

**Balance Sheet Report**  
**Grand Lakes CA**  
As of February 29, 2020

	<u>Balance Feb 29, 2020</u>	<u>Balance Jan 31, 2020</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PPB CK #4584	471,612.71	985,488.35	(513,875.64)
1001 - New First Ntl Bank #8346	29,222.10	29,222.10	0.00
1100 - Pacific Premier Bank OP MM- #5499	3,965.95	1,503,878.97	(1,499,913.02)
1101 - PPB MM ICS #499	2,594,326.49	793,929.18	1,800,397.31
1102 - New First Natl Bank #7558	69.65	69.65	0.00
1650 - Due To/From Reserves	920,872.04	789,210.46	131,661.58
<b>Total Operating Funds</b>	<b>4,020,068.94</b>	<b>4,101,798.71</b>	<b>(81,729.77)</b>
<b>Reserve Funds</b>			
1326 - PPB MM RSV- #5507	263,097.93	207,276.77	55,821.16
1327 - PPB MM Reserve ICS #507	1,312,580.87	1,312,372.37	208.50
1330 - New First Natl Bank #5909	1,242,989.39	1,242,036.59	952.80
1388 - NFB CDAR 2988 1.5% 05/28/2020	209,989.28	209,739.17	250.11
1389 - NFB CDAR 8922 1.6% 04/30/2020	209,861.30	209,594.69	266.61
1390 - NFB CDAR 8918 1.5% 06/25/2020	131,223.15	131,066.86	156.29
1651 - Due To/From Operating	(920,872.04)	(789,210.46)	(131,661.58)
<b>Total Reserve Funds</b>	<b>2,448,869.88</b>	<b>2,522,875.99</b>	<b>(74,006.11)</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	633,725.05	854,597.57	(220,872.52)
<b>Total Accounts Receivable</b>	<b>633,725.05</b>	<b>854,597.57</b>	<b>(220,872.52)</b>
<b>Other Current Assets</b>			
1600 - Prepaid Insurance	38,873.35	44,426.68	(5,553.33)
1640 - Other Prepaid Expenses	35,350.93	34,895.08	455.85
1735 - Other Receivables	173,405.46	173,405.46	0.00

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<b><u>Assets</u></b>			
<b>Other Current Assets</b>			
1799 - Clearing Account	(75.00)	1,075.00	(1,150.00)
<b>Total Other Current Assets</b>	<u><b>247,554.74</b></u>	<u><b>253,802.22</b></u>	<u><b>(6,247.48)</b></u>
<b>Total Assets</b>	<u><b>7,350,218.61</b></u>	<u><b>7,733,074.49</b></u>	<u><b>(382,855.88)</b></u>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2015 - Returned Check Fee Payable	240.00	150.00	90.00
2036 - PMG Collections	41,240.30	35,380.30	5,860.00
2037 - Payment Plan Fees	1,350.00	1,350.00	0.00
2050 - Resident Refunds	13,392.25	5,921.86	7,470.39
2395 - Other Accrued Expenses	46,143.12	133,089.45	(86,946.33)
2500 - Deposits Held	2,000.00	2,000.00	0.00
2550 - Prepaid Assessments	18,915.77	16,730.21	2,185.56
2595 - Deferred Revenue	3,009,770.02	3,310,747.02	(300,977.00)
<b>Total Liabilities</b>	<u><b>3,133,051.46</b></u>	<u><b>3,505,368.84</b></u>	<u><b>(372,317.38)</b></u>
<b>Total Liabilities</b>	<u><b>3,133,051.46</b></u>	<u><b>3,505,368.84</b></u>	<u><b>(372,317.38)</b></u>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Operating Fund - Prior year	1,563,193.32	1,563,193.32	0.00
3005 - Equity Adjustments - Prior Periods	400.00	400.00	0.00
<b>Total Owners Equity - Prior Years</b>	<u><b>1,563,593.32</b></u>	<u><b>1,563,593.32</b></u>	<u><b>0.00</b></u>

