

GRANDVIEW VILLAS HOA

Profit & Loss

January through July 2016

08/10/16

Accrual Basis

	Jan - Jul 16	Jan - Jul 15	\$ Change
Ordinary Income/Expense			
Income			
Finance Charges Collected	15.13	70.73	-55.60
Homeowners Dues	49,680.00	48,990.00	690.00
Total Income	49,695.13	49,060.73	634.40
Gross Profit	49,695.13	49,060.73	634.40
Expense			
Alarm Monitoring			
203 Bella Vista Ct	0.00	104.70	-104.70
205 alarm system	0.00	350.70	-350.70
207 alarm system	314.10	604.28	-290.18
Alarm Monitoring - Other	466.83	0.00	466.83
Total Alarm Monitoring	780.93	1,059.68	-278.75
Bank Service Charges	0.00	10.00	-10.00
Bookkeeping Service	2,450.00	2,562.50	-112.50
Building Maintenance			
Building Maintenance #1	200.07	3,027.99	-2,827.92
Building Maintenance #2	161.78	0.00	161.78
Building Maintenance #3	176.93	0.00	176.93
Winterization of Bldg 3	0.00	4,682.11	-4,682.11
Building Maintenance - Other	0.00	1,780.54	-1,780.54
Total Building Maintenance	538.78	9,490.64	-8,951.86
Building Upkeep			
Equipment Repairs	688.00	0.00	688.00
Building Upkeep - Other	74.04	0.00	74.04
Total Building Upkeep	762.04	0.00	762.04
Insurance			
Building	902.33	6,262.81	-5,360.48
Director & Officers Insurance	6,339.98	1,461.83	4,878.15
Surety Bond	366.00	366.00	0.00
Total Insurance	7,608.31	8,090.64	-482.33
landscape maintenance	1,222.28	2,144.61	-922.33
Lien Expense	44.00	0.00	44.00
Painting	0.00	21,500.00	-21,500.00
Professional Fees			
Accounting	0.00	270.00	-270.00
Legal Fees	606.75	0.00	606.75
Total Professional Fees	606.75	270.00	336.75
Snow Removal	4,958.75	3,862.50	1,096.25
Supplies			
Office	444.33	100.11	344.22
Total Supplies	444.33	100.11	344.22
Utilities			
PHASE I ELECTRIC # 557003301	351.77	556.62	-204.85
PHASE I GARAGES #557005801	421.27	429.50	-8.23
PHASE II ELECTRIC #557006101	283.49	278.68	4.81
PHASE II GARAGES #557006001	317.47	299.65	17.82
Phase III Electric #1002023	3,092.56	4,895.95	-1,803.39
Phase III Garages #1002612	290.73	282.69	8.04
Telephone			
627-3496	513.70	512.68	1.02
627-8581	441.44	651.96	-210.52
970-627-8951	515.51	651.72	-136.21

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Profit & Loss

Accrual Basis

January through July 2016

	Jan - Jul 16	Jan - Jul 15	\$ Change
Total Telephone	1,470.65	1,816.36	-345.71
Trash	2,484.02	2,144.93	339.09
Total Utilities	8,711.96	10,704.38	-1,992.42
Total Expense	28,128.13	59,795.06	-31,666.93
Net Ordinary Income	21,567.00	-10,734.33	32,301.33
Other Income/Expense			
Other Income			
Interest Income	36.78	32.17	4.61
Other Income	600.00	1,125.00	-525.00
Total Other Income	636.78	1,157.17	-520.39
Net Other Income	636.78	1,157.17	-520.39
Net Income	<u>22,203.78</u>	<u>-9,577.16</u>	<u>31,780.94</u>

