



Nelson Hill Homeowners Association

Bookkeeping Packet

Included Reports:

Balance Sheet as of: 12/31/2025

Profit vs Loss Summary: 01/01/2025 - 12/31/2025

Profit vs Loss as Percentage of Income: 01/01/2025 - 12/31/2025

Budget Summary: 01/01/2025 - 12/31/2025

Budget vs Actual Summary: 01/01/2025 - 12/31/2025

Expenses by Category: 01/01/2025 - 12/31/2025

Nelson Hill Homeowners Association

Balance Sheet

As of Dec 31, 2025

Label	Total
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Assets

Other Assets	
Accounts Receivable	\$13,640.88
Funds in Transit	\$1,727.00
Total Other Assets	\$15,367.88
Total Assets	\$15,367.88

Liabilities and Equity

Liabilities	
Accounts Receivable - Prepaids	\$1,615.00
Total Liabilities	\$1,615.00

Equity	
Equity	\$13,752.88
Total Equity	\$13,752.88
Total Liabilities and Equity	\$15,367.88

Nelson Hill Homeowners Association

Profit vs Loss Cash

Jan 1, 2025 - Dec 31, 2025

Category	Total
Income	
HOA Dues Assessment	\$52,549.00
Late Fees Assessment	\$300.00
Total for HOA Dues Assessment	\$52,849.00
Total Income	\$52,849.00
Expenses	
A.) Amenities, Landscape & Common Area Maintenance	\$22,175.00
Pond Maintenance	\$8,000.00
Electricity	\$2,679.88
Total for A.) Amenities, Landscape & Common Area Maintenance	\$32,854.88
B.) Administrative	
Software Management, Web, and Email Services	\$2,989.20
Property Insurance	\$4,335.00
Legal Fees	\$547.33
Other Expenses	\$918.31
Total for B.) Administrative	\$8,789.84
Grounds - Maintenance/Repairs/Improvements (deleted)	\$2,685.04
Total Expenses	\$44,329.76
Net Total	\$8,519.24

Nelson Hill Homeowners Association

Profit vs Loss as Percentage of Income

Jan 1, 2025 - Dec 31, 2025

Category	Total	% of Income
Income		
HOA Dues Assessment	\$52,549.00	99.43%
Late Fees Assessment	\$300.00	
Total for HOA Dues Assessment	\$52,849.00	100.00%
Total Income	\$52,849.00	100.00%
Expenses		
A.) Amenities, Landscape & Common Area	\$22,175.00	41.96%
Maintenance		
Pond Maintenance	\$8,000.00	
Electricity	\$2,679.88	
Total for A.) Amenities, Landscape & Common	\$32,854.88	62.17%
Area Maintenance		
B.) Administrative		0.00%
Software Management, Web, and Email Services	\$2,989.20	
Property Insurance	\$4,335.00	
Legal Fees	\$547.33	
Other Expenses	\$918.31	
Total for B.) Administrative	\$8,789.84	16.63%
Grounds - Maintenance/Repairs/Improvements	\$2,685.04	5.08%
(deleted)		
Total Expenses	\$44,329.76	83.88%
Net Total	\$8,519.24	16.12%

Nelson Hill Homeowners Association

Budget Summary

Jan 1, 2025 - Dec 31, 2025

Category	Total
Income	
HOA Dues Assessment	\$56,940.00
Late Fees Assessment	\$0.00
Interest Charge	\$0.00
Total for HOA Dues Assessment	\$56,940.00
Violations	\$0.00
Lien Recovery Charge	\$0.00
Total Income	\$56,940.00
Expenses	
A.) Amenities, Landscape & Common Area Maintenance	\$20,400.00
Lawncare	\$0.00
Pond Maintenance	\$0.00
Dam Maintenance	\$0.00
Electricity	\$2,400.00
Landscaping	\$0.00
Improvements	\$0.00
Total for A.) Amenities, Landscape & Common Area Maintenance	\$22,800.00
B.) Administrative	\$0.00
Software Management, Web, and Email Services	\$3,000.00
Property Insurance	\$5,000.00
Property Taxes	\$0.00
Reimbursement Checks	\$0.00
Legal Fees	\$1,500.00
Lien Filings	\$0.00
Other Expenses	\$1,500.00
Total for B.) Administrative	\$11,000.00
Application Fee	\$0.00
Total Expenses	\$33,800.00
Net Total	\$23,140.00

