

GRANDVIEW VILLAS HOA
Balance Sheet
 As of September 30, 2014

	<u>Sep 30, 14</u>	<u>Sep 30, 13</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	20,948.39	24,356.52	-3,408.13	-14.0%
GRAND MOUNTAIN BANK MONEY MKT	42,489.66	30,800.94	11,688.72	38.0%
Total Checking/Savings	63,438.05	55,157.46	8,280.59	15.0%
Accounts Receivable				
Accounts Receivable	1,274.54	32,948.10	-31,673.56	-96.1%
Total Accounts Receivable	1,274.54	32,948.10	-31,673.56	-96.1%
Other Current Assets				
Uncollected Receivables	23,018.35	0.00	23,018.35	100.0%
Total Other Current Assets	23,018.35	0.00	23,018.35	100.0%
Total Current Assets	87,730.94	88,105.56	-374.62	-0.4%
Fixed Assets				
Building Sign	767.49	0.00	767.49	100.0%
Total Fixed Assets	767.49	0.00	767.49	100.0%
TOTAL ASSETS	88,498.43	88,105.56	392.87	0.5%
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	3,410.00	3,410.00	0.00	0.0%
Retained Earnings	85,380.12	75,298.61	10,081.51	13.4%
Net Income	-291.69	9,396.95	-9,688.64	-103.1%
Total Equity	88,498.43	88,105.56	392.87	0.5%
TOTAL LIABILITIES & EQUITY	88,498.43	88,105.56	392.87	0.5%

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Accrual Basis

GRANDVIEW VILLAS HOA

Profit & Loss

January through December 2015

	Jan - Dec 15	Jan - Dec 14	\$ Change
Ordinary Income/Expense			
Income			
Finance Charges Collected	97.38	523.13	-425.75
Homeowners Dues	65,550.00	60,482.44	5,067.56
Total Income	65,647.38	61,005.57	4,641.81
Gross Profit	65,647.38	61,005.57	4,641.81
Expense			
Alarm Monitoring			
203 Bella Vista Ct	104.70	498.80	-394.10
205 alarm system	350.70	669.88	-319.18
207 alarm system	918.38	1,115.33	-196.95
Total Alarm Monitoring	1,373.78	2,284.01	-910.23
Bank Service Charges	10.00	0.00	10.00
Bookkeeping Service	3,638.81	4,500.25	-861.44
Building Maintenance			
Winterization of Bldg 3	4,682.11	6,682.10	-1,999.99
Building Maintenance - Other	26,308.53	18,518.34	7,790.19
Total Building Maintenance	30,990.64	25,200.44	5,790.20
Building Upkeep			
Equipment Repairs	0.00	982.92	-982.92
Building Upkeep - Other	0.00	281.23	-281.23
Total Building Upkeep	0.00	1,264.15	-1,264.15
Dues/Fees/Subscriptions	0.00	167.25	-167.25
Insurance			
Building	8,067.51	11,588.86	-3,521.35
Director & Officers Insurance	931.00	0.00	931.00
Liability Insurance	530.83	0.00	530.83
Surety Bond	366.00	366.00	0.00
Total Insurance	9,895.34	11,954.86	-2,059.52
landscape maintenance	4,844.61	518.03	4,326.58
Lien Expense	0.00	55.00	-55.00
Postage and Delivery	0.00	48.00	-48.00
Professional Fees			
Accounting	270.00	265.00	5.00
Legal Fees	0.00	1,082.50	-1,082.50
Total Professional Fees	270.00	1,347.50	-1,077.50
Snow Removal	3,862.50	2,985.00	877.50
Supplies			
Office	145.81	422.76	-276.95
Total Supplies	145.81	422.76	-276.95
Utilities			
Electric 102 ACCT # 1007298	0.00	0.00	0.00
Gas unit 102	0.00	40.73	-40.73
Gas bills Unit 106	0.00	29.05	-29.05
PHASE I ELECTRIC # 557003301	659.19	632.32	26.87
PHASE I GARAGES #557005801	530.83	658.14	-127.31
PHASE II ELECTRIC #557006101	358.10	426.30	-68.20
PHASE II GARAGES #557006001	378.19	464.61	-86.42
Phase III Electric #1002023	5,042.50	1,042.99	3,999.51
Phase III Garages #1002612	362.37	500.95	-138.58
Telephone			
627-3496	824.84	1,362.76	-537.92
627-8581	796.80	424.34	372.46
970-627-8951	796.56	407.61	388.95
Total Telephone	2,418.20	2,194.71	223.49

