

GRANDVIEW VILLAS HOA

Balance Sheet

As of December 31, 2016

01/09/17

Accrual Basis

	Dec 31, 16	Dec 31, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	15,244.21	15,395.56	-151.35	-1.0%
GRAND MOUNTAIN BANK MONEY MKT	60,600.29	42,542.66	18,057.63	42.5%
Total Checking/Savings	75,844.50	57,938.22	17,906.28	30.9%
Accounts Receivable				
Accounts Receivable	-258.90	-1,939.71	1,680.81	86.7%
Total Accounts Receivable	-258.90	-1,939.71	1,680.81	86.7%
Other Current Assets				
Undeposited Funds	0.00	4,328.85	-4,328.85	-100.0%
Work in Progress-Landscapes	4,930.87	4,930.87	0.00	0.0%
Total Other Current Assets	4,930.87	9,259.72	-4,328.85	-46.8%
Total Current Assets	80,516.47	65,258.23	15,258.24	23.4%
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	81,283.96	66,025.72	15,258.24	23.1%
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	3,410.00	3,410.00	0.00	0.0%
Retained Earnings	62,615.72	64,622.21	-2,006.49	-3.1%
Net Income	15,258.24	-2,006.49	17,264.73	860.4%
Total Equity	81,283.96	66,025.72	15,258.24	23.1%
TOTAL LIABILITIES & EQUITY	81,283.96	66,025.72	15,258.24	23.1%

GRANDVIEW VILLAS HOA

Profit & Loss

January through December 2016

	Jan - Dec 16	Jan - Dec 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Finance Charges Collected	37.37	156.68	-119.31	-76.2%
Homeowners Dues	66,240.00	65,550.00	690.00	1.1%
Total Income	66,277.37	65,706.68	570.69	0.9%
Gross Profit	66,277.37	65,706.68	570.69	0.9%
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	1,232.48	-918.38	-74.5%
Alarm Monitoring - Other	839.42	0.00	839.42	100.0%
Total Alarm Monitoring	1,153.52	1,687.88	-534.36	-31.7%
Bank Service Charges	0.00	10.00	-10.00	-100.0%
Bookkeeping Service	4,200.00	4,312.50	-112.50	-2.6%
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	3,270.45	1,780.54	1,489.91	83.7%
Total Building Maintenance	7,880.64	9,490.64	-1,610.00	-17.0%
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	11,419.94	10,774.50	645.44	6.0%
Director & Officers Insurance	931.00	1,461.83	-530.83	-36.3%
Surety Bond	366.00	366.00	0.00	0.0%
Total Insurance	12,716.94	12,602.33	114.61	0.9%
landscape maintenance	2,502.28	0.00	2,502.28	100.0%
Lien Expense	44.00	0.00	44.00	100.0%
Painting	0.00	21,500.00	-21,500.00	-100.0%
Postage and Delivery	96.31	0.00	96.31	100.0%
Professional Fees				
Accounting	290.00	270.00	20.00	7.4%
Legal Fees	1,704.00	0.00	1,704.00	100.0%
Professional Fees - Other	1,362.50	0.00	1,362.50	100.0%
Total Professional Fees	3,356.50	270.00	3,086.50	1,143.2%
Snow Removal	4,958.75	3,862.50	1,096.25	28.4%
Supplies				
Office	480.22	192.55	287.67	149.4%
Total Supplies	480.22	192.55	287.67	149.4%
Utilities				
B1 U HOUSE COMMO # 557003301	567.63	810.86	-243.23	-30.0%
B2 U LIGHTING COMMON #557006101	450.93	480.35	-29.42	-6.1%
B3 U HOUSE COMMON AREA #1002...	3,743.89	5,702.32	-1,958.43	-34.3%
BA U GARAGE 3 #557006001	487.13	501.54	-14.41	-2.9%
BB U GARAGE 1 & 2 E #557005801	664.33	693.37	-29.04	-4.2%
BC U GARAGE 4 N #1002612	455.49	487.10	-31.61	-6.5%
Telephone				
627-3496	884.40	969.74	-85.34	-8.8%
627-8581	811.30	1,014.02	-202.72	-20.0%
970-627-8951	959.44	1,013.78	-54.34	-5.4%
Total Telephone	2,655.14	2,997.54	-342.40	-11.4%

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Profit & Loss

January through December 2016

	Jan - Dec 16	Jan - Dec 15	\$ Change	% Change
Trash	4,864.07	3,784.93	1,079.14	28.5%
Total Utilities	13,888.61	15,458.01	-1,569.40	-10.2%
Total Expense	52,109.81	69,466.41	-17,356.60	-25.0%
Net Ordinary Income	14,167.56	-3,759.73	17,927.29	476.8%
Other Income/Expense				
Other Income				
Interest Income	65.68	53.24	12.44	23.4%
Other Income				
HOA Transfer fee	800.00	0.00	800.00	100.0%
Other Income - Other	225.00	1,700.00	-1,475.00	-86.8%
Total Other Income	1,025.00	1,700.00	-675.00	-39.7%
Total Other Income	1,090.68	1,753.24	-662.56	-37.8%
Net Other Income	1,090.68	1,753.24	-662.56	-37.8%
Net Income	15,258.24	-2,006.49	17,264.73	860.4%