</b>	<b>(28,650.00)</b>	<b>0.00</b>	<b>(38,200.00)</b>	<b>(9,550.00)</b>
<b>Total Operating Income</b>	<b>(9,450.00)</b>	<b>(9,550.00)</b>	<b>100.00</b>	<b>109,513.30</b>	<b>(28,650.00)</b>	<b>138,163.30</b>	<b>97,880.00</b>	<b>(11,633.30)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	32.54	120.00	(87.46)	1,790.61	2,040.00	(249.39)	3,000.00	1,209.39
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5195 - Other Administrative Services	10.00	0.00	10.00	846.05	0.00	846.05	0.00	(846.05)
<b>Total Administrative</b>	<b>42.54</b>	<b>120.00</b>	<b>(77.46)</b>	<b>2,636.66</b>	<b>2,040.00</b>	<b>596.66</b>	<b>3,025.00</b>	<b>388.34</b>
<b>Communications</b>								
5200 - Community Events	0.00	0.00	0.00	452.58	594.13	(141.55)	594.13	141.55
5210 - Printing/Copies	6.29	0.00	6.29	1,585.08	0.00	1,585.08	0.00	(1,585.08)
<b>Total Communications</b>	<b>6.29</b>	<b>0.00</b>	<b>6.29</b>	<b>2,037.66</b>	<b>594.13</b>	<b>1,443.53</b>	<b>594.13</b>	<b>(1,443.53)</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	706.37	667.00	39.37	4,659.71	4,667.00	(7.29)	8,000.00	3,340.29
<b>Total Insurance</b>	<b>706.37</b>	<b>667.00</b>	<b>39.37</b>	<b>4,659.71</b>	<b>4,667.00</b>	<b>(7.29)</b>	<b>8,000.00</b>	<b>3,340.29</b>

# Income Statement Report

## Nelson Farm Homeowner's Assn. Inc.

### Operating

October 01, 2014 thru October 31, 2014

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6000 - Electric Service	0.00	208.00	(208.00)	2,144.48	1,458.00	686.48	2,500.00	355.52
6005 - Gas Service	39.14	500.00	(460.86)	4,023.89	3,000.00	1,023.89	3,000.00	(1,023.89)
6025 - Water Service	0.00	1,833.00	(1,833.00)	7,415.61	11,000.00	(3,584.39)	11,000.00	3,584.39
6035 - Trash and Recycling Service	0.00	0.00	0.00	315.00	350.00	(35.00)	350.00	35.00
6050 - Telephone Service	(6.90)	0.00	(6.90)	268.32	350.00	(81.68)	350.00	81.68
<b>Total Utilities</b>	<b>32.24</b>	<b>2,541.00</b>	<b>(2,508.76)</b>	<b>14,167.30</b>	<b>16,158.00</b>	<b>(1,990.70)</b>	<b>17,200.00</b>	<b>3,032.70</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6160 - Tree Maintenance	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,000.00	1,000.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>0.00</b>	<b>575.00</b>	<b>(575.00)</b>	<b>1,200.00</b>	<b>1,200.00</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	790.50	1,000.00	(209.50)	1,000.00	209.50
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>790.50</b>	<b>1,000.00</b>	<b>(209.50)</b>	<b>1,000.00</b>	<b>209.50</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	747.00	750.00	(3.00)	4,482.00	5,250.00	(768.00)	6,000.00	1,518.00
6434 - Pest Control	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
6438 - Pool Management	0.00	5,271.00	(5,271.00)	34,913.03	36,900.00	(1,986.97)	36,900.00	1,986.97
6442 - Snow Removal Services	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
<b>Total Contracted Services</b>	<b>747.00</b>	<b>6,021.00</b>	<b>(5,274.00)</b>	<b>39,395.03</b>	<b>42,250.00</b>	<b>(2,854.97)</b>	<b>43,700.00</b>	<b>4,304.97</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	291.81	1,500.00	(1,208.19)	1,500.00	1,208.19
6530 - Common Areas Repair & Maintenance	0.00	33.00	(33.00)	612.17	233.00	379.17	400.00	(212.17)
6560 - Fence Repair & Maintenance	0.00	0.00	0.00	0.00	200.00	(200.00)	200.00	200.00
6700 - Pool Supplies/Repair & Maintenance	619.25	0.00	619.25	7,544.07	7,000.00	544.07	7,000.00	(544.07)
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	950.00	(950.00)	950.00	950.00
<b>Total Repair &amp; Maintenance</b>	<b>619.25</b>	<b>33.00</b>	<b>586.25</b>	<b>8,448.05</b>	<b>9,883.00</b>	<b>(1,434.95)</b>	<b>10,050.00</b>	<b>1,601.95</b>