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Accrual Basis

GRANDVIEW VILLAS HOA
Profit & Loss
January through December 2015

	<u>Jan - Dec 15</u>	<u>Jan - Dec 14</u>	<u>\$ Change</u>
Trash	3,128.93	3,264.85	-135.92
Total Utilities	12,878.31	9,254.65	3,623.66
Total Expense	67,909.80	60,001.90	7,907.90
Net Ordinary Income	-2,262.42	1,003.67	-3,266.09
Other Income/Expense			
Other Income			
Interest Income	40.60	56.77	-16.17
Other Income	1,550.00	1,200.00	350.00
Total Other Income	1,590.60	1,256.77	333.83
Net Other Income	1,590.60	1,256.77	333.83
Net Income	<u>-671.82</u>	<u>2,260.44</u>	<u>-2,932.26</u>

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 Accrual Basis

GRANDVIEW VILLAS HOA
Profit & Loss
 January through December 2015

	% Change
Ordinary Income/Expense	
Income	
Finance Charges Collected	-81.4%
Homeowners Dues	8.4%
Total Income	7.6%
Gross Profit	7.6%
Expense	
Alarm Monitoring	
203 Bella Vista Ct	-79.0%
205 alarm system	-47.7%
207 alarm system	-17.7%
Total Alarm Monitoring	-39.9%
Bank Service Charges	100.0%
Bookkeeping Service	-19.1%
Building Maintenance	
Winterization of Bldg 3	-29.9%
Building Maintenance - Other	42.1%
Total Building Maintenance	23.0%
Building Upkeep	
Equipment Repairs	-100.0%
Building Upkeep - Other	-100.0%
Total Building Upkeep	-100.0%
Dues/Fees/Subscriptions	-100.0%
Insurance	
Building	-30.4%
Director & Officers Insurance	100.0%
Liability Insurance	100.0%
Surety Bond	0.0%
Total Insurance	-17.2%
landscape maintenance	835.2%
Lien Expense	-100.0%
Postage and Delivery	-100.0%
Professional Fees	
Accounting	1.9%
Legal Fees	-100.0%
Total Professional Fees	-80.0%
Snow Removal	29.4%
Supplies	
Office	-65.5%
Total Supplies	-65.5%
Utilities	
Electric 102 ACCT # 1007298	0.0%
Gas unit 102	-100.0%
Gas bills Unit 106	-100.0%
PHASE I ELECTRIC # 557003301	4.3%
PHASE I GARAGES #557005801	-19.3%
PHASE II ELECTRIC #557006101	-16.0%
PHASE II GARAGES #557006001	-18.6%
Phase III Electric #1002023	383.5%
Phase III Garages #1002612	-27.7%
Telephone	
627-3496	-39.5%
627-8581	87.8%
970-627-8951	95.4%
Total Telephone	10.2%

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Accrual Basis

GRANDVIEW VILLAS HOA
Profit & Loss
January through December 2015

	<u>% Change</u>
Trash	-4.2%
Total Utilities	39.2%
Total Expense	13.2%
Net Ordinary Income	-325.4%
Other Income/Expense	
Other Income	
Interest Income	-28.5%
Other Income	29.2%
Total Other Income	26.6%
Net Other Income	26.6%
Net Income	<u><u>-129.7%</u></u>