

Pine Meadow Ranch Association
Profit Loss
January through December 2001-2007

Pine Meadows HOA Annual Profit and Loss multi-year statement

	2001	2002	2003	2004	2005	2006	2007	2008
Ordinary Income/Expense								
Income								
Annual Assessments Prior Years	\$126,938	\$156,855	\$151,593	\$8,409	\$9,223	\$925		
Annual Assessments 2004			\$0	\$131,678	\$7,215	\$209		
Annual Assessments 2005	\$5,700	\$3,600		\$0	\$133,515	\$12,233	\$967	
Annual Assessments 2006						\$138,400	\$1,972	
Annual Assessments 2007							\$181,178	
Construction Impact Fees	\$0	\$12,500	\$25,550	\$55,720	\$75,134	\$40,852	\$29,729	
Finance Charge Income	\$1,022	\$2,235	\$6,674	\$2,637	\$10,464	\$8,031	\$2,092	
Late Fee Income	\$1,958	\$2,773	\$4,524	\$1,784	\$3,475	\$3,966	\$2,384	
Parking Decals	\$35	\$336	\$184	\$294	\$206	\$100	\$60	
Power Backbone Fees	\$15,950	\$7,860	\$3,840	\$637	\$1,600	(\$117)	(\$21)	
Reimbursed Expenses	(\$1,135)	\$0	\$1,278	\$2,577	\$2,146	\$2,822	\$572	
Returned Check Charges	\$0	\$10	\$18	\$19	\$220	\$31	\$20	
Road Income					\$17,424	\$13,673	\$11,245	
Road Maintenance Contributions			\$17,000	\$6,350	\$2,525	\$9,620	\$60,616	
Services							\$3,400	
Special Assessmet December 1999	\$4,817	(\$200)						
Uncategorized Income			\$113					
Total Income	\$155,284	\$185,970	\$210,774	\$210,105	\$263,147	\$230,745	\$294,215	
Expense								
Automobile Expense	\$0	\$2,100	\$4,300	\$4,300	\$3,883	\$4,369	\$3,381	
Bank Service Charges		\$7	\$4	\$16			\$693	
Depreciation Expense			\$22,919	\$49,097	\$13,026	\$7,855	\$4,713	
Equipment Rental								
*Sub-Contractor				\$80		\$28,702	\$33,356	
Equipment Rental				\$725	\$34,700	\$11,495	\$4,630	
Total Equipment Rental				\$805	\$34,700	\$40,197	\$37,986	
Equipment Repair & Maint			\$5,687	\$13,167	\$6,546	\$16,921	\$9,863	
*Diesel			\$193	\$3,237	\$7,394	\$7,080	\$3,178	
Total Equipment Repair & Maint			\$5,880	\$16,404	\$13,940	\$24,001	\$13,041	
Insurance								
Disability Insurance				(\$306)				
Liability Insurance	(\$6,370)	\$10,123	\$10,585	\$3,786	\$3,333	\$3,399	\$3,453	
Worker Comp			\$6,417	\$1,462	\$3,484	(\$1,505)	\$1,046	

