



 Andrew Vacek
 Community Manager

Balance Sheet Report

Grand Lakes CA

As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB CK #4584	137,046.81	218,766.72	(81,719.91)
1001 - New First Ntl Bank #8346	29,222.10	29,222.10	0.00
1100 - Pacific Premier Bank OP MM- #5499	253,340.37	303,283.96	(49,943.59)
1101 - PPB MM ICS #499	1,488,371.16	1,738,088.30	(249,717.14)
1102 - New First Natl Bank #7558	69.65	69.65	0.00
1650 - Due To/From Reserves	107,924.88	76,107.20	31,817.68
Total Operating Funds	2,015,974.97	2,365,537.93	(349,562.96)
Reserve Funds			
1326 - PPB MM RSV- #5507	178,972.73	152,656.82	26,315.91
1327 - PPB MM Reserve ICS #507	1,309,091.00	1,308,868.71	222.29
1330 - New First Natl Bank #5909	760,619.92	759,771.68	848.24
1382 - New First Natl CDAR #5466	206,192.48	205,982.44	210.04
1383 - New First Natl CDAR #4376	205,847.87	205,638.18	209.69
1385 - NFB CDAR 1371 1.25% 07/05/2019	256,435.51	256,163.42	272.09
1386 - NFB CDAR 0205 1.25% 06/27/2019	128,838.16	128,701.45	136.71
1387 - NFB CDAR 6249 1.25% 08/22/2019	205,459.09	205,241.08	218.01
1651 - Due To/From Operating	(107,924.88)	(76,107.20)	(31,817.68)
Total Reserve Funds	3,143,531.88	3,146,916.58	(3,384.70)
Accounts Receivable			
1500 - Residential Assessments Receivable	209,881.81	217,989.70	(8,107.89)
Total Accounts Receivable	209,881.81	217,989.70	(8,107.89)

Balance Sheet Report

Grand Lakes CA

As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Assets</u>			
Other Current Assets			
1600 - Prepaid Insurance	57,709.67	0.00	57,709.67
Total Other Current Assets	57,709.67	0.00	57,709.67
Total Assets	5,427,098.33	5,730,444.21	(303,345.88)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	0.00	30.00	(30.00)
2036 - PMG Collections	19,610.30	18,790.30	820.00
2037 - Payment Plan Fees	1,350.00	1,350.00	0.00
2395 - Other Accrued Expenses	96,651.84	172,293.77	(75,641.93)
2500 - Deposits Held	1,000.00	1,000.00	0.00
2520 - Rent Deposit	1,000.00	1,000.00	0.00
2550 - Prepaid Assessments	40,022.55	38,621.28	1,401.27
2595 - Deferred Revenue	524,975.00	787,462.50	(262,487.50)
Total Liabilities	684,609.69	1,020,547.85	(335,938.16)
Total Liabilities	684,609.69	1,020,547.85	(335,938.16)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	1,141,738.68	1,141,738.68	0.00
Total Owners Equity - Prior Years	1,141,738.68	1,141,738.68	0.00

Balance Sheet Report
Grand Lakes CA
As of October 31, 2018

	<u>Balance Oct 31, 2018</u>	<u>Balance Sep 30, 2018</u>	<u>Change</u>
<u>Owners' Equity</u>			
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	3,160,459.72	3,160,459.72	0.00
Total Capital Reserves - Prior Years	<u>3,160,459.72</u>	<u>3,160,459.72</u>	<u>0.00</u>
Total Owners' Equity	<u>4,302,198.40</u>	<u>4,302,198.40</u>	<u>0.00</u>
Net Income / (Loss)	<u>440,290.24</u>	<u>407,697.96</u>	<u>32,592.28</u>
Total Liabilities and Equity	<u><u>5,427,098.33</u></u>	<u><u>5,730,444.21</u></u>	<u><u>(303,345.88)</u></u>



