

Pine Meadow Ranch Association
Profit Loss
January through December 2001-2009

Pine Meadows HOA Annual Profit and Loss multi-year statement

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Ordinary Income/Expense										
Income										
Annual Assessments Prior Years	\$126,938	\$156,855	\$151,593	\$8,409	\$9,223	\$925		\$7,106	\$564	(\$395)
Annual Assessments 2004			\$0	\$131,678	\$7,215	\$209		\$0	\$0	(\$225)
Annual Assessments 2005	\$5,700	\$3,600		\$0	\$133,515	\$12,233	\$967	\$1,618	\$4,091	\$340
Annual Assessments 2006						\$138,400	\$1,972	\$1,529	\$1,009	\$340
Annual Assessments 2007							\$181,178	\$4,995	\$1,775	\$580
Annual Assessments 2008								\$185,250	\$5,819	\$1,730
Annual Assessments 2009									\$184,411	\$4,719
Annual Assessments 2010									\$350	\$187,443
Annual Assessments 2011										\$0
Construction Impact Fees	\$0	\$12,500	\$25,550	\$55,720	\$75,134	\$40,852	\$29,729	\$41,350	\$8,200	\$10,037
Finance Charge Income	\$1,022	\$2,235	\$6,674	\$2,637	\$10,464	\$8,031	\$2,092	\$2,537	\$11,235	\$4,969
Fine Income										\$50
Delinquent Fee Income	\$1,958	\$2,773	\$4,524	\$1,784	\$3,475	\$3,966	\$2,384	\$3,423	\$3,576	\$3,252
Parking Decals	\$35	\$336	\$184	\$294	\$206	\$100	\$60	\$72	\$24	\$54
Power Backbone Fees	\$15,950	\$7,860	\$3,840	\$637	\$1,600	(\$117)	(\$21)	\$676	\$0	\$0
Reimbursed Expenses	(\$1,135)	\$0	\$1,278	\$2,577	\$2,146	\$2,822	\$572	\$189	\$1,323	\$0
Returned Check Charges	\$0	\$10	\$18	\$19	\$220	\$31	\$20	\$0	\$0	\$142
Road Income (Church Camps)					\$17,424	\$13,673	\$11,245	\$4,800	\$17,508	\$9,036
Road Maintenance Contributions			\$17,000	\$6,350	\$2,525	\$9,620	\$60,616	\$2,800	\$5,650	\$6,276
Services							\$3,400	\$0	\$401	\$1,568
Special Assessment December 1999	\$4,817	(\$200)							\$0	\$0
Uncategorized Income			\$113						\$0	\$0
Total Income	\$155,284	\$185,970	\$210,774	\$210,105	\$263,147	\$230,745	\$294,215	\$256,344	\$245,938	\$229,916
Expense										
Automobile Expense	\$0	\$2,100	\$4,300	\$4,300	\$3,883	\$4,369	\$3,381	\$859	\$1,009	\$263
Bank Service Charges (CC PROC)		\$7	\$4	\$16			\$693	\$1,208	\$1,740	\$2,249
Depreciation Expense			\$22,919	\$49,097	\$13,026	\$7,855	\$4,713	\$4,689	\$21,409	\$22,072
Equipment Rental										
*Sub-Contractor				\$80		\$28,702	\$33,356	\$0	\$0	\$0
Equipment Rental				\$725	\$34,700	\$11,495	\$4,630	\$340	\$5,025	\$2,000
Total Equipment Rental				\$805	\$34,700	\$40,197	\$37,986	\$340	\$5,025	\$2,000
Internet/Web Expense								\$1,569	\$109	\$119
Insurance										