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

October 01, 2014 thru October 31, 2014

	Current Period			Year to Date (7 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	0.00	400.00	(400.00)	400.00	400.00
7020 - Legal Services	75.00	0.00	75.00	1,068.00	500.00	568.00	1,000.00	(68.00)
7025 - Legal Services - Collections	1,103.00	0.00	1,103.00	(187.50)	0.00	(187.50)	0.00	187.50
7040 - Management Fees	1,822.57	968.00	854.57	8,549.24	6,773.00	1,776.24	11,610.87	3,061.63
7095 - Meeting Minutes	35.00	0.00	35.00	210.00	0.00	210.00	0.00	(210.00)
<b>Total Professional Services</b>	<b>3,035.57</b>	<b>968.00</b>	<b>2,067.57</b>	<b>9,639.74</b>	<b>7,673.00</b>	<b>1,966.74</b>	<b>13,010.87</b>	<b>3,371.13</b>
<b>Taxes</b>								
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
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>	<b>(100.00)</b>	<b>100.00</b>	<b>100.00</b>
<b>Reserve Expenses</b>								
9884 - Irrigation Expenses	162.51	0.00	162.51	533.84	0.00	533.84	0.00	(533.84)
<b>Total Reserve Expenses</b>	<b>162.51</b>	<b>0.00</b>	<b>162.51</b>	<b>533.84</b>	<b>0.00</b>	<b>533.84</b>	<b>0.00</b>	<b>(533.84)</b>
<b>Total Operating Expense</b>	<b>5,351.77</b>	<b>10,475.00</b>	<b>(5,123.23)</b>	<b>82,308.49</b>	<b>84,940.13</b>	<b>(2,631.64)</b>	<b>97,880.00</b>	<b>15,571.51</b>
<b>Total Operating Income / (Loss)</b>	<b>(14,801.77)</b>	<b>(20,025.00)</b>	<b>5,223.23</b>	<b>27,204.81</b>	<b>(113,590.13)</b>	<b>140,794.94</b>	<b>0.00</b>	<b>(27,204.81)</b>

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

October 01, 2014 thru October 31, 2014

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	9,550.00	0.00	9,550.00	28,650.00	38,200.00	(9,550.00)	38,200.00	9,550.00
4910 - Interest Earned - Reserve Accounts	10.78	0.00	10.78	61.74	0.00	61.74	0.00	(61.74)
<b>Total Investment Income</b>	<b>9,560.78</b>	<b>0.00</b>	<b>9,560.78</b>	<b>28,711.74</b>	<b>38,200.00</b>	<b>(9,488.26)</b>	<b>38,200.00</b>	<b>9,488.26</b>
<b>Total Reserves Income</b>	<b>9,560.78</b>	<b>0.00</b>	<b>9,560.78</b>	<b>28,711.74</b>	<b>38,200.00</b>	<b>(9,488.26)</b>	<b>38,200.00</b>	<b>9,488.26</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9812 - Awnings Expenses	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	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
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,860.65</b>	<b>23,589.00</b>	<b>(10,728.35)</b>	<b>23,589.00</b>	<b>10,728.35</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,860.65</b>	<b>23,589.00</b>	<b>(10,728.35)</b>	<b>23,589.00</b>	<b>10,728.35</b>
<b>Total Reserves Income / (Loss)</b>	<b>9,560.78</b>	<b>0.00</b>	<b>9,560.78</b>	<b>15,851.09</b>	<b>14,611.00</b>	<b>1,240.09</b>	<b>14,611.00</b>	<b>(1,240.09)</b>
<b>Total Association Net Income / (Loss)</b>	<b>(5,240.99)</b>	<b>(20,025.00)</b>	<b>14,784.01</b>	<b>43,055.90</b>	<b>(98,979.13)</b>	<b>142,035.03</b>	<b>14,611.00</b>	<b>(28,444.90)</b>