Andrew Vacek
Community Manager

Income Statement Report Grand Lakes CA Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4000 - Residential Assessments	262,487.50	262,487.00	0.50	2,624,875.00	2,624,875.00	0.00	3,149,850.00	524,975.00
4016 - Force Mow Income	0.00	20.00	(20.00)	208.00	208.00	0.00	250.00	42.00
4070 - Reimbursement	0.00	53,592.00	(53,592.00)	394,774.66	535,917.00	(141,142.34)	643,100.00	248,325.34
4130 - Commercial Assessments	0.00	41,390.00	(41,390.00)	460,318.30	413,905.00	46,413.30	496,686.00	36,367.70
4250 - Pool Fees	25.00	8.00	17.00	750.00	83.00	667.00	100.00	(650.00)
4710 - Late Fees & Interest	1,097.44	1,250.00	(152.56)	59,331.24	12,500.00	46,831.24	15,000.00	(44,331.24)
4720 - Legal Reimbursements	2,690.87	833.00	1,857.87	11,233.09	8,333.00	2,900.09	10,000.00	(1,233.09)
4900 - Interest Earned - Operating Accounts	339.27	292.00	47.27	4,303.27	2,917.00	1,386.27	3,500.00	(803.27)
Total Income	266,640.08	359,872.00	(93,231.92)	3,555,793.56	3,598,738.00	(42,944.44)	4,318,486.00	762,692.44
Total Operating Income	266,640.08	359,872.00	(93,231.92)	3,555,793.56	3,598,738.00	(42,944.44)	4,318,486.00	762,692.44
Expense								
Administrative								
5000 - General Administrative	0.00	100.00	(100.00)	1,450.35	1,000.00	450.35	1,200.00	(250.35)
5005 - Application/Processing	425.00	125.00	300.00	3,325.00	1,250.00	2,075.00	1,500.00	(1,825.00)
5010 - Bad Debt	0.00	417.00	(417.00)	2,591.86	4,167.00	(1,575.14)	5,000.00	2,408.14
5015 - Bank Charges	0.00	33.00	(33.00)	13.12	333.00	(319.88)	400.00	386.88
5025 - Billing/Collections	144.26	1,583.00	(1,438.74)	19,046.66	15,833.00	3,213.66	19,000.00	(46.66)
5027 - Committees	0.00	583.00	(583.00)	40.84	5,833.00	(5,792.16)	7,000.00	6,959.16
5035 - Decorations	8,886.50	1,477.00	7,409.50	17,466.88	14,771.00	2,695.88	17,725.00	258.12
5075 - Meeting Expense	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
5090 - Office Supplies	45.36	250.00	(204.64)	2,144.27	2,500.00	(355.73)	3,000.00	855.73
5100 - Records Storage	386.40	250.00	136.40	2,080.40	2,500.00	(419.60)	3,000.00	919.60
5115 - Web Site Maintenance	0.00	67.00	(67.00)	0.00	667.00	(667.00)	800.00	800.00
5195 - Other Administrative Services	0.00	200.00	(200.00)	455.86	2,000.00	(1,544.14)	2,400.00	1,944.14
5200 - Community Events	480.00	4,000.00	(3,520.00)	33,941.28	40,000.00	(6,058.72)	48,000.00	14,058.72
5210 - Printing & Copying	0.00	833.00	(833.00)	8,917.70	8,333.00	584.70	10,000.00	1,082.30