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Insurance - Other			\$48	\$200				
Total Insurance	(\$6,370)	\$10,123	\$17,049	\$5,142	\$6,817	\$1,894	\$4,499	
Interest Expense		\$3	\$0					
Loan Interest				\$1,367	\$90			
Finance Charge	\$16	\$0	\$0	\$0	\$25			
Interest Expense-Other					\$747			
Total Interest Expense	\$16	\$3	\$0	\$1,367	\$863	\$0	\$0	
Licenses and Permits	\$81	\$5	\$687	\$17	\$7	\$7	\$7	
Miscellaneous				\$877	\$214			
Management Services	\$15,000	\$0	\$0	\$0				
Office Supplies						\$35	\$32	
Payroll Expenses	\$0	\$15,312	\$31,900	\$27,657	\$38,992	\$31,100	\$23,325	
Payroll Tax Expenses		\$1,396	\$2,748	\$2,311	\$2,842	\$2,531	\$1,910	
Total Payroll Expense		\$16,708	\$34,648	\$29,968	\$41,834	\$33,631	\$25,235	
Postage, Printing & Mailing	\$1,931	\$2,801	\$1,260	\$1,663	\$2,620	\$5,691	\$5,236	
Printing and Reproduction	\$160	\$1,311	\$1,359	\$588	\$112	\$1,395	\$1,448	
Professional Development-Web						\$221		
Professional Fees								
Accounting	\$500	\$400	\$400	\$550	\$750	\$10,600	\$550	
Engineering							\$1,570	
Legal Fees	\$15,144	\$2,780	\$21,980	\$69,484	\$13,167	\$19,450	(\$5,157)	
Secretarial Services	\$4,492	\$8,457	\$12,534	\$11,518	\$8,850	\$11,300	\$9,405	
Professional Fees-Other			\$793	\$3,010	\$300			
Total Professional Fees	\$20,136	\$11,637	\$35,708	\$84,563	\$23,067	\$41,350	\$6,368	
Recruiting				\$179				
Rent	\$591	\$543	\$606	\$792	\$660	\$684	\$656	
Repairs								
Building Repairs		\$45						
Equipment Repairs		\$107	\$64	\$425	\$790			
Repairs-Other								
Total Repairs		\$151	\$64	\$425	\$790	\$0	\$0	
Road Maintenance								
Culvert installation	\$9,250			\$11,616	\$4,556	\$4,692	\$6,892	
General Road Repair	\$78,665	\$102,005	\$90,226	\$70,226	\$112,773	\$99,374	\$199,015	
Grounds Maintenance			\$3,817	\$1,972	\$527	\$966	\$1,578	
Snowplowing	\$3,698	\$16,219	\$9,672	\$19,667	\$2,078	\$5,255	\$3,959	
Road Maintenance - Other								
Total Road Maintenance	\$91,612	\$118,223	\$103,715	\$103,481	\$119,935	\$110,287	\$211,444	

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Cash Basis

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	2001	2002	2003	2004	2005	2006	2007	2008
Security	\$1,673	\$1,980	\$2,800	\$580	\$3,000	\$3,000	\$446	
Taxes								
Federal	\$843	\$993	\$1,441	\$1,923	\$2,000	(\$92)	\$0	
Property	\$10,382	\$6,390	\$6,291	\$11,540	\$8,074	\$9,095	\$12,252	
State	\$354	\$261	\$294	\$703	\$650			
Total Taxes	\$11,579	\$7,645	\$8,026	\$14,166	\$10,724	\$9,003	\$12,252	
Travel & Ent								
Meeting				\$737	\$0	\$50	\$125	
Total Travel & Ent				\$737	\$0	\$50	\$125	
Utilities								
Telephone		\$622	\$790	\$1,085	\$1,174	\$1,419	\$1,008	
Total Utilities		\$622	\$790	\$1,085	\$1,174	\$1,419	\$1,008	
Total Expense	\$136,409	\$173,859	\$239,815	\$316,252	\$277,366	\$285,088	\$328,570	
Net Ordinary Income	\$18,875	\$12,111	(\$29,041)	(\$106,147)	(\$14,219)	(\$54,343)	(\$34,356)	
Other Income/Expense								
Other Income								
Interest Income	\$823	\$497	\$273	\$636	\$2,188	\$1,267	\$947	
Dividend Income								
Other Income			\$764	\$0				
Revenue from Sale of Lot			\$31,167	\$51,039	\$97,603			
Revenue from Sale of Equipment					\$15,000			
Total Other Income	\$823	\$497	\$32,204	\$51,675	\$114,791	\$1,267	\$947	
Net Other Income	\$823	\$497	\$32,204	\$51,675	\$114,791	\$1,267	\$947	
Other Expense								
Other Expense								
Total Other Expense					\$0			
Income over Expense	\$19,698	\$12,608	\$3,162	(\$54,472)	\$100,572	(\$53,076)	(\$33,409)	