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As of February 29, 2020

	<u>Balance Feb 29, 2020</u>	<u>Balance Jan 31, 2020</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Capital Reserves - Prior Years</b>			
3102 - Repair & Replacement Reserve - Prior Yrs	2,492,946.47	2,492,946.47	0.00
<b>Total Capital Reserves - Prior Years</b>	<u>2,492,946.47</u>	<u>2,492,946.47</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>4,056,539.79</u>	<u>4,056,539.79</u>	<u>0.00</u>
<b>Net Income / (Loss)</b>	<u>160,627.36</u>	<u>171,165.86</u>	<u>(10,538.50)</u>
<b>Total Liabilities and Equity</b>	<u><u>7,350,218.61</u></u>	<u><u>7,733,074.49</u></u>	<u><u>(382,855.88)</u></u>

# Income Statement Report

## Grand Lakes CA

### Operating

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4000 - Residential Assessments	262,487.20	262,487.00	0.20	524,974.70	524,975.00	(0.30)	3,149,850.00	2,624,875.30
4016 - Force Mow Income	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
4070 - Reimbursement	31,343.52	31,344.00	(0.48)	83,581.81	62,688.00	20,893.81	376,128.00	292,546.19
4130 - Commercial Assessments	25,846.24	41,390.00	(15,543.76)	64,335.74	82,781.00	(18,445.26)	496,686.00	432,350.26
4220 - Gate & Access Fees	0.00	0.00	0.00	25.00	0.00	25.00	0.00	(25.00)
4250 - Pool Fees	25.00	9.00	16.00	25.00	17.00	8.00	100.00	75.00
4710 - Late Fees & Interest	6,812.36	1,250.00	5,562.36	16,869.14	2,500.00	14,369.14	15,000.00	(1,869.14)
4720 - Legal Reimbursements	6,686.24	1,875.00	4,811.24	13,225.68	3,750.00	9,475.68	22,500.00	9,274.32
4900 - Interest Earned - Operating Accounts	484.29	0.00	484.29	935.91	0.00	935.91	0.00	(935.91)
<b>Total Income</b>	<b>333,684.85</b>	<b>338,376.00</b>	<b>(4,691.15)</b>	<b>703,972.98</b>	<b>676,753.00</b>	<b>27,219.98</b>	<b>4,060,514.00</b>	<b>3,356,541.02</b>
<b>Total Operating Income</b>	<b>333,684.85</b>	<b>338,376.00</b>	<b>(4,691.15)</b>	<b>703,972.98</b>	<b>676,753.00</b>	<b>27,219.98</b>	<b>4,060,514.00</b>	<b>3,356,541.02</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	0.00	159.00	(159.00)	0.00	317.00	(317.00)	1,900.00	1,900.00
5005 - Application/Processing	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
5010 - Bad Debt	69.61	416.00	(346.39)	9,535.75	833.00	8,702.75	5,000.00	(4,535.75)
5025 - Billing/Collections	0.00	1,666.00	(1,666.00)	0.00	3,333.00	(3,333.00)	20,000.00	20,000.00
5027 - Committees	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
5035 - Decorations	0.00	1,525.00	(1,525.00)	8,455.00	3,050.00	5,405.00	18,300.00	9,845.00
5075 - Meeting Expense	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
5090 - Office Supplies	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
5100 - Records Storage	2,527.20	250.00	2,277.20	2,527.20	500.00	2,027.20	3,000.00	472.80
5115 - Web Site Maintenance	0.00	79.00	(79.00)	0.00	158.00	(158.00)	950.00	950.00
5195 - Other Administrative Services	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
5200 - Community Events	0.00	4,166.00	(4,166.00)	0.00	8,333.00	(8,333.00)	50,000.00	50,000.00
5210 - Printing & Copying	0.00	1,166.00	(1,166.00)	0.00	2,333.00	(2,333.00)	14,000.00	14,000.00