Income Statement Report

Grand Lakes CA

Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5215 - Postage	285.35	1,667.00	(1,381.65)	9,827.23	16,667.00	(6,839.77)	20,000.00	10,172.77
Total Administrative	10,652.87	11,668.00	(1,015.13)	101,301.45	116,687.00	(15,385.55)	140,025.00	38,723.55
Insurance								
5460 - Property Insurance Premiums	5,246.33	5,562.00	(315.67)	48,771.82	55,617.00	(6,845.18)	66,740.00	17,968.18
Total Insurance	5,246.33	5,562.00	(315.67)	48,771.82	55,617.00	(6,845.18)	66,740.00	17,968.18
Utilities								
6000 - Electric Service	13,059.09	39,583.00	(26,523.91)	154,279.07	395,833.00	(241,553.93)	475,000.00	320,720.93
6025 - Water Service	9,295.68	34,377.00	(25,081.32)	349,591.04	343,767.00	5,824.04	412,520.00	62,928.96
6050 - Telephone Service	1,036.77	1,333.00	(296.23)	12,367.84	13,333.00	(965.16)	16,000.00	3,632.16
6055 - Internet Service	444.92	558.00	(113.08)	7,010.20	5,583.00	1,427.20	6,700.00	(310.20)
6075 - Other Utility Expenses	20,816.23	25,083.00	(4,266.77)	299,864.20	250,833.00	49,031.20	301,000.00	1,135.80
Total Utilities	44,652.69	100,934.00	(56,281.31)	823,112.35	1,009,349.00	(186,236.65)	1,211,220.00	388,107.65
Landscaping								
6100 - Grounds & Landscaping - Contract	92,586.41	62,500.00	30,086.41	664,069.94	625,000.00	39,069.94	750,000.00	85,930.06
6110 - Landscape Replacement & Installation	0.00	2,292.00	(2,292.00)	3,927.08	22,917.00	(18,989.92)	27,500.00	23,572.92
6115 - 7M Shared Median	518.00	518.00	0.00	5,180.00	5,180.00	0.00	6,216.00	1,036.00
6120 - Chemical/Fertilizations	0.00	667.00	(667.00)	0.00	6,667.00	(6,667.00)	8,000.00	8,000.00
6140 - Force Mow	0.00	42.00	(42.00)	416.00	417.00	(1.00)	500.00	84.00
6145 - Mulch	0.00	3,250.00	(3,250.00)	39,000.60	32,500.00	6,500.60	39,000.00	(0.60)
6150 - Seasonal Color/Plantings	0.00	11,563.00	(11,563.00)	89,183.25	115,635.00	(26,451.75)	138,762.00	49,578.75
6160 - Tree Maintenance	2,092.50	13,167.00	(11,074.50)	29,069.38	131,667.00	(102,597.62)	158,000.00	128,930.62
6165 - Tree Removal	810.00	1,683.00	(873.00)	2,841.75	16,833.00	(13,991.25)	20,200.00	17,358.25
6199 - Landscape Other	1,500.00	5,467.00	(3,967.00)	4,381.40	54,667.00	(50,285.60)	65,600.00	61,218.60
6200 - Irrigation Repair & Maintenance	0.00	12,500.00	(12,500.00)	110,079.32	125,000.00	(14,920.68)	150,000.00	39,920.68
Total Landscaping	97,506.91	113,649.00	(16,142.09)	948,148.72	1,136,483.00	(188,334.28)	1,363,778.00	415,629.28

