

Grandview Farm Condominium, Inc

BALANCE SHEET

As of December 31, 2019

	TOTAL	
	AS OF DEC 31, 2019	AS OF DEC 31, 2018 (PY)
ASSETS		
Current Assets		
Bank Accounts		
Maintenance Reserve Funds	0.00	0.00
CD - UCCU	184,441.82	179,942.89
MM - Central	20,542.44	20,331.73
Savings - UCCU	5.00	5.00
Total Maintenance Reserve Funds	204,989.26	200,279.62
Operating Funds		
Checking - Central	47,001.98	73,831.25
Checking - Sunshine Fund	642.46	
MM - Central	20,389.13	20,179.82
Petty Cash	162.00	
Total Operating Funds	68,195.57	94,011.07
Total Bank Accounts	\$273,184.83	\$294,290.69
Total Current Assets	\$273,184.83	\$294,290.69
TOTAL ASSETS	\$273,184.83	\$294,290.69
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Retained Earnings	294,290.69	263,743.56
Net Income	(21,105.86)	30,547.13
Total Equity	\$273,184.83	\$294,290.69
TOTAL LIABILITIES AND EQUITY	\$273,184.83	\$294,290.69

Grandview Farm Condominium, Inc

PROFIT AND LOSS - OPERATIONS

January - December 2019

	TOTAL	
	JAN - DEC 2019	JAN - DEC 2018 (PY)
Income		
HOA Fees	236,091.22	215,957.00
Interest Income - Reserves	4,689.64	4,514.94
Interest Income - Operating	189.31	139.31
Late Pymt Fee	36.78	0.00
Sunshine Fund Donations	870.95	
Unapplied Cash Payment Income	0.00	0.00
Total Income	\$241,877.90	\$220,611.25
GROSS PROFIT	\$241,877.90	\$220,611.25
Expenses		
Facilities		
Clubhouse	2,122.11	1,357.31
Painting	3,481.81	
Repair	3,856.93	381.02
Swimming Pool	3,455.28	1,881.55
Total Facilities	12,916.13	3,619.88
General Expense		
Insurance	26,724.46	22,767.37
Office Expenses	1,042.26	331.98
Sunshine Fund Expenses	228.49	
Total General Expense	27,995.21	23,099.35
Landscape		
Improvements & Betterments	3,484.76	1,116.87
Maintenance	31,975.04	34,692.10
Snow Removal	11,298.50	7,653.00
Sprinkling System	6,091.53	1,796.88
Total Landscape	52,849.83	45,258.85
Taxes	1,591.00	935.00
Utilities	0.00	
Electricity	6,944.13	7,366.44
Gas	2,077.13	2,005.43
Recycling	2,475.00	2,700.00
Sewer	19,115.65	15,084.97
Storm Drain	10,936.43	10,163.94
Trash	3,735.84	2,475.86
Trash Pick-up	3,120.00	260.00
Water	26,195.35	27,502.22
Total Utilities	74,599.53	67,558.86
Total Expenses	\$169,951.70	\$140,471.94
NET OPERATING INCOME	\$71,926.20	\$80,139.31
NET INCOME	\$71,926.20	\$80,139.31

Grandview Farm Condominium, Inc

PROFIT AND LOSS - MAINTENANCE RESERVE

January - December 2019

	TOTAL	
	JAN - DEC 2019	JAN - DEC 2018 (PY)
Income		
Total Income		
GROSS PROFIT	\$0.00	\$0.00
Expenses		
Total Expenses		
NET OPERATING INCOME	\$0.00	\$0.00
Other Expenses		
Maintenance Reserve Fund		
Asphalt Crack Seal/Repair	5,225.00	
Building Maintenance		45,464.69
Garage Door Replacement	41,202.50	(10,919.50)
Landscaping Maintenance		1,410.00
Lighting Maintenance		1,182.00
Painting - Iron	675.90	9,116.76
Swimming Pool Maintenance	45,928.66	3,338.23
Total Maintenance Reserve Fund	93,032.06	49,592.18
Total Other Expenses	\$93,032.06	\$49,592.18
NET OTHER INCOME	\$ (93,032.06)	\$ (49,592.18)
NET INCOME	\$ (93,032.06)	\$ (49,592.18)