Nelson Hill Homeowners Association

Budget vs Actual Cash

Jan 1, 2025 - Dec 31, 2025

Category	Budget	Actual	Variance
Income			
HOA Dues Assessment	\$56,940.00	\$52,549.00	-\$4,391.00
Late Fees Assessment	\$0.00	\$300.00	\$300.00
Total for HOA Dues Assessment	\$56,940.00	\$52,849.00	-\$4,091.00
Total Income	\$56,940.00	\$52,849.00	-\$4,091.00
Expenses			
A.) Amenities, Landscape & Common Area Maintenance	\$20,400.00	\$22,175.00	-\$1,775.00
Pond Maintenance	\$0.00	\$8,000.00	-\$8,000.00
Electricity	\$2,400.00	\$2,679.88	-\$279.88
Total for A.) Amenities, Landscape & Common Area Maintenance	\$22,800.00	\$32,854.88	-\$10,054.88
B.) Administrative			
Software Management, Web, and Email Services	\$3,000.00	\$2,989.20	\$10.80
Property Insurance	\$5,000.00	\$4,335.00	\$665.00
Legal Fees	\$1,500.00	\$547.33	\$952.67
Other Expenses	\$1,500.00	\$918.31	\$581.69
Total for B.) Administrative	\$11,000.00	\$8,789.84	\$2,210.16
Grounds - Maintenance/Repairs/Improvements	\$0.00	\$2,685.04	-\$2,685.04
Total Expenses	\$33,800.00	\$44,329.76	-\$10,529.76
Net Total	\$23,140.00	\$8,519.24	-\$14,620.76

Nelson Hill Homeowners Association

Expenses by Category

Jan 1, 2025 - Dec 31, 2025

Date	Description	Account	Amount
A.) Amenities, Landscape & Common Area Maintenance			
01-22-2025	Coles Lawn care - January Service	Operating Account	\$1,700.00
02-24-2025	Coles Lawn care - February Service	Operating Account	\$1,700.00
03-21-2025	Coles Lawn care - March Service	Operating Account	\$1,700.00
04-16-2025	Coles Lawn care - April Service	Operating Account	\$1,700.00
05-19-2025	Coles Lawn care - May Service	Operating Account	\$1,700.00
06-23-2025	Coles Lawn care - June Service	Operating Account	\$1,700.00
07-24-2025	Coles Lawn care - July Service	Operating Account	\$1,700.00
08-15-2025	Coles Lawn care - August Service	Operating Account	\$1,700.00
09-16-2025	Coles Lawn care - September Service + Weed Eating Around Pond	Operating Account	\$2,050.00
10-15-2025	Coles Lawn care - October Service	Operating Account	\$1,700.00
11-21-2025	Reservation of Train Depot - Hahira, GA.	Operating Account	\$225.00
11-25-2025	Coles Lawn care - November Service	Operating Account	\$1,700.00
12-15-2025	Coles Lawn care - December Service	Operating Account	\$1,700.00
12-17-2025	Coles Lawn care	Operating Account	\$1,200.00
Pond Maintenance			
01-21-2025	Thomas Aquatics - Pond Treatment	Operating Account	\$1,700.00
05-05-2025	Georgia Department of Natural Resources - Alligator Removal	Operating Account	\$400.00
05-28-2025	Thomas Aquatics - Pond Treatment	Operating Account	\$1,900.00
06-05-2025	Thomas Aquatics - Pond Treatment	Operating Account	\$1,200.00
06-24-2025	Thomas Aquatics - Pond Treatement	Operating Account	\$800.00
09-18-2025	Thomas Aquatics - Pond Treatement	Operating Account	\$1,200.00
10-14-2025	Thomas Aquatics - Pond Treatmenet	Operating Account	\$800.00
Total for Pond Maintenance			\$8,000.00
Electricity			
01-14-2025	Colquitt EMC Power Payment	Operating Account	\$350.41
02-12-2025	Colquitt EMC Power Payment	Operating Account	\$226.36
03-14-2025	Colquitt EMC Power Payment	Operating Account	\$213.48
04-11-2025	Colquitt EMC Power Payment	Operating Account	\$203.85
05-12-2025	Colquitt EMC Power Payment	Operating Account	\$214.85
06-12-2025	Colquitt EMC Power Payment	Operating Account	\$204.49
07-14-2025	Colquitt EMC Power Payment	Operating Account	\$212.91
08-12-2025	Colquitt EMC Power Payment	Operating Account	\$201.92
09-12-2025	Colquitt EMC Power Payment	Operating Account	\$209.28
10-14-2025	Colquitt EMC Power Payment	Operating Account	\$212.00
11-12-2025	Colquitt EMC Power Payment	Operating Account	\$208.24
12-12-2025	Colquitt EMC Power Payment	Operating Account	\$222.09
Total for Electricity			\$2,679.88
Total for A.) Amenities, Landscape & Common Area Maintenance			\$32,854.88

