

**Balance Sheet Report**  
**Grand Lakes CA**  
As of February 28, 2019

	<u>Balance Feb 28, 2019</u>	<u>Balance Jan 31, 2019</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Operating Funds</b>			
1000 - PPB CK #4584	686,537.79	583,739.32	102,798.47
1001 - New First Ntl Bank #8346	29,222.10	29,222.10	0.00
1100 - Pacific Premier Bank OP MM- #5499	3,478.51	3,477.84	0.67
1101 - PPB MM ICS #499	3,539,878.77	3,539,335.77	543.00
1102 - New First Natl Bank #7558	69.65	69.65	0.00
1650 - Due To/From Reserves	93,284.86	120,681.86	(27,397.00)
<b>Total Operating Funds</b>	<b>4,352,471.68</b>	<b>4,276,526.54</b>	<b>75,945.14</b>
<b>Reserve Funds</b>			
1326 - PPB MM RSV- #5507	155,705.13	155,651.40	53.73
1327 - PPB MM Reserve ICS #507	1,309,951.95	1,309,751.01	200.94
1330 - New First Natl Bank #5909	764,100.76	763,222.53	878.23
1382 - New First Natl CDAR #5466	206,817.08	206,606.41	210.67
1383 - New First Natl CDAR #4376	206,471.43	206,261.11	210.32
1385 - NFB CDAR 1371 1.25% 07/05/2019	257,244.72	256,971.77	272.95
1386 - NFB CDAR 0205 1.25% 06/27/2019	129,244.73	129,107.59	137.14
1387 - NFB CDAR 6249 1.25% 08/22/2019	206,107.45	205,888.75	218.70
1651 - Due To/From Operating	(93,284.86)	(120,681.86)	27,397.00
<b>Total Reserve Funds</b>	<b>3,142,358.39</b>	<b>3,112,778.71</b>	<b>29,579.68</b>
<b>Accounts Receivable</b>			
1500 - Residential Assessments Receivable	499,145.69	758,603.54	(259,457.85)
<b>Total Accounts Receivable</b>	<b>499,145.69</b>	<b>758,603.54</b>	<b>(259,457.85)</b>
<b>Other Current Assets</b>			
1600 - Prepaid Insurance	36,721.35	41,969.68	(5,248.33)

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<b><u>Assets</u></b>			
<b>Other Current Assets</b>			
1799 - Clearing Account	1,150.00	(1,150.00)	2,300.00
<b>Total Other Current Assets</b>	<b>37,871.35</b>	<b>40,819.68</b>	<b>(2,948.33)</b>
<b>Total Assets</b>	<b>8,031,847.11</b>	<b>8,188,728.47</b>	<b>(156,881.36)</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	26,985.80	3,712.45	23,273.35
2036 - PMG Collections	28,170.30	24,790.30	3,380.00
2037 - Payment Plan Fees	1,350.00	1,350.00	0.00
2395 - Other Accrued Expenses	66,788.02	72,989.04	(6,201.02)
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	39,493.92	56,417.86	(16,923.94)
2595 - Deferred Revenue	3,008,473.58	2,887,362.00	121,111.58
<b>Total Liabilities</b>	<b>3,173,261.62</b>	<b>3,048,621.65</b>	<b>124,639.97</b>
<b>Total Liabilities</b>	<b>3,173,261.62</b>	<b>3,048,621.65</b>	<b>124,639.97</b>
<b><u>Owners' Equity</u></b>			
<b>Owners Equity - Prior Years</b>			
3000 - Operating Fund - Prior year	1,553,464.11	1,553,464.11	0.00
<b>Total Owners Equity - Prior Years</b>	<b>1,553,464.11</b>	<b>1,553,464.11</b>	<b>0.00</b>

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As of February 28, 2019

	<u>Balance Feb 28, 2019</u>	<u>Balance Jan 31, 2019</u>	<u>Change</u>
<b><u>Owners' Equity</u></b>			
<b>Capital Reserves - Prior Years</b>			
3102 - Repair & Replacement Reserve - Prior Yrs	3,084,128.73	3,084,128.73	0.00
<b>Total Capital Reserves - Prior Years</b>	<u>3,084,128.73</u>	<u>3,084,128.73</u>	<u>0.00</u>
<b>Total Owners' Equity</b>	<u>4,637,592.84</u>	<u>4,637,592.84</u>	<u>0.00</u>
<b>Net Income / (Loss)</b>	<u>220,992.65</u>	<u>502,513.98</u>	<u>(281,521.33)</u>
<b>Total Liabilities and Equity</b>	<u><u>8,031,847.11</u></u>	<u><u>8,188,728.47</u></u>	<u><u>(156,881.36)</u></u>

