



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

As of December 31, 2014

	<u>Balance Dec 31, 2014</u>	<u>Balance Nov 30, 2014</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1001 - Union Bank 1714	10,740.18	9,855.03	885.15
<b>Total Operating Funds</b>	<b>10,740.18</b>	<b>9,855.03</b>	<b>885.15</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	3,098.21	3,446.08	(347.87)
1525 - Accounts Receivable Other	11,899.32	13,514.59	(1,615.27)
<b>Total Accounts Receivable</b>	<b>14,997.53</b>	<b>16,960.67</b>	<b>(1,963.14)</b>
<b>Prepaid Expenses</b>			
1600 - Prepaid Insurance	2,960.67	3,722.70	(762.03)
<b>Total Prepaid Expenses</b>	<b>2,960.67</b>	<b>3,722.70</b>	<b>(762.03)</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>35,368.84</b>	<b>37,208.86</b>	<b>(1,840.02)</b>
<b><u>Liabilities</u></b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	0.00	565.20	(565.20)
2045 - Mgmt Co. Reimbursements	196.00	196.00	0.00

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<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>680.40</b>	<b>(565.20)</b>
<b>Prepaid Assessments</b>			
2550 - Prepaid Assessments	2,595.80	185.80	2,410.00
<b>Total Prepaid Assessments</b>	<b>2,595.80</b>	<b>185.80</b>	<b>2,410.00</b>
<b>Total Liabilities</b>	<b>2,711.00</b>	<b>866.20</b>	<b>1,844.80</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>18,962.54</b>	<b>22,647.36</b>	<b>(3,684.82)</b>
<b>Total Liabilities and Owner Equity</b>	<b>35,368.84</b>	<b>37,208.86</b>	<b>(1,840.02)</b>



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

As of December 31, 2014

	<u>Balance Dec 31, 2014</u>	<u>Balance Nov 30, 2014</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Reserve Funds</b>			
1326 - Union Bank Reserve MM 2852	85,106.87	85,095.35	11.52
<b>Total Reserve Funds</b>	<b>85,106.87</b>	<b>85,095.35</b>	<b>11.52</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>84,237.97</b>	<b>84,226.45</b>	<b>11.52</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>15,872.38</b>	<b>15,860.86</b>	<b>11.52</b>
<b>Total Liabilities and Owner Equity</b>	<b>84,237.97</b>	<b>84,226.45</b>	<b>11.52</b>



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

December 01, 2014 thru December 31, 2014

	Current Period			Year to Date (9 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	(455.00)	0.00	(455.00)	1,228.30	0.00	1,228.30	0.00	(1,228.30)
<b>Total Collections Income</b>	<b>(455.00)</b>	<b>0.00</b>	<b>(455.00)</b>	<b>1,228.30</b>	<b>0.00</b>	<b>1,228.30</b>	<b>0.00</b>	<b>(1,228.30)</b>
<b>Other Income</b>								
4810 - Compliance Fines	(925.00)	0.00	(925.00)	(525.00)	0.00	(525.00)	0.00	525.00
<b>Total Other Income</b>	<b>(925.00)</b>	<b>0.00</b>	<b>(925.00)</b>	<b>(525.00)</b>	<b>0.00</b>	<b>(525.00)</b>	<b>0.00</b>	<b>525.00</b>
<b>Investment Income</b>								
4905 - Reserve Contribution Income	0.00	0.00	0.00	(28,650.00)	(28,650.00)	0.00	(38,200.00)	(9,550.00)
<b>Total Investment Income</b>	<b>0.00</b>	<b>0.00</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>(1,380.00)</b>	<b>0.00</b>	<b>(1,380.00)</b>	<b>108,133.30</b>	<b>(28,650.00)</b>	<b>136,783.30</b>	<b>97,880.00</b>	<b>(10,253.30)</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5090 - Office Supplies	75.63	120.00	(44.37)	2,100.40	2,280.00	(179.60)	3,000.00	899.60
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)
<b>Total Administrative</b>	<b>75.63</b>	<b>120.00</b>	<b>(44.37)</b>	<b>2,946.45</b>	<b>2,280.00</b>	<b>666.45</b>	<b>3,025.00</b>	<b>78.55</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	0.00	0.00	0.00	1,611.77	0.00	1,611.77	0.00	(1,611.77)
<b>Total Communications</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,064.35</b>	<b>594.13</b>	<b>1,470.22</b>	<b>594.13</b>	<b>(1,470.22)</b>
<b>Insurance</b>								
5445 - General Liability Insurance Premiums	762.03	667.00	95.03	6,483.77	6,000.00	483.77	8,000.00	1,516.23
<b>Total Insurance</b>	<b>762.03</b>	<b>667.00</b>	<b>95.03</b>	<b>6,483.77</b>	<b>6,000.00</b>	<b>483.77</b>	<b>8,000.00</b>	<b>1,516.23</b>