# Income Statement Report

## Grand Lakes CA

### Operating

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Administrative</b>								
5215 - Postage	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00	15,000.00
<b>Total Administrative</b>	<b>2,596.81</b>	<b>11,420.00</b>	<b>(8,823.19)</b>	<b>20,517.95</b>	<b>22,841.00</b>	<b>(2,323.05)</b>	<b>137,050.00</b>	<b>116,532.05</b>
<b>Insurance</b>								
5460 - Property Insurance Premiums	5,553.33	5,554.00	(0.67)	11,106.66	11,107.00	(0.34)	66,640.00	55,533.34
<b>Total Insurance</b>	<b>5,553.33</b>	<b>5,554.00</b>	<b>(0.67)</b>	<b>11,106.66</b>	<b>11,107.00</b>	<b>(0.34)</b>	<b>66,640.00</b>	<b>55,533.34</b>
<b>Utilities</b>								
6000 - Electric Service	10,688.62	14,584.00	(3,895.38)	25,327.52	29,167.00	(3,839.48)	175,000.00	149,672.48
6025 - Water Service	3,310.46	48,608.00	(45,297.54)	7,354.40	97,217.00	(89,862.60)	583,303.00	575,948.60
6050 - Telephone Service	1,364.48	1,250.00	114.48	2,445.50	2,500.00	(54.50)	15,000.00	12,554.50
6055 - Internet Service	347.54	500.00	(152.46)	925.13	1,000.00	(74.87)	6,000.00	5,074.87
6075 - Other Utility Expenses	10,812.34	40,501.00	(29,688.66)	17,686.13	81,001.00	(63,314.87)	486,003.00	468,316.87
<b>Total Utilities</b>	<b>26,523.44</b>	<b>105,443.00</b>	<b>(78,919.56)</b>	<b>53,738.68</b>	<b>210,885.00</b>	<b>(157,146.32)</b>	<b>1,265,306.00</b>	<b>1,211,567.32</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	52,493.14	68,750.00	(16,256.86)	98,410.32	137,500.00	(39,089.68)	825,000.00	726,589.68
6110 - Landscape Replacement & Installation	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
6115 - 7M Shared Median	0.00	518.00	(518.00)	0.00	1,036.00	(1,036.00)	6,216.00	6,216.00
6140 - Force Mow	0.00	41.00	(41.00)	0.00	83.00	(83.00)	500.00	500.00
6145 - Mulch	6,288.00	4,084.00	2,204.00	6,288.00	8,167.00	(1,879.00)	49,000.00	42,712.00
6150 - Seasonal Color/Plantings	0.00	9,166.00	(9,166.00)	0.00	18,333.00	(18,333.00)	110,000.00	110,000.00
6160 - Tree Maintenance	29,520.00	12,500.00	17,020.00	44,395.00	25,000.00	19,395.00	150,000.00	105,605.00
6165 - Tree Removal	2,100.00	1,684.00	416.00	2,100.00	3,367.00	(1,267.00)	20,200.00	18,100.00
6199 - Landscape Other	1,111.00	416.00	695.00	1,111.00	833.00	278.00	5,000.00	3,889.00
6200 - Irrigation Repair & Maintenance	12,688.42	12,500.00	188.42	20,486.67	25,000.00	(4,513.33)	150,000.00	129,513.33
<b>Total Landscaping</b>	<b>104,200.56</b>	<b>110,493.00</b>	<b>(6,292.44)</b>	<b>172,790.99</b>	<b>220,986.00</b>	<b>(48,195.01)</b>	<b>1,325,916.00</b>	<b>1,153,125.01</b>
<b>Contracted Services</b>								
6418 - Fountains/Ponds/Lakes Services	8,600.00	8,600.00	0.00	17,200.00	17,200.00	0.00	103,200.00	86,000.00