# Income Statement Report

## Grand Lakes CA

### Operating

February 01, 2019 thru February 28, 2019

	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	262,487.00	262,487.00	0.00	524,975.00	524,975.00	0.00	3,149,850.00	2,624,875.00
4016 - Force Mow Income	0.00	21.00	(21.00)	0.00	42.00	(42.00)	250.00	250.00
4070 - Reimbursement	19,666.66	31,055.00	(11,388.34)	68,833.31	62,110.00	6,723.31	372,660.00	303,826.69
4130 - Commercial Assessments	(383,598.58)	41,390.00	(424,988.58)	65,631.88	82,781.00	(17,149.12)	496,686.00	431,054.12
4250 - Pool Fees	75.00	9.00	66.00	75.00	17.00	58.00	100.00	25.00
4710 - Late Fees & Interest	8,082.36	1,250.00	6,832.36	17,254.74	2,500.00	14,754.74	15,000.00	(2,254.74)
4720 - Legal Reimbursements	2,434.16	834.00	1,600.16	1,511.47	1,667.00	(155.53)	10,000.00	8,488.53
4900 - Interest Earned - Operating Accounts	543.67	291.00	252.67	1,037.87	583.00	454.87	3,500.00	2,462.13
<b>Total Income</b>	<b>(90,309.73)</b>	<b>337,337.00</b>	<b>(427,646.73)</b>	<b>679,319.27</b>	<b>674,675.00</b>	<b>4,644.27</b>	<b>4,048,046.00</b>	<b>3,368,726.73</b>
<b>Total Operating Income</b>	<b>(90,309.73)</b>	<b>337,337.00</b>	<b>(427,646.73)</b>	<b>679,319.27</b>	<b>674,675.00</b>	<b>4,644.27</b>	<b>4,048,046.00</b>	<b>3,368,726.73</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	61.20	159.00	(97.80)	578.00	317.00	261.00	1,900.00	1,322.00
5005 - Application/Processing	100.00	316.00	(216.00)	300.00	633.00	(333.00)	3,800.00	3,500.00
5010 - Bad Debt	86.79	416.00	(329.21)	86.79	833.00	(746.21)	5,000.00	4,913.21
5015 - Bank Charges	0.00	34.00	(34.00)	0.00	67.00	(67.00)	400.00	400.00
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	1,477.00	(1,477.00)	8,886.50	2,954.00	5,932.50	17,725.00	8,838.50
5075 - Meeting Expense	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
5090 - Office Supplies	37.44	250.00	(212.56)	813.06	500.00	313.06	3,000.00	2,186.94
5100 - Records Storage	193.20	250.00	(56.80)	386.40	500.00	(113.60)	3,000.00	2,613.60
5115 - Web Site Maintenance	0.00	66.00	(66.00)	0.00	133.00	(133.00)	800.00	800.00
5195 - Other Administrative Services	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,400.00	2,400.00
5200 - Community Events	0.00	4,166.00	(4,166.00)	1,280.00	8,333.00	(7,053.00)	50,000.00	48,720.00
5210 - Printing & Copying	818.40	1,000.00	(181.60)	9,247.10	2,000.00	7,247.10	12,000.00	2,752.90

