


Andrew Vacek
Community Manager

Balance Sheet Report

Grand Lakes CA

As of April 30, 2018

	<u>Balance Apr 30, 2018</u>	<u>Balance Mar 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB CK #4584	100,714.57	251,806.60	(151,092.03)
1001 - New First Ntl Bank #8346	29,222.10	29,222.10	0.00
1100 - Pacific Premier Bank OP MM- #5499	403,202.33	3,132.59	400,069.74
1101 - PPB MM ICS #499	2,985,923.18	3,385,399.64	(399,476.46)
1102 - New First Natl Bank #7558	69.65	69.65	0.00
1650 - Due To/From Reserves	59,457.56	28,953.06	30,504.50
Total Operating Funds	3,578,589.39	3,698,583.64	(119,994.25)
Reserve Funds			
1326 - PPB MM RSV- #5507	85,332.97	2,788.12	82,544.85
1327 - PPB MM Reserve ICS #507	1,482,706.54	1,512,458.78	(29,752.24)
1330 - New First Natl Bank #5909	756,785.46	756,239.52	545.94
1377 - New First CDARS #6563 5/3/18 1.05%	204,608.08	204,431.58	176.50
1378 - New First CDARS #9529 5/31/18 1.19%	204,950.62	204,750.26	200.36
1379 - New First CDARS #5115 6/28/18 1.22%	128,034.96	127,906.64	128.32
1380 - New First CDARS #6627 7/5/18 .80%	255,029.01	254,861.38	167.63
1381 - New First CDARS#9652 08/23/18 0.80%	204,455.64	204,321.25	134.39
1651 - Due To/From Operating	(59,457.56)	(28,953.06)	(30,504.50)
Total Reserve Funds	3,262,445.72	3,238,804.47	23,641.25
Accounts Receivable			
1500 - Residential Assessments Receivable	425,519.14	584,913.81	(159,394.67)
Total Accounts Receivable	425,519.14	584,913.81	(159,394.67)
Other Current Assets			
1600 - Prepaid Insurance	24,180.81	29,016.98	(4,836.17)

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	<u>Balance Apr 30, 2018</u>	<u>Balance Mar 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Other Current Assets			
1640 - Other Prepaid Expenses	29,549.00	29,260.00	289.00
Total Other Current Assets	53,729.81	58,276.98	(4,547.17)
Total Assets	7,320,284.06	7,580,578.90	(260,294.84)
<u>Liabilities</u>			
Liabilities			
2015 - Returned Check Fee Payable	60.00	60.00	0.00
2025 - Transfer Fee Payable	330.00	0.00	330.00
2036 - PMG Collections	36,654.12	34,014.12	2,640.00
2037 - Payment Plan Fees	1,540.00	1,540.00	0.00
2395 - Other Accrued Expenses	59,082.00	93,217.72	(34,135.72)
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	13,894.23	13,317.33	576.90
2595 - Deferred Revenue	2,099,900.00	2,362,387.50	(262,487.50)
Total Liabilities	2,213,460.35	2,506,536.67	(293,076.32)
Total Liabilities	2,213,460.35	2,506,536.67	(293,076.32)
<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

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As of April 30, 2018

	<u>Balance Apr 30, 2018</u>	<u>Balance Mar 31, 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>804,625.31</u>	<u>771,843.83</u>	<u>32,781.48</u>
Total Liabilities and Equity	<u><u>7,320,284.06</u></u>	<u><u>7,580,578.90</u></u>	<u><u>(260,294.84)</u></u>