# Income Statement Report

## Grand Lakes CA

### Operating

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Contracted Services</b>								
6434 - Pest Control	615.00	1,825.00	(1,210.00)	2,790.00	3,650.00	(860.00)	21,900.00	19,110.00
6438 - Pool Management	3,555.00	21,250.00	(17,695.00)	6,710.00	42,500.00	(35,790.00)	255,000.00	248,290.00
6440 - Safety & Security	31,340.00	31,344.00	(4.00)	74,764.74	62,688.00	12,076.74	376,128.00	301,363.26
<b>Total Contracted Services</b>	<b>44,110.00</b>	<b>63,019.00</b>	<b>(18,909.00)</b>	<b>101,464.74</b>	<b>126,038.00</b>	<b>(24,573.26)</b>	<b>756,228.00</b>	<b>654,763.26</b>
<b>Repair &amp; Maintenance</b>								
6530 - Common Areas Repair & Maintenance	0.00	625.00	(625.00)	0.00	1,250.00	(1,250.00)	7,500.00	7,500.00
6545 - Electrical Supplies/Repair & Maintenance	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
6560 - Fence Repair & Maintenance	150.00	834.00	(684.00)	150.00	1,667.00	(1,517.00)	10,000.00	9,850.00
6585 - Fountain/Pond/Lake Repair & Maintenance	2,380.90	9,584.00	(7,203.10)	8,383.00	19,167.00	(10,784.00)	115,000.00	106,617.00
6595 - Gate & Monument Repair & Maintenance	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6600 - General Repair & Maintenance	27,737.00	2,084.00	25,653.00	27,737.00	4,167.00	23,570.00	25,000.00	(2,737.00)
6640 - Lighting Supplies/Repair & Maintenance	4,866.97	1,750.00	3,116.97	5,508.97	3,500.00	2,008.97	21,000.00	15,491.03
6645 - Locks & Keys Repair & Maintenance	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
6680 - Painting Services & Supplies	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
6685 - Playground Maintenance/Repairs	0.00	750.00	(750.00)	0.00	1,500.00	(1,500.00)	9,000.00	9,000.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6700 - Pool Supplies/Repair & Maintenance	0.00	2,916.00	(2,916.00)	2,472.37	5,833.00	(3,360.63)	35,000.00	32,527.63
6705 - Power Washing Services & Supplies	7,315.00	2,084.00	5,231.00	7,315.00	4,167.00	3,148.00	25,000.00	17,685.00
6710 - Fish Stocking	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
6745 - Signage Repair & Maintenance	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6750 - Trail Maintenance	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6765 - Tennis Court Repair & Maintenance	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
6770 - Vandalism Repair & Maintenance	0.00	166.00	(166.00)	0.00	333.00	(333.00)	2,000.00	2,000.00
<b>Total Repair &amp; Maintenance</b>	<b>42,449.87</b>	<b>23,920.00</b>	<b>18,529.87</b>	<b>51,566.34</b>	<b>47,835.00</b>	<b>3,731.34</b>	<b>287,000.00</b>	<b>235,433.66</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	0.00	350.00	(350.00)	0.00	700.00	(700.00)	4,200.00	4,200.00