# Income Statement Report

## Grand Lakes CA

### Operating

February 01, 2019 thru February 28, 2019

	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	248.99	1,250.00	(1,001.01)	1,841.23	2,500.00	(658.77)	15,000.00	13,158.77
<b>Total Administrative</b>	<b>1,546.02</b>	<b>11,459.00</b>	<b>(9,912.98)</b>	<b>23,419.08</b>	<b>22,920.00</b>	<b>499.08</b>	<b>137,525.00</b>	<b>114,105.92</b>
<b>Insurance</b>								
5460 - Property Insurance Premiums	5,248.33	5,509.00	(260.67)	10,495.66	11,018.00	(522.34)	66,110.00	55,614.34
<b>Total Insurance</b>	<b>5,248.33</b>	<b>5,509.00</b>	<b>(260.67)</b>	<b>10,495.66</b>	<b>11,018.00</b>	<b>(522.34)</b>	<b>66,110.00</b>	<b>55,614.34</b>
<b>Utilities</b>								
6000 - Electric Service	15,957.59	14,584.00	1,373.59	32,072.34	29,167.00	2,905.34	175,000.00	142,927.66
6025 - Water Service	819.36	33,334.00	(32,514.64)	17,123.30	66,667.00	(49,543.70)	400,000.00	382,876.70
6050 - Telephone Service	993.29	1,334.00	(340.71)	2,223.86	2,667.00	(443.14)	16,000.00	13,776.14
6055 - Internet Service	456.79	559.00	(102.21)	913.58	1,117.00	(203.42)	6,700.00	5,786.42
6075 - Other Utility Expenses	4,865.96	31,250.00	(26,384.04)	19,428.96	62,500.00	(43,071.04)	375,000.00	355,571.04
<b>Total Utilities</b>	<b>23,092.99</b>	<b>81,061.00</b>	<b>(57,968.01)</b>	<b>71,762.04</b>	<b>162,118.00</b>	<b>(90,355.96)</b>	<b>972,700.00</b>	<b>900,937.96</b>
<b>Landscaping</b>								
6100 - Grounds & Landscaping - Contract	53,526.36	68,750.00	(15,223.64)	98,410.32	137,500.00	(39,089.68)	825,000.00	726,589.68
6110 - Landscape Replacement & Installation	3,124.50	834.00	2,290.50	3,124.50	1,667.00	1,457.50	10,000.00	6,875.50
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	0.00	3,334.00	(3,334.00)	0.00	6,667.00	(6,667.00)	40,000.00	40,000.00
6150 - Seasonal Color/Plantings	0.00	11,563.00	(11,563.00)	23,495.00	23,127.00	368.00	138,762.00	115,267.00
6160 - Tree Maintenance	18,468.00	12,500.00	5,968.00	89,651.50	25,000.00	64,651.50	150,000.00	60,348.50
6165 - Tree Removal	4,750.00	1,684.00	3,066.00	4,800.00	3,367.00	1,433.00	20,200.00	15,400.00
6199 - Landscape Other	0.00	416.00	(416.00)	0.00	833.00	(833.00)	5,000.00	5,000.00
6200 - Irrigation Repair & Maintenance	15,644.49	12,500.00	3,144.49	15,644.49	25,000.00	(9,355.51)	150,000.00	134,355.51
<b>Total Landscaping</b>	<b>95,513.35</b>	<b>112,140.00</b>	<b>(16,626.65)</b>	<b>235,125.81</b>	<b>224,280.00</b>	<b>10,845.81</b>	<b>1,345,678.00</b>	<b>1,110,552.19</b>
<b>Contracted Services</b>								
6418 - Fountains/Ponds/Lakes Services	6,245.00	6,666.00	(421.00)	12,490.00	13,333.00	(843.00)	80,000.00	67,510.00

# Income Statement Report Grand Lakes CA Operating

February 01, 2019 thru February 28, 2019

	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	2,225.00	1,250.00	975.00	2,315.00	2,500.00	(185.00)	15,000.00	12,685.00
6438 - Pool Management	400.00	20,834.00	(20,434.00)	400.00	41,667.00	(41,267.00)	250,000.00	249,600.00
6440 - Safety & Security	29,789.00	31,344.00	(1,555.00)	68,398.29	62,688.00	5,710.29	376,128.00	307,729.71
<b>Total Contracted Services</b>	<b>38,659.00</b>	<b>60,094.00</b>	<b>(21,435.00)</b>	<b>83,603.29</b>	<b>120,188.00</b>	<b>(36,584.71)</b>	<b>721,128.00</b>	<b>637,524.71</b>
<b>Repair &amp; Maintenance</b>								
6530 - Common Areas Repair & Maintenance	3,046.00	625.00	2,421.00	3,098.50	1,250.00	1,848.50	7,500.00	4,401.50
6545 - Electrical Supplies/Repair & Maintenance	0.00	834.00	(834.00)	931.72	1,667.00	(735.28)	10,000.00	9,068.28
6560 - Fence Repair & Maintenance	200.00	5,834.00	(5,634.00)	200.00	11,667.00	(11,467.00)	70,000.00	69,800.00
6585 - Fountain/Pond/Lake Repair & Maintenance	5,661.83	9,584.00	(3,922.17)	5,901.83	19,167.00	(13,265.17)	115,000.00	109,098.17
6595 - Gate & Monument Repair & Maintenance	0.00	666.00	(666.00)	0.00	1,333.00	(1,333.00)	8,000.00	8,000.00
6600 - General Repair & Maintenance	9,151.50	2,056.00	7,095.50	7,495.50	4,111.00	3,384.50	24,665.00	17,169.50
6640 - Lighting Supplies/Repair & Maintenance	4,339.20	1,750.00	2,589.20	4,339.20	3,500.00	839.20	21,000.00	16,660.80
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	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6685 - Playground Maintenance/Repairs	825.00	750.00	75.00	825.00	1,500.00	(675.00)	9,000.00	8,175.00
6695 - Plumbing Supplies/Repair & Maintenance	0.00	334.00	(334.00)	0.00	667.00	(667.00)	4,000.00	4,000.00
6700 - Pool Supplies/Repair & Maintenance	402.80	2,916.00	(2,513.20)	643.33	5,833.00	(5,189.67)	35,000.00	34,356.67
6705 - Power Washing Services & Supplies	0.00	2,084.00	(2,084.00)	0.00	4,167.00	(4,167.00)	25,000.00	25,000.00
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	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6750 - Trail Maintenance	0.00	834.00	(834.00)	0.00	1,667.00	(1,667.00)	10,000.00	10,000.00
6765 - Tennis Court Repair & Maintenance	0.00	584.00	(584.00)	325.00	1,167.00	(842.00)	7,000.00	6,675.00
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>23,626.33</b>	<b>30,642.00</b>	<b>(7,015.67)</b>	<b>23,760.08</b>	<b>61,279.00</b>	<b>(37,518.92)</b>	<b>367,665.00</b>	<b>343,904.92</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, 2019 thru February 28, 2019

