

GRANDVIEW VILLAS HOA

Balance Sheet

As of October 31, 2016

11/08/16

Accrual Basis

	Oct 31, 16	Oct 31, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	20,995.22	15,822.85	5,172.37	32.7%
GRAND MOUNTAIN BANK MONEY MKT	60,590.36	42,535.55	18,054.81	42.5%
Total Checking/Savings	81,585.58	58,358.40	23,227.18	39.8%
Accounts Receivable				
Accounts Receivable	3,861.14	3,359.84	501.30	14.9%
Total Accounts Receivable	3,861.14	3,359.84	501.30	14.9%
Other Current Assets				
Undeposited Funds	345.00	3,450.00	-3,105.00	-90.0%
Work in Progress-Landscapes	4,930.87	0.00	4,930.87	100.0%
Total Other Current Assets	5,275.87	3,450.00	1,825.87	52.9%
Total Current Assets	90,722.59	65,168.24	25,554.35	39.2%
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	91,490.08	65,935.73	25,554.35	38.8%
LIABILITIES & EQUITY				
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	25,455.62	-2,096.48	27,552.10	1,314.2%
Total Equity	91,490.08	65,935.73	25,554.35	38.8%
TOTAL LIABILITIES & EQUITY	91,490.08	65,935.73	25,554.35	38.8%

GRANDVIEW VILLAS HOA

Profit & Loss

January through October 2016

	Jan - Oct 16	Jan - Oct 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Finance Charges Collected	33.67	97.38	-63.71	-65.4%
Homeowners Dues	66,240.00	65,550.00	690.00	1.1%
Total Income	66,273.67	65,647.38	626.29	1.0%
Gross Profit	66,273.67	65,647.38	626.29	1.0%
Expense				
Alarm Monitoring				
203 Bella Vista Ct	0.00	104.70	-104.70	-100.0%
205 alarm system	0.00	350.70	-350.70	-100.0%
207 alarm system	314.10	918.38	-604.28	-65.8%
Alarm Monitoring - Other	525.32	0.00	525.32	100.0%
Total Alarm Monitoring	839.42	1,373.78	-534.36	-38.9%
Bank Service Charges	0.00	10.00	-10.00	-100.0%
Bookkeeping Service	3,850.00	3,612.50	237.50	6.6%
Building Maintenance				
Building Maintenance #1	200.07	3,027.99	-2,827.92	-93.4%
Building Maintenance #2	161.78	0.00	161.78	100.0%
Building Maintenance #3	176.93	0.00	176.93	100.0%
Fire Sprinkler Repairs/Inspect	4,071.41	0.00	4,071.41	100.0%
Winterization of Bldg 3	0.00	4,682.11	-4,682.11	-100.0%
Building Maintenance - Other	700.00	1,780.54	-1,080.54	-60.7%
Total Building Maintenance	5,310.19	9,490.64	-4,180.45	-44.1%
Building Upkeep				
Equipment Repairs	688.00	80.00	608.00	760.0%
Building Upkeep - Other	74.04	0.00	74.04	100.0%
Total Building Upkeep	762.04	80.00	682.04	852.6%
Dues/Fees/Subscriptions	70.00	0.00	70.00	100.0%
Insurance				
Building	8,532.71	8,969.84	-437.13	-4.9%
Director & Officers Insurance	931.00	1,461.83	-530.83	-36.3%
Surety Bond	366.00	366.00	0.00	0.0%
Total Insurance	9,829.71	10,797.67	-967.96	-9.0%
landscape maintenance	2,422.28	4,844.61	-2,422.33	-50.0%
Lien Expense	44.00	0.00	44.00	100.0%
Painting	0.00	21,500.00	-21,500.00	-100.0%
Postage and Delivery	303.07	0.00	303.07	100.0%
Professional Fees				
Accounting	290.00	270.00	20.00	7.4%
Legal Fees	726.75	0.00	726.75	100.0%
Total Professional Fees	1,016.75	270.00	746.75	276.6%
Snow Removal	4,958.75	3,862.50	1,096.25	28.4%
Supplies				
Office	474.40	172.12	302.28	175.6%
Total Supplies	474.40	172.12	302.28	175.6%
Utilities				
B1 U HOUSE COMMO # 557003301	512.39	709.96	-197.57	-27.8%
B2 U LIGHTING COMMON #557006101	408.05	398.55	9.50	2.4%
B3 U HOUSE COMMON AREA #10020...	3,649.48	5,119.77	-1,470.29	-28.7%
BA U GARAGE 3 #557006001	444.47	417.96	26.51	6.3%
BB U GARAGE 1 & 2 E #557005801	601.84	583.63	18.21	3.1%
BC U GARAGE 4 N #1002612	413.31	403.05	10.26	2.6%
Telephone				
627-3496	736.68	824.84	-88.16	-10.7%
627-8581	663.58	869.12	-205.54	-23.7%
970-627-8951	811.72	868.88	-57.16	-6.6%
Total Telephone	2,211.98	2,562.84	-350.86	-13.7%
Trash	3,750.05	3,128.93	621.12	19.9%
Total Utilities	11,991.57	13,324.69	-1,333.12	-10.0%
Total Expense	41,872.18	69,338.51	-27,466.33	-39.6%

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11/08/16

Accrual Basis

GRANDVIEW VILLAS HOA

Profit & Loss

January through October 2016

	Jan - Oct 16	Jan - Oct 15	\$ Change	% Change
Net Ordinary Income	24,401.49	-3,691.13	28,092.62	761.1%
Other Income/Expense				
Other Income				
Interest Income	54.13	44.65	9.48	21.2%
Other Income				
HOA Transfer fee	800.00	0.00	800.00	100.0%
Other Income - Other	200.00	1,550.00	-1,350.00	-87.1%
Total Other Income	1,000.00	1,550.00	-550.00	-35.5%
Total Other Income	1,054.13	1,594.65	-540.52	-33.9%
Net Other Income	1,054.13	1,594.65	-540.52	-33.9%
Net Income	25,455.62	-2,096.48	27,552.10	1,314.2%