Andrew Vacek
Community Manager

Income Statement Report

Grand Lakes CA

Operating

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4000 - Residential Assessments	262,487.50	262,487.00	0.50	1,049,950.00	1,049,950.00	0.00	3,149,850.00	2,099,900.00
4016 - Force Mow Income	0.00	20.00	(20.00)	0.00	83.00	(83.00)	250.00	250.00
4070 - Reimbursement	29,260.02	53,592.00	(24,331.98)	193,194.56	214,367.00	(21,172.44)	643,100.00	449,905.44
4130 - Commercial Assessments	0.00	41,390.00	(41,390.00)	460,318.30	165,562.00	294,756.30	496,686.00	36,367.70
4250 - Pool Fees	0.00	8.00	(8.00)	0.00	33.00	(33.00)	100.00	100.00
4710 - Late Fees & Interest	5,234.24	1,250.00	3,984.24	33,420.69	5,000.00	28,420.69	15,000.00	(18,420.69)
4720 - Legal Reimbursements	1,292.74	833.00	459.74	5,645.81	3,333.00	2,312.81	10,000.00	4,354.19
4900 - Interest Earned - Operating Accounts	593.28	292.00	301.28	1,717.25	1,167.00	550.25	3,500.00	1,782.75
Total Income	298,867.78	359,872.00	(61,004.22)	1,744,246.61	1,439,495.00	304,751.61	4,318,486.00	2,574,239.39
Total Operating Income	298,867.78	359,872.00	(61,004.22)	1,744,246.61	1,439,495.00	304,751.61	4,318,486.00	2,574,239.39
Expense								
Administrative								
5000 - General Administrative	0.00	100.00	(100.00)	443.70	400.00	43.70	1,200.00	756.30
5005 - Application/Processing	0.00	125.00	(125.00)	500.00	500.00	0.00	1,500.00	1,000.00
5010 - Bad Debt	86.02	417.00	(330.98)	86.02	1,667.00	(1,580.98)	5,000.00	4,913.98
5015 - Bank Charges	0.00	33.00	(33.00)	3.12	133.00	(129.88)	400.00	396.88
5025 - Billing/Collections	0.00	1,583.00	(1,583.00)	4,152.00	6,333.00	(2,181.00)	19,000.00	14,848.00
5027 - Committees	40.84	583.00	(542.16)	40.84	2,333.00	(2,292.16)	7,000.00	6,959.16
5035 - Decorations	0.00	1,477.00	(1,477.00)	8,580.38	5,908.00	2,672.38	17,725.00	9,144.62
5075 - Meeting Expense	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
5090 - Office Supplies	0.00	250.00	(250.00)	1,242.81	1,000.00	242.81	3,000.00	1,757.19
5100 - Records Storage	0.00	250.00	(250.00)	546.00	1,000.00	(454.00)	3,000.00	2,454.00
5115 - Web Site Maintenance	0.00	67.00	(67.00)	0.00	267.00	(267.00)	800.00	800.00
5195 - Other Administrative Services	0.00	200.00	(200.00)	84.00	800.00	(716.00)	2,400.00	2,316.00
5200 - Community Events	110.62	4,000.00	(3,889.38)	4,110.08	16,000.00	(11,889.92)	48,000.00	43,889.92
5210 - Printing & Copying	0.00	833.00	(833.00)	6,135.10	3,333.00	2,802.10	10,000.00	3,864.90

Income Statement Report

Grand Lakes CA

Operating

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Administrative								
5215 - Postage	0.00	1,667.00	(1,667.00)	3,960.49	6,667.00	(2,706.51)	20,000.00	16,039.51
Total Administrative	237.48	11,668.00	(11,430.52)	29,884.54	46,674.00	(16,789.46)	140,025.00	110,140.46
Insurance								
5460 - Property Insurance Premiums	4,836.17	5,562.00	(725.83)	19,344.68	22,247.00	(2,902.32)	66,740.00	47,395.32
Total Insurance	4,836.17	5,562.00	(725.83)	19,344.68	22,247.00	(2,902.32)	66,740.00	47,395.32
Utilities								
6000 - Electric Service	12,627.61	39,583.00	(26,955.39)	60,823.26	158,333.00	(97,509.74)	475,000.00	414,176.74
6025 - Water Service	19,950.25	34,377.00	(14,426.75)	73,311.28	137,507.00	(64,195.72)	412,520.00	339,208.72
6050 - Telephone Service	1,280.56	1,333.00	(52.44)	5,514.42	5,333.00	181.42	16,000.00	10,485.58
6055 - Internet Service	623.49	558.00	65.49	3,296.72	2,233.00	1,063.72	6,700.00	3,403.28
6075 - Other Utility Expenses	16,122.55	25,083.00	(8,960.45)	64,353.16	100,333.00	(35,979.84)	301,000.00	236,646.84
Total Utilities	50,604.46	100,934.00	(50,329.54)	207,298.84	403,739.00	(196,440.16)	1,211,220.00	1,003,921.16
Landscaping								
6100 - Grounds & Landscaping - Contract	81,855.38	62,500.00	19,355.38	241,707.30	250,000.00	(8,292.70)	750,000.00	508,292.70
6110 - Landscape Replacement & Installation	0.00	2,292.00	(2,292.00)	0.00	9,167.00	(9,167.00)	27,500.00	27,500.00
6115 - 7M Shared Median	518.00	518.00	0.00	2,072.00	2,072.00	0.00	6,216.00	4,144.00
6120 - Chemical/Fertilizations	0.00	667.00	(667.00)	0.00	2,667.00	(2,667.00)	8,000.00	8,000.00
6140 - Force Mow	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6145 - Mulch	0.00	3,250.00	(3,250.00)	0.00	13,000.00	(13,000.00)	39,000.00	39,000.00
6150 - Seasonal Color/Plantings	0.00	11,563.00	(11,563.00)	45,309.75	46,254.00	(944.25)	138,762.00	93,452.25
6160 - Tree Maintenance	0.00	13,167.00	(13,167.00)	22,500.00	52,667.00	(30,167.00)	158,000.00	135,500.00
6165 - Tree Removal	0.00	1,683.00	(1,683.00)	675.00	6,733.00	(6,058.00)	20,200.00	19,525.00
6199 - Landscape Other	0.00	5,467.00	(5,467.00)	0.00	21,867.00	(21,867.00)	65,600.00	65,600.00
6200 - Irrigation Repair & Maintenance	13,405.42	12,500.00	905.42	19,928.51	50,000.00	(30,071.49)	150,000.00	130,071.49
Total Landscaping	95,778.80	113,649.00	(17,870.20)	332,192.56	454,594.00	(122,401.44)	1,363,778.00	1,031,585.44