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

December 01, 2014 thru December 31, 2014

	Current Period			Year to Date (9 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)	2,171.77	1,875.00	296.77	2,500.00	328.23
6005 - Gas Service	76.74	0.00	76.74	4,104.14	3,000.00	1,104.14	3,000.00	(1,104.14)
6025 - Water Service	0.00	0.00	0.00	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
<b>Total Utilities</b>	<b>76.74</b>	<b>208.00</b>	<b>(131.26)</b>	<b>15,453.26</b>	<b>16,575.00</b>	<b>(1,121.74)</b>	<b>17,200.00</b>	<b>1,746.74</b>
<b>Landscaping</b>								
6110 - Landscape Repair & Maintenance	0.00	0.00	0.00	162.51	200.00	(37.49)	200.00	37.49
6160 - Tree Maintenance	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,000.00	1,000.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>125.00</b>	<b>(125.00)</b>	<b>162.51</b>	<b>825.00</b>	<b>(662.49)</b>	<b>1,200.00</b>	<b>1,037.49</b>
<b>Irrigation</b>								
6200 - Irrigation Repair & Maintenance	0.00	0.00	0.00	1,161.83	1,000.00	161.83	1,000.00	(161.83)
<b>Total Irrigation</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,161.83</b>	<b>1,000.00</b>	<b>161.83</b>	<b>1,000.00</b>	<b>(161.83)</b>
<b>Contracted Services</b>								
6100 - Grounds & Landscaping - Contract	0.00	0.00	0.00	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	0.00	0.00	0.00	35,471.81	36,900.00	(1,428.19)	36,900.00	1,428.19
6442 - Snow Removal Services	75.00	140.00	(65.00)	75.00	280.00	(205.00)	700.00	625.00
<b>Total Contracted Services</b>	<b>75.00</b>	<b>140.00</b>	<b>(65.00)</b>	<b>40,775.81</b>	<b>43,280.00</b>	<b>(2,504.19)</b>	<b>43,700.00</b>	<b>2,924.19</b>
<b>Repair &amp; Maintenance</b>								
6525 - Clubhouse Repair & Maintenance	0.00	0.00	0.00	261.81	1,500.00	(1,238.19)	1,500.00	1,238.19
6530 - Common Areas Repair & Maintenance	0.00	33.00	(33.00)	612.17	300.00	312.17	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	0.00	0.00	0.00	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
<b>Total Repair &amp; Maintenance</b>	<b>0.00</b>	<b>33.00</b>	<b>(33.00)</b>	<b>8,448.05</b>	<b>9,950.00</b>	<b>(1,501.95)</b>	<b>10,050.00</b>	<b>1,601.95</b>

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**Operating**

December 01, 2014 thru December 31, 2014

	Current Period			Year to Date (9 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	0.00	250.00	(250.00)	1,118.00	750.00	368.00	1,000.00	(118.00)
7025 - Legal Services - Collections	347.85	0.00	347.85	(137.65)	0.00	(137.65)	0.00	137.65
7040 - Management Fees	967.57	967.00	0.57	10,484.38	8,708.00	1,776.38	11,610.87	1,126.49
7095 - Meeting Minutes	0.00	0.00	0.00	210.00	0.00	210.00	0.00	(210.00)
<b>Total Professional Services</b>	<b>1,315.42</b>	<b>1,217.00</b>	<b>98.42</b>	<b>11,674.73</b>	<b>9,858.00</b>	<b>1,816.73</b>	<b>13,010.87</b>	<b>1,336.14</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>Total Operating Expense</b>	<b>2,304.82</b>	<b>2,510.00</b>	<b>(205.18)</b>	<b>89,170.76</b>	<b>90,462.13</b>	<b>(1,291.37)</b>	<b>97,880.00</b>	<b>8,709.24</b>
<b>Total Operating Income / (Loss)</b>	<b>(3,684.82)</b>	<b>(2,510.00)</b>	<b>(1,174.82)</b>	<b>18,962.54</b>	<b>(119,112.13)</b>	<b>138,074.67</b>	<b>0.00</b>	<b>(18,962.54)</b>