



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

As of November 30, 2014

	<u>Balance Nov 30, 2014</u>	<u>Balance Oct 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1001 - Union Bank 1714	9,855.03	13,732.25	(3,877.22)
Total Operating Funds	9,855.03	13,732.25	(3,877.22)
Accounts Receivable			
1500 - Residential Assessments Receivable	3,446.08	3,476.08	(30.00)
1525 - Accounts Receivable Other	13,514.59	12,837.59	677.00
Total Accounts Receivable	16,960.67	16,313.67	647.00
Prepaid Expenses			
1600 - Prepaid Insurance	3,722.70	4,484.73	(762.03)
Total Prepaid Expenses	3,722.70	4,484.73	(762.03)
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	37,208.86	41,201.11	(3,992.25)
<u>Liabilities</u>			
Accounts Payable			
2000 - Accounts Payable	565.20	0.00	565.20
2045 - Mgmt Co. Reimbursements	196.00	196.00	0.00

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	<u>Balance Nov 30, 2014</u>	<u>Balance Oct 31, 2014</u>	<u>Change</u>
<u>Liabilities</u>			
Accounts Payable			
2050 - Resident Refunds	(80.80)	(80.80)	0.00
Total Accounts Payable	680.40	115.20	565.20
Prepaid Assessments			
2550 - Prepaid Assessments	185.80	185.80	0.00
Total Prepaid Assessments	185.80	185.80	0.00
Total Liabilities	866.20	301.00	565.20
<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)	22,647.36	27,204.81	(4,557.45)
Total Liabilities and Owner Equity	37,208.86	41,201.11	(3,992.25)

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

As of November 30, 2014

	<u>Balance Nov 30, 2014</u>	<u>Balance Oct 31, 2014</u>	<u>Change</u>
<u>Assets</u>			
Reserve Funds			
1326 - Union Bank Reserve MM 2852	85,095.35	85,085.58	9.77
Total Reserve Funds	85,095.35	85,085.58	9.77
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	84,226.45	84,216.68	9.77
<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)	15,860.86	15,851.09	9.77
Total Liabilities and Owner Equity	84,226.45	84,216.68	9.77

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

November 01, 2014 thru November 30, 2014

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
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	0.00	0.00	0.00	1,683.30	0.00	1,683.30	0.00	(1,683.30)
Total Collections Income	0.00	0.00	0.00	1,683.30	0.00	1,683.30	0.00	(1,683.30)
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	0.00	0.00	0.00	(28,650.00)	(28,650.00)	0.00	(38,200.00)	(9,550.00)
Total Investment Income	0.00	0.00	0.00	(28,650.00)	(28,650.00)	0.00	(38,200.00)	(9,550.00)
Total Operating Income	0.00	0.00	0.00	109,513.30	(28,650.00)	138,163.30	97,880.00	(11,633.30)
Expense								
Administrative								
5090 - Office Supplies	234.16	120.00	114.16	2,024.77	2,160.00	(135.23)	3,000.00	975.23
5115 - Web Site Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00
5195 - Other Administrative Services	0.00	0.00	0.00	846.05	0.00	846.05	0.00	(846.05)
Total Administrative	234.16	120.00	114.16	2,870.82	2,160.00	710.82	3,025.00	154.18
Communications								
5200 - Community Events	0.00	0.00	0.00	452.58	594.13	(141.55)	594.13	141.55
5210 - Printing/Copies	26.69	0.00	26.69	1,611.77	0.00	1,611.77	0.00	(1,611.77)
Total Communications	26.69	0.00	26.69	2,064.35	594.13	1,470.22	594.13	(1,470.22)
Insurance								
5445 - General Liability Insurance Premiums	1,062.03	666.00	396.03	5,721.74	5,333.00	388.74	8,000.00	2,278.26
Total Insurance	1,062.03	666.00	396.03	5,721.74	5,333.00	388.74	8,000.00	2,278.26

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November 01, 2014 thru November 30, 2014