Grandview Farm Condominium, Inc 2019 Budget

	<u>2019 Budget</u>	<u>Actual 2019</u>	<u>Actual 2018</u>	<u>Actual 2017</u>	<u>Actual 2016</u>	<u>Actual 2015</u>	<u>Actual 2014</u>
Income							
HOA Fees	223,176.00	236,128.00	215,957.00	211,586.00	173,278.00	171,294.00	168,291.96
Interest Income - Reserves	4,810.00	4,689.64	4,514.94	2,348.23	1,899.22	2,106.26	2,075.77
Interest Income - Operating		189.31	139.31				
Other Income		870.95		219.32	1,232.45	150.00	184.04
Total Income	227,986.00	241,877.90	220,611.25	214,153.55	176,409.67	173,550.26	170,551.77
Expenses							
Facilities							
Clubhouse	1,800.00	2,122.11	1,357.31	2,847.59	3,211.95	2,346.70	1,549.31
Painting		3,481.81					
Repair	500.00	3,856.93	381.02	1,050.68	1,565.08	2,675.19	4,059.15
RV Parking	300.00			428.47			
Swimming Pool	1,300.00	3,455.28	1,881.55	2,239.38	2,853.20	1,634.77	2,891.32
General Expenses							
Bank Charges				9.00			80.00
BookNook Expenses				15.44			
Cable TV					4,504.71	18,048.84	13,996.19
Insurance	23,690.00	26,724.46	22,767.37	21,776.41	21,286.21	24,015.42	12,996.00
Legal Services				1,670.57		1,825.50	
Office Expenses	400.00	1,042.26	331.98	2,944.22	132.85	255.65	32.01
Sunshine Fund Expenses		228.49					
Landscape							
Improvements & Betterments	1,500.00	3,484.76	1,116.87	3,151.28	5,137.48	3,126.65	3,171.90
Maintenance	37,500.00	31,975.04	34,692.10	40,538.52	37,411.86	31,500.00	35,000.00
Snow Removal	11,000.00	11,298.50	7,653.00	11,404.50	7,794.00	702.85	1,208.88
Sprinkling System	2,500.00	6,091.53	1,796.88	1,704.94	2,527.09	3,770.56	1,790.17
Taxes							
Federal	950.00	1,366.00	801.00	540.00	574.00	658.00	563.00
State	200.00	225.00	134.00	90.00	96.00	99.00	94.00
Utilities							
Electricity	10,900.00	6,944.13	7,366.44	7,177.99	7,030.83	7,224.86	6,987.21
Gas	2,200.00	2,077.13	2,005.43	1,514.40	1,835.26	1,779.69	1,768.60
Recycling	2,475.00	2,475.00	2,700.00	2,698.43	2,937.76	1,063.77	360.81
Sewer	16,275.00	19,115.65	15,084.97	10,900.91	11,956.74	12,972.97	9,705.91
Storm Drain	11,500.00	10,936.43	10,163.94	9,393.73	8,140.93	6,577.37	5,195.52
Trash	2,658.00	3,735.84	2,475.86	2,568.75	4,462.92	7,582.13	8,778.04
Trash Pick-up	3,380.00	3,120.00	260.00				
Water	28,500.00	26,195.35	27,502.22	23,737.11	23,076.37	19,829.38	20,437.56
Total Expenses	159,528.00	169,951.70	140,471.94	148,402.32	146,535.24	147,689.30	130,665.58
Net Income from Operations	68,458.00	71,926.20	80,139.31	65,751.23	29,874.43	25,860.96	39,886.19
Spent on Maintenance Reserve	75,403.00	93,032.06	49,592.18	16,368.51	50,777.62	24,655.52	21,880.00
Net Cash Flow For The Year	(6,945.00)	(21,105.86)	30,547.13	49,382.72	(20,903.19)	1,205.44	18,006.19