Income Statement Report

Grand Lakes CA

Operating

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6418 - Fountains/Ponds/Lakes Services	17,938.60	6,667.00	11,271.60	55,293.10	26,667.00	28,626.10	80,000.00	24,706.90
6434 - Pest Control	0.00	1,250.00	(1,250.00)	2,979.74	5,000.00	(2,020.26)	15,000.00	12,020.26
6438 - Pool Management	11,483.60	20,833.00	(9,349.40)	45,934.40	83,333.00	(37,398.60)	250,000.00	204,065.60
6440 - Safety & Security	57,450.00	29,668.00	27,782.00	145,230.00	118,673.00	26,557.00	356,020.00	210,790.00
Total Contracted Services	86,872.20	58,418.00	28,454.20	249,437.24	233,673.00	15,764.24	701,020.00	451,582.76
Repair & Maintenance								
6530 - Common Areas Repair & Maintenance	1,286.64	625.00	661.64	2,573.29	2,500.00	73.29	7,500.00	4,926.71
6545 - Electrical Supplies/Repair & Maintenance	0.00	1,167.00	(1,167.00)	161.35	4,667.00	(4,505.65)	14,000.00	13,838.65
6560 - Fence Repair & Maintenance	0.00	5,833.00	(5,833.00)	799.67	23,333.00	(22,533.33)	70,000.00	69,200.33
6585 - Fountain/Pond/Lake Repair & Maintenance	3,011.04	9,583.00	(6,571.96)	21,300.73	38,333.00	(17,032.27)	115,000.00	93,699.27
6595 - Gate & Monument Repair & Maintenance	0.00	667.00	(667.00)	0.00	2,667.00	(2,667.00)	8,000.00	8,000.00
6600 - General Repair & Maintenance	1,250.00	3,333.00	(2,083.00)	1,666.68	13,333.00	(11,666.32)	40,000.00	38,333.32
6640 - Lighting Supplies/Repair & Maintenance	1,642.30	1,750.00	(107.70)	5,465.89	7,000.00	(1,534.11)	21,000.00	15,534.11
6645 - Locks & Keys Repair & Maintenance	0.00	167.00	(167.00)	0.00	667.00	(667.00)	2,000.00	2,000.00
6680 - Painting Services & Supplies	0.00	500.00	(500.00)	2,806.06	2,000.00	806.06	6,000.00	3,193.94
6685 - Playground Maintenance/Repairs	870.84	2,333.00	(1,462.16)	870.84	9,333.00	(8,462.16)	28,000.00	27,129.16
6695 - Plumbing Supplies/Repair & Maintenance	150.00	333.00	(183.00)	644.57	1,333.00	(688.43)	4,000.00	3,355.43
6700 - Pool Supplies/Repair & Maintenance	3,430.00	2,917.00	513.00	4,655.00	11,667.00	(7,012.00)	35,000.00	30,345.00
6705 - Power Washing Services & Supplies	4,115.72	2,083.00	2,032.72	4,115.72	8,333.00	(4,217.28)	25,000.00	20,884.28
6710 - Fish Stocking	0.00	1,000.00	(1,000.00)	0.00	4,000.00	(4,000.00)	12,000.00	12,000.00
6745 - Signage Repair & Maintenance	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6750 - Trail Maintenance	0.00	833.00	(833.00)	0.00	3,333.00	(3,333.00)	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	222.00	583.00	(361.00)	2,182.50	2,333.00	(150.50)	7,000.00	4,817.50
6770 - Vandalism Repair & Maintenance	0.00	167.00	(167.00)	1,328.00	667.00	661.00	2,000.00	672.00
Total Repair & Maintenance	15,978.54	33,999.00	(18,020.46)	67,045.35	135,999.00	(68,953.65)	408,000.00	340,954.65