	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	0.00	666.00	(666.00)	0.00	1,333.00	(1,333.00)	8,000.00	8,000.00
7025 - Legal Services - Collections	0.00	1,459.00	(1,459.00)	0.00	2,917.00	(2,917.00)	17,500.00	17,500.00
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>5,708.26</b>	<b>8,711.00</b>	<b>(3,002.74)</b>	<b>11,416.52</b>	<b>17,423.00</b>	<b>(6,006.48)</b>	<b>104,540.00</b>	<b>93,123.48</b>
<b>Taxes</b>								
9015 - Property/Real Estate Tax	0.00	316.00	(316.00)	2,179.80	633.00	1,546.80	3,800.00	1,620.20
<b>Total Taxes</b>	<b>0.00</b>	<b>316.00</b>	<b>(316.00)</b>	<b>2,179.80</b>	<b>633.00</b>	<b>1,546.80</b>	<b>3,800.00</b>	<b>1,620.20</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	27,397.00	27,431.00	(34.00)	54,794.00	54,828.00	(34.00)	328,900.00	274,106.00
<b>Total Other Expenses</b>	<b>27,397.00</b>	<b>27,431.00</b>	<b>(34.00)</b>	<b>54,794.00</b>	<b>54,828.00</b>	<b>(34.00)</b>	<b>328,900.00</b>	<b>274,106.00</b>
<b>Total Operating Expense</b>	<b>220,791.28</b>	<b>337,363.00</b>	<b>(116,571.72)</b>	<b>516,556.28</b>	<b>674,687.00</b>	<b>(158,130.72)</b>	<b>4,048,046.00</b>	<b>3,531,489.72</b>
<b>Total Operating Income / (Loss)</b>	<b>(311,101.01)</b>	<b>(26.00)</b>	<b>(311,075.01)</b>	<b>162,762.99</b>	<b>(12.00)</b>	<b>162,774.99</b>	<b>0.00</b>	<b>(162,762.99)</b>

# Income Statement Report Grand Lakes CA Reserves

February 01, 2019 thru February 28, 2019

	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	27,397.00	27,409.00	(12.00)	54,794.00	54,817.00	(23.00)	328,900.00	274,106.00
4910 - Interest Earned - Reserve Accounts	2,182.68	0.00	2,182.68	3,435.66	0.00	3,435.66	0.00	(3,435.66)
<b>Total Income</b>	<b>29,579.68</b>	<b>27,409.00</b>	<b>2,170.68</b>	<b>58,229.66</b>	<b>54,817.00</b>	<b>3,412.66</b>	<b>328,900.00</b>	<b>270,670.34</b>
<b>Total Reserves Income</b>	<b>29,579.68</b>	<b>27,409.00</b>	<b>2,170.68</b>	<b>58,229.66</b>	<b>54,817.00</b>	<b>3,412.66</b>	<b>328,900.00</b>	<b>270,670.34</b>
<b>Total Reserves Income / (Loss)</b>	<b>29,579.68</b>	<b>27,409.00</b>	<b>2,170.68</b>	<b>58,229.66</b>	<b>54,817.00</b>	<b>3,412.66</b>	<b>328,900.00</b>	<b>270,670.34</b>
<b>Total Association Net Income / (Loss)</b>	<b>(281,521.33)</b>	<b>27,383.00</b>	<b>(308,904.33)</b>	<b>220,992.65</b>	<b>54,805.00</b>	<b>166,187.65</b>	<b>328,900.00</b>	<b>107,907.35</b>