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GRAND VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.

11/11/13

Profit & Loss Prev Year Comparison

Accrual Basis

January through October 2013

	Jan - Oct 13	Jan - Oct 12	\$ Change
Ordinary Income/Expense			
Income			
Homeowners Dues	60,480.00	55,860.00	4,620.00
Total Income	60,480.00	55,860.00	4,620.00
Expense			
Alarm Monitoring			
203 Bella Vista Ct	314.10	314.10	0.00
205 alarm system	462.36	462.36	0.00
207 alarm system	759.36	719.76	39.60
Total Alarm Monitoring	1,535.82	1,496.22	39.60
Bookkeeping Service	5,039.30	4,455.00	584.30
Building Upkeep			
Building Maintenance	4,914.80	25,793.12	-20,878.32
insurance claims	0.00	0.00	0.00
Total Building Upkeep	4,914.80	25,793.12	-20,878.32
Insurance			
Building	9,694.64	10,898.09	-1,203.45
Director & Officers Insurance	838.00	838.00	0.00
Surety Bond	187.00	187.00	0.00
Total Insurance	10,719.64	11,923.09	-1,203.45
landscape maintenance	5,214.27	2,822.19	2,392.08
Miscellaneous			
1120 TAXES	0.00	45.00	-45.00
colorado tax return	0.00	7.00	-7.00
Total Miscellaneous	0.00	52.00	-52.00
Mold Mitigation	0.00	19,850.84	-19,850.84
Postage and Delivery	92.00	133.64	-41.64
Professional Fees			
Accounting	265.00	255.00	10.00
Dues	47.13	0.00	47.13
Legal Fees	57.00	608.00	-551.00
Total Professional Fees	369.13	863.00	-493.87
Snow Removal	2,000.00	1,500.00	500.00
Supplies			
checks & deposit slips	76.80	0.00	76.80
Office	339.70	0.00	339.70
postage stamps	0.00	0.00	0.00
Total Supplies	416.50	0.00	416.50
Utilities			
Electric 102 ACCT # 1007298	64.20	58.42	5.78
Electric 106 ACCT # 1014889	32.85	0.00	32.85
Electric 305	0.00	29.74	-29.74
Gas unit 102	-22.02	-0.36	-21.66
Gas bills Unit 106	94.71	0.00	94.71
gas unit 202	0.00	-5.17	5.17
PHASE I ELECTRIC # 557003301	699.20	798.08	-98.88
PHASE I GARAGES #557005801	663.27	599.21	64.06
PHASE II ELECTRIC #557006101	443.10	392.24	50.86
PHASE II GARAGES #557006001	453.06	352.58	100.48
Phase III Electric #1002023	861.99	653.59	208.40
Phase III Garages #1002612	489.03	374.12	114.91
Telephone			
627-3496	611.22	601.58	9.64
627-8581	611.22	601.58	9.64
970-627-8951	583.69	574.05	9.64
Total Telephone	1,806.13	1,777.21	28.92
Trash	2,021.47	2,027.36	-5.89
Utilities - Other	-115.77	0.00	-115.77

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	<u>Jan - Oct 13</u>	<u>Jan - Oct 12</u>	<u>\$ Change</u>
Total Utilities	7,491.22	7,057.02	434.20
Total Expense	37,792.68	75,946.12	-38,153.44
Net Ordinary Income	22,687.32	-20,086.12	42,773.44
Other Income/Expense			
Other Income			
Interest Income	39.72	148.21	-108.49
Other Income	325.00	-1,058.15	1,383.15
Total Other Income	364.72	-909.94	1,274.66
Other Expense			
Other Expenses	82.13	123.59	-41.46
Uncollectable dues	1,895.00	5,798.16	-3,903.16
Total Other Expense	1,977.13	5,921.75	-3,944.62
Net Other Income	-1,612.41	-6,831.69	5,219.28
Net Income	<u>21,074.91</u>	<u>-26,917.81</u>	<u>47,992.72</u>