Income Statement Report

Grand Lakes CA

Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	1,025.00	6,667.00	(5,642.00)	62,109.29	66,667.00	(4,557.71)	80,000.00	17,890.71
6430 - Janitorial Services	0.00	0.00	0.00	750.00	0.00	750.00	0.00	(750.00)
6434 - Pest Control	1,968.33	1,250.00	718.33	12,698.05	12,500.00	198.05	15,000.00	2,301.95
6438 - Pool Management	(4,219.54)	20,833.00	(25,052.54)	195,854.14	208,333.00	(12,478.86)	250,000.00	54,145.86
6440 - Safety & Security	29,789.00	29,668.00	121.00	338,848.00	296,683.00	42,165.00	356,020.00	17,172.00
Total Contracted Services	28,562.79	58,418.00	(29,855.21)	610,259.48	584,183.00	26,076.48	701,020.00	90,760.52
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	0.00	625.00	(625.00)	9,024.57	6,250.00	2,774.57	7,500.00	(1,524.57)
6545 - Electrical Supplies/Repair & Maintenance	608.24	1,167.00	(558.76)	4,541.09	11,667.00	(7,125.91)	14,000.00	9,458.91
6560 - Fence Repair & Maintenance	0.00	5,833.00	(5,833.00)	2,541.67	58,333.00	(55,791.33)	70,000.00	67,458.33
6585 - Fountain/Pond/Lake Repair & Maintenance	0.00	9,583.00	(9,583.00)	104,171.71	95,833.00	8,338.71	115,000.00	10,828.29
6595 - Gate & Monument Repair & Maintenance	0.00	667.00	(667.00)	1,480.00	6,667.00	(5,187.00)	8,000.00	6,520.00
6600 - General Repair & Maintenance	405.00	3,333.00	(2,928.00)	4,671.62	33,333.00	(28,661.38)	40,000.00	35,328.38
6640 - Lighting Supplies/Repair & Maintenance	1,650.23	1,750.00	(99.77)	20,808.39	17,500.00	3,308.39	21,000.00	191.61
6645 - Locks & Keys Repair & Maintenance	0.00	167.00	(167.00)	814.00	1,667.00	(853.00)	2,000.00	1,186.00
6680 - Painting Services & Supplies	0.00	500.00	(500.00)	5,498.50	5,000.00	498.50	6,000.00	501.50
6685 - Playground Maintenance/Repairs	0.00	2,333.00	(2,333.00)	2,584.84	23,333.00	(20,748.16)	28,000.00	25,415.16
6695 - Plumbing Supplies/Repair & Maintenance	298.00	333.00	(35.00)	1,380.57	3,333.00	(1,952.43)	4,000.00	2,619.43
6700 - Pool Supplies/Repair & Maintenance	3,307.38	2,917.00	390.38	19,142.47	29,167.00	(10,024.53)	35,000.00	15,857.53
6705 - Power Washing Services & Supplies	0.00	2,083.00	(2,083.00)	23,283.84	20,833.00	2,450.84	25,000.00	1,716.16
6710 - Fish Stocking	0.00	1,000.00	(1,000.00)	0.00	10,000.00	(10,000.00)	12,000.00	12,000.00
6745 - Signage Repair & Maintenance	779.00	125.00	654.00	854.00	1,250.00	(396.00)	1,500.00	646.00
6750 - Trail Maintenance	0.00	833.00	(833.00)	0.00	8,333.00	(8,333.00)	10,000.00	10,000.00
6755 - Storm Recovery Repair & Maintenance	0.00	0.00	0.00	18,475.05	0.00	18,475.05	0.00	(18,475.05)
6765 - Tennis Court Repair & Maintenance	324.05	583.00	(258.95)	4,042.75	5,833.00	(1,790.25)	7,000.00	2,957.25

Income Statement Report

Grand Lakes CA

Operating

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6770 - Vandalism Repair & Maintenance	55.00	167.00	(112.00)	1,478.00	1,667.00	(189.00)	2,000.00	522.00
Total Repair & Maintenance	7,426.90	33,999.00	(26,572.10)	224,793.07	339,999.00	(115,205.93)	408,000.00	183,206.93
Professional Services								
7000 - Audit & Tax Services	0.00	350.00	(350.00)	0.00	3,500.00	(3,500.00)	4,200.00	4,200.00
7020 - Legal Services	1,061.89	667.00	394.89	7,802.06	6,667.00	1,135.06	8,000.00	197.94
7025 - Legal Services - Collections	3,737.32	2,083.00	1,654.32	11,754.11	20,833.00	(9,078.89)	25,000.00	13,245.89
7035 - Legal Services - Deed Restrictions	6.40	417.00	(410.60)	292.29	4,167.00	(3,874.71)	5,000.00	4,707.71
7040 - Management Fees	5,542.00	5,542.00	0.00	55,420.00	55,420.00	0.00	66,504.00	11,084.00
7095 - Other Professional Services	0.00	0.00	0.00	2,273.79	0.00	2,273.79	0.00	(2,273.79)
Total Professional Services	10,347.61	9,059.00	1,288.61	77,542.25	90,587.00	(13,044.75)	108,704.00	31,161.75
Taxes								
9015 - Property/Real Estate Tax	0.00	317.00	(317.00)	1,976.34	3,167.00	(1,190.66)	3,800.00	1,823.66
Total Taxes	0.00	317.00	(317.00)	1,976.34	3,167.00	(1,190.66)	3,800.00	1,823.66
Other Expenses								
9105 - Reserve Contribution Expense	26,267.00	26,267.00	0.00	262,670.00	262,670.00	0.00	315,199.00	52,529.00
Total Other Expenses	26,267.00	26,267.00	0.00	262,670.00	262,670.00	0.00	315,199.00	52,529.00
Total Operating Expense	230,663.10	359,873.00	(129,209.90)	3,098,575.48	3,598,742.00	(500,166.52)	4,318,486.00	1,219,910.52
Total Operating Income / (Loss)	35,976.98	(1.00)	35,977.98	457,218.08	(4.00)	457,222.08	0.00	(457,218.08)