# Income Statement Report Grand Lakes CA Operating

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Professional Services</b>								
7020 - Legal Services	11,210.97	834.00	10,376.97	19,266.41	1,667.00	17,599.41	10,000.00	(9,266.41)
7025 - Legal Services - Collections	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
7035 - Legal Services - Deed Restrictions	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
7040 - Management Fees	5,708.26	5,820.00	(111.74)	11,416.52	11,640.00	(223.48)	69,840.00	58,423.48
<b>Total Professional Services</b>	<b>16,919.23</b>	<b>8,254.00</b>	<b>8,665.23</b>	<b>30,682.93</b>	<b>16,507.00</b>	<b>14,175.93</b>	<b>99,040.00</b>	<b>68,357.07</b>
<b>Taxes</b>								
9015 - Property/Real Estate Tax	0.00	209.00	(209.00)	1,672.74	417.00	1,255.74	2,500.00	827.26
<b>Total Taxes</b>	<b>0.00</b>	<b>209.00</b>	<b>(209.00)</b>	<b>1,672.74</b>	<b>417.00</b>	<b>1,255.74</b>	<b>2,500.00</b>	<b>827.26</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	27,864.00	27,897.00	(33.00)	55,728.00	55,761.00	(33.00)	334,500.00	278,772.00
<b>Total Other Expenses</b>	<b>27,864.00</b>	<b>27,897.00</b>	<b>(33.00)</b>	<b>55,728.00</b>	<b>55,761.00</b>	<b>(33.00)</b>	<b>334,500.00</b>	<b>278,772.00</b>
<b>Total Operating Expense</b>	<b>270,217.24</b>	<b>356,209.00</b>	<b>(85,991.76)</b>	<b>499,269.03</b>	<b>712,377.00</b>	<b>(213,107.97)</b>	<b>4,274,180.00</b>	<b>3,774,910.97</b>
<b>Total Operating Income / (Loss)</b>	<b>63,467.61</b>	<b>(17,833.00)</b>	<b>81,300.61</b>	<b>204,703.95</b>	<b>(35,624.00)</b>	<b>240,327.95</b>	<b>(213,666.00)</b>	<b>(418,369.95)</b>

# Income Statement Report Grand Lakes CA Reserves

February 01, 2020 thru February 29, 2020

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4905 - Reserve Contribution Income	27,864.00	27,875.00	(11.00)	55,728.00	55,750.00	(22.00)	334,500.00	278,772.00
4910 - Interest Earned - Reserve Accounts	1,927.47	0.00	1,927.47	3,992.99	0.00	3,992.99	0.00	(3,992.99)
<b>Total Income</b>	<b>29,791.47</b>	<b>27,875.00</b>	<b>1,916.47</b>	<b>59,720.99</b>	<b>55,750.00</b>	<b>3,970.99</b>	<b>334,500.00</b>	<b>274,779.01</b>
<b>Total Reserves Income</b>	<b>29,791.47</b>	<b>27,875.00</b>	<b>1,916.47</b>	<b>59,720.99</b>	<b>55,750.00</b>	<b>3,970.99</b>	<b>334,500.00</b>	<b>274,779.01</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9804 - Access System Expenses	1,785.96	0.00	1,785.96	1,785.96	0.00	1,785.96	0.00	(1,785.96)
9852 - Fences, Gates & Walls Expenses	102,011.62	0.00	102,011.62	102,011.62	0.00	102,011.62	0.00	(102,011.62)
<b>Total Reserve Expenses</b>	<b>103,797.58</b>	<b>0.00</b>	<b>103,797.58</b>	<b>103,797.58</b>	<b>0.00</b>	<b>103,797.58</b>	<b>0.00</b>	<b>(103,797.58)</b>
<b>Total Reserves Expense</b>	<b>103,797.58</b>	<b>0.00</b>	<b>103,797.58</b>	<b>103,797.58</b>	<b>0.00</b>	<b>103,797.58</b>	<b>0.00</b>	<b>(103,797.58)</b>
<b>Total Reserves Income / (Loss)</b>	<b>(74,006.11)</b>	<b>27,875.00</b>	<b>(101,881.11)</b>	<b>(44,076.59)</b>	<b>55,750.00</b>	<b>(99,826.59)</b>	<b>334,500.00</b>	<b>378,576.59</b>
<b>Total Association Net Income / (Loss)</b>	<b>(10,538.50)</b>	<b>10,042.00</b>	<b>(20,580.50)</b>	<b>160,627.36</b>	<b>20,126.00</b>	<b>140,501.36</b>	<b>120,834.00</b>	<b>(39,793.36)</b>