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11/11/13

Profit & Loss Prev Year Comparison

Accrual Basis

January through October 2013

	<u>% Change</u>
Ordinary Income/Expense	
Income	
Homeowners Dues	8.3%
Total Income	8.3%
Expense	
Alarm Monitoring	
203 Bella Vista Ct	0.0%
205 alarm system	0.0%
207 alarm system	5.5%
Total Alarm Monitoring	2.7%
Bookkeeping Service	13.1%
Building Upkeep	
Building Maintenance	-81.0%
insurance claims	0.0%
Total Building Upkeep	-81.0%
Insurance	
Building	-11.0%
Director & Officers Insurance	0.0%
Surety Bond	0.0%
Total Insurance	-10.1%
landscape maintenance	84.8%
Miscellaneous	
1120 TAXES	-100.0%
colorado tax return	-100.0%
Total Miscellaneous	-100.0%
Mold Mitigation	-100.0%
Postage and Delivery	-31.2%
Professional Fees	
Accounting	3.9%
Dues	100.0%
Legal Fees	-90.6%
Total Professional Fees	-57.2%
Snow Removal	33.3%
Supplies	
checks & deposit slips	100.0%
Office	100.0%
postage stamps	0.0%
Total Supplies	100.0%
Utilities	
Electric 102 ACCT # 1007298	9.9%
Electric 106 ACCT # 1014889	100.0%
Electric 305	-100.0%
Gas unit 102	-6,016.7%
Gas bills Unit 106	100.0%
gas unit 202	100.0%
PHASE I ELECTRIC # 557003301	-12.4%
PHASE I GARAGES #557005801	10.7%
PHASE II ELECTRIC #557006101	13.0%
PHASE II GARAGES #557006001	28.5%
Phase III Electric #1002023	31.9%
Phase III Garages #1002612	30.7%
Telephone	
627-3496	1.6%
627-8581	1.6%
970-627-8951	1.7%
Total Telephone	1.6%
Trash	-0.3%
Utilities - Other	-100.0%

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Accrual Basis

GRAND VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.

Profit & Loss Prev Year Comparison

January through October 2013

	<u>% Change</u>
Total Utilities	6.2%
Total Expense	-50.2%
Net Ordinary Income	213.0%
Other Income/Expense	
Other Income	
Interest Income	-73.2%
Other Income	130.7%
Total Other Income	140.1%
Other Expense	
Other Expenses	-33.6%
Uncollectable dues	-67.3%
Total Other Expense	-66.6%
Net Other Income	76.4%
Net Income	<u><u>178.3%</u></u>

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GRAND VIEW VILLAS CONDOMINIUM ASSOCIATION, INC.

Balance Sheet Prev Year Comparison

As of October 31, 2013

11/11/13

Accrual Basis

	<u>Oct 31, 13</u>	<u>Oct 31, 12</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	12,989.88	-6,000.92	18,990.80	316.5%
GRAND MOUNTAIN BANK MONEY MKT	46,803.78	55,757.97	-8,954.19	-16.1%
Total Checking/Savings	59,793.66	49,757.05	10,036.61	20.2%
Accounts Receivable				
Accounts Receivable	39,989.86	32,635.42	7,354.44	22.5%
Total Accounts Receivable	39,989.86	32,635.42	7,354.44	22.5%
Total Current Assets	99,783.52	82,392.47	17,391.05	21.1%
TOTAL ASSETS	<u>99,783.52</u>	<u>82,392.47</u>	<u>17,391.05</u>	<u>21.1%</u>
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	3,410.00	3,410.00	0.00	0.0%
Retained Earnings	75,298.61	105,900.28	-30,601.67	-28.9%
Net Income	21,074.91	-26,917.81	47,992.72	178.3%
Total Equity	99,783.52	82,392.47	17,391.05	21.1%
TOTAL LIABILITIES & EQUITY	<u>99,783.52</u>	<u>82,392.47</u>	<u>17,391.05</u>	<u>21.1%</u>