Nelson Hill Homeowners Association

Expenses by Category

Jan 1, 2025 - Dec 31, 2025

Date	Description	Account	Amount
B.) Administrative			
Software Management, Web, and Email Services			
01-24-2025	Website	Operating Account	\$25.00
02-24-2025	Website	Operating Account	\$25.00
03-24-2025	Website	Operating Account	\$25.00
04-24-2025	Website	Operating Account	\$25.00
04-25-2025	PayHOA Software - Annual Payment	Operating Account	\$2,689.20
05-27-2025	Website	Operating Account	\$25.00
06-24-2025	Website	Operating Account	\$25.00
07-24-2025	Website	Operating Account	\$25.00
08-25-2025	Website	Operating Account	\$25.00
09-24-2025	Website	Operating Account	\$25.00
10-24-2025	Website	Operating Account	\$25.00
11-24-2025	Website	Operating Account	\$25.00
12-23-2025	Website	Operating Account	\$25.00
Total for Software Management, Web, and Email Services			\$2,989.20
Property Insurance			
07-09-2025	Annual Property Insurance - Renewal	Operating Account	\$4,335.00
Total for Property Insurance			\$4,335.00
Legal Fees			
08-04-2025	Lawyer Fees	Operating Account	\$547.33
Total for Legal Fees			\$547.33
Other Expenses			
02-14-2025	Letters	Operating Account	\$1.35
04-01-2025	GA CORPORATE REGISTRAT ATLANTA POS PUR CK	Operating Account	\$35.00
05-23-2025	Stevens & Keesling, P.C. - Tax Return	Operating Account	\$800.00
06-17-2025	Reimbursement - Cindy Miley	Operating Account	\$50.00
08-18-2025	DBT CRD 2247 DJRY0ZUG PRIME VIDEO CHANNELS AMZN.COM/BILL WA C#5103	Operating Account	\$7.99
09-02-2025	DBT CRD 2233 DJ6DDE80 PRIME VIDEO CHANNELS AMZN.COM/BILL WA C#5103	Operating Account	\$7.99
10-01-2025	DBT CRD 2330 DJDWPMCF PRIME VIDEO CHANNELS AMZN.COM/BILL WA C#5103	Operating Account	\$7.99
11-03-2025	DBT CRD 2250 DJCN8TGT PRIME VIDEO CHANNELS SEATTLE WA C#5103	Operating Account	\$7.99
Total for Other Expenses			\$918.31
Total for B.) Administrative			\$8,789.84

Grounds - Maintenance/Repairs/Improvements

01-22-2025	Reimbursement - Maureen Berrios	Operating Account	\$239.71
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Nelson Hill Homeowners Association

Expenses by Category

Jan 1, 2025 - Dec 31, 2025

Date	Description	Account	Amount
02-03-2025	SRS - Repair Equipment @ Park	Operating Account	\$266.50
07-23-2025	Motion LED Lights for Park	Operating Account	\$99.33
08-14-2025	Playground Light - Retrofit to LED	Operating Account	\$900.00
08-18-2025	American Flag Replacement	Operating Account	\$86.38
08-19-2025	New Signage + LED Lights for Playground	Operating Account	\$100.00
09-15-2025	Rustoleum Spray Treatment - for Playground	Operating Account	\$12.93
09-22-2025	Playground Repair - Pressure Washing	Operating Account	\$125.00
10-20-2025	Rustoleum Slip-Proof Spray & All weather tape - playground repairs	Operating Account	\$30.19
11-05-2025	Mulch - Playground	Operating Account	\$825.00
Total for Grounds - Maintenance/Repairs/Improvements			\$2,685.04
Total Expenses			\$46,515.51