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6000 - Electric Service	27.29	209.00	(181.71)	2,171.77	1,667.00	504.77	2,500.00	328.23
6005 - Gas Service	3.51	0.00	3.51	4,027.40	3,000.00	1,027.40	3,000.00	(1,027.40)
6025 - Water Service	1,178.42	0.00	1,178.42	8,594.03	11,000.00	(2,405.97)	11,000.00	2,405.97
6035 - Trash and Recycling Service	0.00	0.00	0.00	315.00	350.00	(35.00)	350.00	35.00
6050 - Telephone Service	0.00	0.00	0.00	268.32	350.00	(81.68)	350.00	81.68
Total Utilities	1,209.22	209.00	1,000.22	15,376.52	16,367.00	(990.48)	17,200.00	1,823.48
Landscaping								
6110 - Landscape Repair & Maintenance	162.51	0.00	162.51	162.51	200.00	(37.49)	200.00	37.49
6160 - Tree Maintenance	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
Total Landscaping	162.51	125.00	37.51	162.51	700.00	(537.49)	1,200.00	1,037.49
Irrigation								
6200 - Irrigation Repair & Maintenance	371.33	0.00	371.33	1,161.83	1,000.00	161.83	1,000.00	(161.83)
Total Irrigation	371.33	0.00	371.33	1,161.83	1,000.00	161.83	1,000.00	(161.83)
Contracted Services								
6100 - Grounds & Landscaping - Contract	747.00	750.00	(3.00)	5,229.00	6,000.00	(771.00)	6,000.00	771.00
6434 - Pest Control	0.00	0.00	0.00	0.00	100.00	(100.00)	100.00	100.00
6438 - Pool Management	558.78	0.00	558.78	35,471.81	36,900.00	(1,428.19)	36,900.00	1,428.19
6442 - Snow Removal Services	0.00	140.00	(140.00)	0.00	140.00	(140.00)	700.00	700.00
Total Contracted Services	1,305.78	890.00	415.78	40,700.81	43,140.00	(2,439.19)	43,700.00	2,999.19
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	(30.00)	0.00	(30.00)	261.81	1,500.00	(1,238.19)	1,500.00	1,238.19
6530 - Common Areas Repair & Maintenance	0.00	34.00	(34.00)	612.17	267.00	345.17	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	30.00	0.00	30.00	7,574.07	7,000.00	574.07	7,000.00	(574.07)
6765 - Tennis Court Repair & Maintenance	0.00	0.00	0.00	0.00	950.00	(950.00)	950.00	950.00
Total Repair & Maintenance	0.00	34.00	(34.00)	8,448.05	9,917.00	(1,468.95)	10,050.00	1,601.95

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	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	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	50.00	0.00	50.00	1,118.00	500.00	618.00	1,000.00	(118.00)
7025 - Legal Services - Collections	(298.00)	0.00	(298.00)	(485.50)	0.00	(485.50)	0.00	485.50
7040 - Management Fees	967.57	968.00	(0.43)	9,516.81	7,741.00	1,775.81	11,610.87	2,094.06
7095 - Meeting Minutes	0.00	0.00	0.00	210.00	0.00	210.00	0.00	(210.00)
Total Professional Services	719.57	968.00	(248.43)	10,359.31	8,641.00	1,718.31	13,010.87	2,651.56
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
Reserve Expenses								
9884 - Irrigation Expenses	(533.84)	0.00	(533.84)	0.00	0.00	0.00	0.00	0.00
Total Reserve Expenses	(533.84)	0.00	(533.84)	0.00	0.00	0.00	0.00	0.00
Total Operating Expense	4,557.45	3,012.00	1,545.45	86,865.94	87,952.13	(1,086.19)	97,880.00	11,014.06
Total Operating Income / (Loss)	(4,557.45)	(3,012.00)	(1,545.45)	22,647.36	(116,602.13)	139,249.49	0.00	(22,647.36)

Income Statement Report
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Reserves

November 01, 2014 thru November 30, 2014

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Reserve Contribution Income	0.00	0.00	0.00	28,650.00	38,200.00	(9,550.00)	38,200.00	9,550.00
4910 - Interest Earned - Reserve Accounts	9.77	0.00	9.77	71.51	0.00	71.51	0.00	(71.51)
Total Investment Income	9.77	0.00	9.77	28,721.51	38,200.00	(9,478.49)	38,200.00	9,478.49
Total Reserves Income	9.77	0.00	9.77	28,721.51	38,200.00	(9,478.49)	38,200.00	9,478.49
<u>Expense</u>								
Reserve Expenses								
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
Total Reserve Expenses	0.00	0.00	0.00	12,860.65	23,589.00	(10,728.35)	23,589.00	10,728.35
Total Reserves Expense	0.00	0.00	0.00	12,860.65	23,589.00	(10,728.35)	23,589.00	10,728.35
Total Reserves Income / (Loss)	9.77	0.00	9.77	15,860.86	14,611.00	1,249.86	14,611.00	(1,249.86)
Total Association Net Income / (Loss)	(4,547.68)	(3,012.00)	(1,535.68)	38,508.22	(101,991.13)	140,499.35	14,611.00	(23,897.22)