

GRANDVIEW VILLAS HOA

Balance Sheet

As of November 30, 2016

12/22/16

Accrual Basis

	Nov 30, 16	Nov 30, 15	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	20,190.86	18,394.45	1,796.41	9.8%
GRAND MOUNTAIN BANK MONEY MKT	60,595.49	42,539.28	18,056.21	42.5%
Total Checking/Savings	80,786.35	60,933.73	19,852.62	32.6%
Accounts Receivable				
Accounts Receivable	411.14	3,078.68	-2,667.54	-86.7%
Total Accounts Receivable	411.14	3,078.68	-2,667.54	-86.7%
Other Current Assets				
Undeposited Funds	0.00	345.00	-345.00	-100.0%
Work in Progress-Landscapes	4,930.87	0.00	4,930.87	100.0%
Total Other Current Assets	4,930.87	345.00	4,585.87	1,329.2%
Total Current Assets	86,128.36	64,357.41	21,770.95	33.8%
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	86,895.85	65,124.90	21,770.95	33.4%
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	20,861.39	-2,907.31	23,768.70	817.6%
Total Equity	86,895.85	65,124.90	21,770.95	33.4%
TOTAL LIABILITIES & EQUITY	86,895.85	65,124.90	21,770.95	33.4%

GRANDVIEW VILLAS HOA

Profit & Loss

January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change	% Change
Ordinary Income/Expense				
Income				
Finance Charges Collected	33.67	131.22	-97.55	-74.3%
Homeowners Dues	66,240.00	65,550.00	690.00	1.1%
Total Income	66,273.67	65,681.22	592.45	0.9%
Gross Profit	66,273.67	65,681.22	592.45	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	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	3,962.50	-112.50	-2.8%
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	2,446.98	1,780.54	666.44	37.4%
Total Building Maintenance	7,057.17	9,490.64	-2,433.47	-25.6%
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	9,495.12	8,969.84	525.28	5.9%
Director & Officers Insurance	931.00	1,461.83	-530.83	-36.3%
Surety Bond	366.00	366.00	0.00	0.0%
Total Insurance	10,792.12	10,797.67	-5.55	-0.1%
landscape maintenance	2,422.28	4,930.87	-2,508.59	-50.9%
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	1,704.00	0.00	1,704.00	100.0%
Total Professional Fees	1,994.00	270.00	1,724.00	638.5%
Snow Removal	4,958.75	3,862.50	1,096.25	28.4%
Supplies				
Office	474.40	189.69	284.71	150.1%
Total Supplies	474.40	189.69	284.71	150.1%
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	810.54	897.28	-86.74	-9.7%
627-8581	737.44	941.56	-204.12	-21.7%
970-627-8951	885.58	941.32	-55.74	-5.9%
Total Telephone	2,433.56	2,780.16	-346.60	-12.5%
Trash	4,442.06	3,456.93	985.13	28.5%
Total Utilities	12,905.16	13,870.01	-964.85	-7.0%
Total Expense	46,472.41	70,337.66	-23,865.25	-33.9%

GRANDVIEW VILLAS HOA

Profit & Loss

January through November 2016

	Jan - Nov 16	Jan - Nov 15	\$ Change	% Change
Net Ordinary Income	19,801.26	-4,656.44	24,457.70	525.2%
Other Income/Expense				
Other Income				
Interest Income	60.13	49.13	11.00	22.4%
Other Income				
HOA Transfer fee	800.00	0.00	800.00	100.0%
Other Income - Other	200.00	1,700.00	-1,500.00	-88.2%
Total Other Income	1,000.00	1,700.00	-700.00	-41.2%
Total Other Income	1,060.13	1,749.13	-689.00	-39.4%
Net Other Income	1,060.13	1,749.13	-689.00	-39.4%
Net Income	20,861.39	-2,907.31	23,768.70	817.6%