**Income Statement Report
Grand Lakes CA
Operating**

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7000 - Audit & Tax Services	0.00	350.00	(350.00)	0.00	1,400.00	(1,400.00)	4,200.00	4,200.00
7020 - Legal Services	0.00	667.00	(667.00)	1,925.36	2,667.00	(741.64)	8,000.00	6,074.64
7025 - Legal Services - Collections	3,610.90	2,083.00	1,527.90	4,857.99	8,333.00	(3,475.01)	25,000.00	20,142.01
7035 - Legal Services - Deed Restrictions	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	5,000.00	5,000.00
7040 - Management Fees	5,542.00	5,542.00	0.00	22,168.00	22,168.00	0.00	66,504.00	44,336.00
7095 - Other Professional Services	0.00	0.00	0.00	440.00	0.00	440.00	0.00	(440.00)
Total Professional Services	9,152.90	9,059.00	93.90	29,391.35	36,235.00	(6,843.65)	108,704.00	79,312.65
Taxes								
9015 - Property/Real Estate Tax	0.00	317.00	(317.00)	1,944.74	1,267.00	677.74	3,800.00	1,855.26
Total Taxes	0.00	317.00	(317.00)	1,944.74	1,267.00	677.74	3,800.00	1,855.26
Other Expenses								
9105 - Reserve Contribution Expense	26,267.00	26,267.00	0.00	105,068.00	105,068.00	0.00	315,199.00	210,131.00
Total Other Expenses	26,267.00	26,267.00	0.00	105,068.00	105,068.00	0.00	315,199.00	210,131.00
Total Operating Expense	289,727.55	359,873.00	(70,145.45)	1,041,607.30	1,439,496.00	(397,888.70)	4,318,486.00	3,276,878.70
Total Operating Income / (Loss)	9,140.23	(1.00)	9,141.23	702,639.31	(1.00)	702,640.31	0.00	(702,639.31)

Income Statement Report Grand Lakes CA Reserves

April 01, 2018 thru April 30, 2018

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4905 - Reserve Contribution Income	26,267.00	26,266.00	1.00	105,068.00	105,066.00	2.00	315,199.00	210,131.00
4910 - Interest Earned - Reserve Accounts	1,611.75	0.00	1,611.75	6,300.00	0.00	6,300.00	0.00	(6,300.00)
Total Income	27,878.75	26,266.00	1,612.75	111,368.00	105,066.00	6,302.00	315,199.00	203,831.00
Total Reserves Income	27,878.75	26,266.00	1,612.75	111,368.00	105,066.00	6,302.00	315,199.00	203,831.00
<u>Expense</u>								
Reserve Expenses								
9800 - Repair & Replacement Expenses	4,237.50	0.00	4,237.50	4,237.50	0.00	4,237.50	0.00	(4,237.50)
9852 - Fences, Gates & Walls Expenses	0.00	0.00	0.00	4,405.50	0.00	4,405.50	0.00	(4,405.50)
9938 - Security Systems Expenses	0.00	0.00	0.00	739.00	0.00	739.00	0.00	(739.00)
Total Reserve Expenses	4,237.50	0.00	4,237.50	9,382.00	0.00	9,382.00	0.00	(9,382.00)
Total Reserves Expense	4,237.50	0.00	4,237.50	9,382.00	0.00	9,382.00	0.00	(9,382.00)
Total Reserves Income / (Loss)	23,641.25	26,266.00	(2,624.75)	101,986.00	105,066.00	(3,080.00)	315,199.00	213,213.00
Total Association Net Income / (Loss)	32,781.48	26,265.00	6,516.48	804,625.31	105,065.00	699,560.31	315,199.00	(489,426.31)