Profit & Loss

January through July 2016

	% Change
Ordinary Income/Expense	
Income	
Finance Charges Collected	-78.6%
Homeowners Dues	1.4%
Total Income	1.3%
Gross Profit	1.3%
Expense	
Alarm Monitoring	
203 Bella Vista Ct	-100.0%
205 alarm system	-100.0%
207 alarm system	-48.0%
Alarm Monitoring - Other	100.0%
Total Alarm Monitoring	-26.3%
Bank Service Charges	-100.0%
Bookkeeping Service	-4.4%
Building Maintenance	
Building Maintenance #1	-93.4%
Building Maintenance #2	100.0%
Building Maintenance #3	100.0%
Winterization of Bldg 3	-100.0%
Building Maintenance - Other	-100.0%
Total Building Maintenance	-94.3%
Building Upkeep	
Equipment Repairs	100.0%
Building Upkeep - Other	100.0%
Total Building Upkeep	100.0%
Insurance	
Building	-85.6%
Director & Officers Insurance	333.7%
Surety Bond	0.0%
Total Insurance	-6.0%
landscape maintenance	-43.0%
Lien Expense	100.0%
Painting	-100.0%
Professional Fees	
Accounting	-100.0%
Legal Fees	100.0%
Total Professional Fees	124.7%
Snow Removal	28.4%
Supplies	
Office	343.8%
Total Supplies	343.8%
Utilities	
PHASE I ELECTRIC # 557003301	-36.8%
PHASE I GARAGES #557005801	-1.9%
PHASE II ELECTRIC #557006101	1.7%
PHASE II GARAGES #557006001	6.0%
Phase III Electric #1002023	-36.8%
Phase III Garages #1002612	2.8%
Telephone	
627-3496	0.2%
627-8581	-32.3%
970-627-8951	-20.9%

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08/10/16

Accrual Basis

GRANDVIEW VILLAS HOA

Profit & Loss

January through July 2016

	% Change
Total Telephone	-19.0%
Trash	15.8%
Total Utilities	-18.6%
Total Expense	-53.0%
Net Ordinary Income	300.9%
Other Income/Expense	
Other Income	
Interest Income	14.3%
Other Income	-46.7%
Total Other Income	-45.0%
Net Other Income	-45.0%
Net Income	<u>331.8%</u>

GRANDVIEW VILLAS HOA

08/10/16

Balance Sheet

Accrual Basis

As of July 31, 2016

	Jul 31, 16	Jul 31, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	17,032.47	10,349.25	6,683.22	64.6%
GRAND MOUNTAIN BANK MONEY MKT	60,575.13	42,524.95	18,050.18	42.5%
Total Checking/Savings	77,607.60	52,874.20	24,733.40	46.8%
Accounts Receivable				
Accounts Receivable	4,932.28	3,701.35	1,230.93	33.3%
Total Accounts Receivable	4,932.28	3,701.35	1,230.93	33.3%
Other Current Assets				
Undeposited Funds	0.00	4,140.00	-4,140.00	-100.0%
Work in Progress-Landscapes	4,930.87	0.00	4,930.87	100.0%
Total Other Current Assets	4,930.87	4,140.00	790.87	19.1%
Total Current Assets	87,470.75	60,715.55	26,755.20	44.1%
Fixed Assets				
Building Sign	767.49	767.49	0.00	0.0%
Total Fixed Assets	767.49	767.49	0.00	0.0%
TOTAL ASSETS	88,238.24	61,483.04	26,755.20	43.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	3,027.99	-3,027.99	-100.0%
Total Accounts Payable	0.00	3,027.99	-3,027.99	-100.0%
Total Current Liabilities	0.00	3,027.99	-3,027.99	-100.0%
Total Liabilities	0.00	3,027.99	-3,027.99	-100.0%
Equity				
Opening Bal Equity	3,410.00	3,410.00	0.00	0.0%
Retained Earnings	62,624.46	64,622.21	-1,997.75	-3.1%
Net Income	22,203.78	-9,577.16	31,780.94	331.8%
Total Equity	88,238.24	58,455.05	29,783.19	51.0%
TOTAL LIABILITIES & EQUITY	88,238.24	61,483.04	26,755.20	43.5%