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Truck Insurance								\$0	\$908	\$793
Disability Insurance				(\$306)				\$0	\$0	\$0
Liability Insurance	(\$6,370)	\$10,123	\$10,585	\$3,786	\$3,333	\$3,399	\$3,453	\$2,668	\$3,014	\$2,599
Worker Comp			\$6,417	\$1,462	\$3,484	(\$1,505)	\$1,046	(\$723)	\$1,999	\$1,273
Insurance - Other			\$48	\$200						\$260
Total Insurance	(\$6,370)	\$10,123	\$17,049	\$5,142	\$6,817	\$1,894	\$4,499	\$1,945	\$5,921	\$4,925
Interest Expense										
Loan Interest		\$3	\$0	\$1,367	\$90		\$0	\$0	\$0	\$0
Finance Charge	\$16	\$0	\$0	\$0	\$25		\$0	\$0	\$0	\$0
Interest Expense-Other					\$747		\$0	\$0	\$0	\$0
Total Interest Expense	\$16	\$3	\$0	\$1,367	\$863	\$0	\$0	\$0	\$0	\$0
Licenses and Permits	\$81	\$5	\$687	\$17	\$7	\$7	\$7	\$0	\$20	\$320
Miscellaneous				\$877	\$214			\$0	\$0	\$382
Management Services	\$15,000	\$0	\$0	\$0				\$0	\$0	\$0
Office Supplies						\$35	\$32	\$75	\$152	\$185
Payroll Expenses	\$0	\$15,312	\$31,900	\$27,657	\$38,992	\$31,100	\$23,325	\$31,458	\$55,095	\$55,934
Payroll Tax Expenses		\$1,396	\$2,748	\$2,311	\$2,842	\$2,531	\$1,910	\$1,178	\$3,957	\$4,064
Employee-Benefits (Insurance)								\$4,048	\$9,365	\$10,430
Total Payroll Expense		\$16,708	\$34,648	\$29,968	\$41,834	\$33,631	\$25,235	\$36,685	\$68,417	\$70,428
Postage, Printing & Mailing	\$1,931	\$2,801	\$1,260	\$1,663	\$2,620	\$5,691	\$5,236	\$2,756	\$2,279	\$2,777
Printing and Reproduction	\$160	\$1,311	\$1,359	\$588	\$112	\$1,395	\$1,448	\$29	\$50	\$0
Professional Development-Web						\$221		\$1,599	\$109	\$0
Professional Fees										
Accounting	\$500	\$400	\$400	\$550	\$750	\$10,600	\$550	\$425	\$325	\$325
Engineering							\$1,570	\$0	\$0	\$0
Legal Fees	\$15,144	\$2,780	\$21,980	\$69,484	\$13,167	\$19,450	(\$5,157)	\$17,876	\$4,041	\$6,219
Secretarial Services	\$4,492	\$8,457	\$12,534	\$11,518	\$8,850	\$11,300	\$9,405	\$8,470	\$10,301	\$13,631
Professional Fees-Other			\$793	\$3,010	\$300			\$0		\$0
Total Professional Fees	\$20,136	\$11,637	\$35,708	\$84,563	\$23,067	\$41,350	\$6,368	\$26,771	\$14,667	\$20,174
Recruiting				\$179				\$0	\$0	\$0
Rent	\$591	\$543	\$606	\$792	\$660	\$684	\$656	\$456	\$100	\$253
Repairs										
Building Repairs		\$45						\$0	\$946	\$579
Repair & Maint-Equipment		\$107	\$5,751	\$13,592	\$7,336	\$16,921	\$9,863	\$8,918	\$6,535	\$5,719
Truck									\$709	\$2,164
*Diesel			\$193	\$3,237	\$7,394	\$7,080	\$3,178	\$3,752	\$4,161	\$5,501
Total Equipment Repair & Maint		\$107	\$5,944	\$16,829	\$14,730	\$24,001	\$13,041	\$12,670	\$11,405	\$13,384
Total Repairs		\$151	\$5,944	\$16,829	\$14,730	\$24,001	\$13,041	\$12,670	\$12,351	\$13,964
Road Maintenance										

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Culvert installation	\$9,250			\$11,616	\$4,556	\$4,692	\$6,892	\$280	\$2,544	\$4,100
General Road Repair	\$78,665	\$102,005	\$90,226	\$70,226	\$112,773	\$99,374	\$199,015	\$28,421	\$17,328	\$65,249
Grounds Maintenance			\$3,817	\$1,972	\$527	\$966	\$1,578	\$985	\$440	\$531
Snowplowing	\$3,698	\$16,219	\$9,672	\$19,667	\$2,078	\$5,255	\$3,959	\$28,010	\$6,905	\$3,841
Road Maintenance - Other										\$111
Total Road Maintenance	\$91,612	\$118,223	\$103,715	\$103,481	\$119,935	\$110,287	\$211,444	\$57,696	\$27,217	\$73,833
Security	\$1,673	\$1,980	\$2,800	\$580	\$3,000	\$3,000	\$446	\$0	\$0	\$0
Taxes										
Federal	\$843	\$993	\$1,441	\$1,923	\$2,000	(\$92)	\$0	\$0	\$0	\$404
Property	\$10,382	\$6,390	\$6,291	\$11,540	\$8,074	\$9,095	\$12,252	\$13,862	\$14,172	\$10,716
State	\$354	\$261	\$294	\$703	\$650		\$0	\$0	\$1,467	\$0
Total Taxes	\$11,579	\$7,645	\$8,026	\$14,166	\$10,724	\$9,003	\$12,252	\$13,862	\$15,639	\$11,120
Travel & Ent										
Meeting				\$737	\$0	\$50	\$125	\$147	\$150	\$937
Travel									\$684	\$0
Total Travel & Ent				\$737	\$0	\$50	\$125	\$147	\$834	\$937
Utilities										
Propane/Gas								\$2,603	\$1,490	\$80
Telephone		\$622	\$790	\$1,085	\$1,174	\$1,419	\$1,008	\$281	\$235	\$282
Total Utilities		\$622	\$790	\$1,085	\$1,174	\$1,419	\$1,008	\$2,884	\$1,725	\$362
Total Expense	\$136,409	\$173,859	\$239,816	\$316,252	\$277,366	\$285,088	\$328,570	\$164,672	\$178,775	\$226,361
Net Ordinary Income	\$18,875	\$12,111	(\$29,042)	(\$106,147)	(\$14,219)	(\$54,343)	(\$34,356)	\$91,673	\$67,163	\$3,556
Other Income/Expense										
Other Income										
Interest Income	\$823	\$497	\$273	\$636	\$2,188	\$1,267	\$947	\$2,984	\$1,597	\$882
Dividend Income								\$0	\$0	\$0
Other Income			\$764	\$0				\$0	\$0	\$0
Revenue from Sale of Lot			\$31,167	\$51,039	\$97,603				\$0	\$0
Revenue from Sale of Equipment					\$15,000				\$0	\$0
Total Other Income	\$823	\$497	\$32,204	\$51,675	\$114,791	\$1,267	\$947	\$2,984	\$1,597	\$882
Other Expense										
Cost of Sale									\$450	\$0
Other Expense									\$802	\$116
Total Other Expense					\$0	\$0	\$0	\$0	\$1,252	\$116
Net Other Income	\$823	\$497	\$32,204	\$51,675	\$114,791	\$1,267	\$947	\$2,984	\$345	\$766
Income over Expense	\$19,698	\$12,608	\$3,162	(\$54,472)	\$100,572	(\$53,076)	(\$33,409)	\$94,656	\$67,507	\$4,321