Income Statement Report

Grand Lakes CA

Reserves

October 01, 2018 thru October 31, 2018

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4905 - Reserve Contribution Income	26,267.00	26,267.00	0.00	262,670.00	262,666.00	4.00	315,199.00	52,529.00
4910 - Interest Earned - Reserve Accounts	2,165.98	0.00	2,165.98	17,383.96	0.00	17,383.96	0.00	(17,383.96)
Total Income	28,432.98	26,267.00	2,165.98	280,053.96	262,666.00	17,387.96	315,199.00	35,145.04
Total Reserves Income	28,432.98	26,267.00	2,165.98	280,053.96	262,666.00	17,387.96	315,199.00	35,145.04
<u>Expense</u>								
Reserve Expenses								
9800 - Repair & Replacement Expenses	0.00	0.00	0.00	8,475.00	0.00	8,475.00	0.00	(8,475.00)
9802 - Capital Improvements	0.00	0.00	0.00	61,967.14	0.00	61,967.14	0.00	(61,967.14)
9804 - Access System Expenses	0.00	0.00	0.00	10,896.01	0.00	10,896.01	0.00	(10,896.01)
9818 - Building Expenses	0.00	0.00	0.00	6,444.00	0.00	6,444.00	0.00	(6,444.00)
9826 - Common Area Expenses	0.00	0.00	0.00	55,296.00	0.00	55,296.00	0.00	(55,296.00)
9848 - Electrical Expenses	1,938.68	0.00	1,938.68	7,082.68	0.00	7,082.68	0.00	(7,082.68)
9852 - Fences, Gates & Walls Expenses	29,879.00	0.00	29,879.00	95,948.30	0.00	95,948.30	0.00	(95,948.30)
9862 - Fountain Expenses	0.00	0.00	0.00	25,392.31	0.00	25,392.31	0.00	(25,392.31)
9884 - Irrigation Expenses	0.00	0.00	0.00	4,695.00	0.00	4,695.00	0.00	(4,695.00)
9924 - Pools & Spas Expenses	0.00	0.00	0.00	19,745.00	0.00	19,745.00	0.00	(19,745.00)
9938 - Security Systems Expenses	0.00	0.00	0.00	739.00	0.00	739.00	0.00	(739.00)
9958 - Tennis Court Expenses	0.00	0.00	0.00	301.36	0.00	301.36	0.00	(301.36)
Total Reserve Expenses	31,817.68	0.00	31,817.68	296,981.80	0.00	296,981.80	0.00	(296,981.80)
Total Reserves Expense	31,817.68	0.00	31,817.68	296,981.80	0.00	296,981.80	0.00	(296,981.80)
Total Reserves Income / (Loss)	(3,384.70)	26,267.00	(29,651.70)	(16,927.84)	262,666.00	(279,593.84)	315,199.00	332,126.84
Total Association Net Income / (Loss)	32,592.28	26,266.00	6,326.28	440,290.24	262,662.00	177,628.24	315,199.00	(125,091.24)