

OWNERS AND DEVELOPER IN LIEU OF BASE ASSESSMENTS				2 ATTACH Computations			
				Homowner & In Lieu			
YEAR							
		HOMEOWNERS ASSESSMENTS	DEVELOPER'S IN LIEU ASSESSMENTS				
			\$333,552				
2006		\$2,028,122	\$284,285				
2007		\$2,219,519	\$213,005				
2008		\$2,213,521	\$25,168				
2009		\$2,202,211	\$113,777				
2010		\$2,202,188	\$108,983				
2011		\$2,275,981	\$119,291				
2012		\$2,320,839	\$25,317				
2013		\$2,321,318	\$74,269				
2014		\$2,382,926	\$78,319				
2015		\$2,398,455	\$25,767				
2016		\$2,452,243	\$29,021				
2017		\$2,509,827	(\$71,440)				
2018		\$2,527,109	\$0	* 15,885 Charged to Due to Developer Account Payable			
TOTAL		\$30,054,259	\$1,359,314				

	December 31, 2006	December 31, 2007	December 31, 2008	December 31, 2009	December 31, 2010	December 31, 2011	December 31, 2012
Association expenses	\$ 2,406,919	\$ 2,494,045	\$ 2,361,068	\$ 2,323,819	\$ 2,326,620	\$ 2,411,205	\$ 2,422,768
Bad Debt Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,955)	\$ (5,675)
Developer Hurricane Obligation	\$ 46,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Reserve Obligation	\$ 2,767	\$ 1,034	\$ 1,538	\$ 1,498	\$ 1,481	\$ 1,466	\$ 2,665
Less:							
Owner assessments	(2,028,122)	(2,219,519)	(2,213,521)	(2,202,211)	(2,202,188)	(2,275,981)	(2,320,839)
Capital Contributions	(6,131)	(3,903)	(1,176)	(291)	-	(301)	-
Insurance proceeds/CREDITS	-	-	-	-	-	-	-
Other income	(4,835)	(7,346)	(9,195)	(5,457)	(8,728)	(6,677)	(28,398)
Net Developer funding obligation	\$ 416,893	\$ 264,311	\$ 138,714	\$ 117,358	\$ 117,185	\$ 120,757	\$ 70,521
Due from Developer, beginning	24,309	107,650	87,676	13,385	105,575	108,983	119,291
Developer Payments	(333,552)	(284,285)	(213,005)	(25,168)	(113,777)	(110,449)	(164,495)
Due (to)/from Developer, ending	\$ 107,650	\$ 87,676	\$ 13,385	\$ 105,575	\$ 108,983	\$ 119,291	\$ 25,317

① - AGREED PAYMENTS TO GIL ACTIVITY.

② - Developer obligation is cumulative. Since no financials are available prior to 12/31/06, we have assumed that the cumulative payments is \$1,520,503. Due to Developer is limited to payments of \$1,352,503 amount reduced by total payments for reserves since these are not refundable.

Amount is UNAVAILABLE. USED DEVELOPER PAYMENTS FROM 12/2006 AND FORWARD FOR CALCULATION LIMITATION

December 31, 2013	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	Cumulative Total
\$ 2,470,820	\$ 2,513,134	\$ 2,531,962	\$ 2,552,001	\$ 2,502,924	\$ 2,618,376	
\$ (9,511)	\$ (4,713)	\$ (8,484)	\$ (5,846)	\$ (6,410)	\$ -	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 2,900	\$ 2,900	\$ 2,060	\$ 843	\$ 479	\$ 436	\$ 22,067
(2,321,318)	(2,382,926)	(2,398,455)	(2,452,243)	(2,509,827)	(2,527,109)	
-	(618)	(2,175)	(3,419)	(2,526)	(2,218)	
(66,448)	(47,283)	(38,470)	(61,857)	(56,080)	(73,600)	
\$ 76,443	\$ 80,494	\$ 86,438	\$ 29,479	\$ (71,440)	\$ 15,885	\$ 1,489,114
25,317	74,269	78,319	25,767	29,021	(70,987)	
(27,491)	(76,444)	(138,990)	(26,225)	(28,568)	(121)	(1,520,503)
						(55,538) TB
						315 TB
\$ 74,269	\$ 78,319	\$ 25,767	\$ 29,021	\$ (70,987)	\$ (55,223)	\$ (55,223)
						- DUE TO/FROM DEVELOPER
						- DEVELOPER CONTRIBUTIONS
						#30120/15715
						#60250

436 IB OPERATING
15,449 IB RESERVE

OPERATING
RESERVE

①	From General Ledger	
	2018 Developer Funding	0 acct 60250 payment
	1st Qtr Deficit funding	0.00 acct 15780 payment
	2018 Developer Funding	121.00 acct 15715 payments
		121

Grand Harbor Community Association, Inc.
Balance Sheet
December 31, 2017
(With comparative totals for 2016)

2 Attach – 2017 Balance Sheet

	2017			2016
	Operating Fund	Replacement Fund	Total	Total (memo only)
Assets				
Cash	\$ 129,224	\$ 593,314	\$ 722,538	\$ 600,348
Certificates of deposit held in escrow	-	89,962	89,962	190,309
Accrued interest	-	34	34	283
Assessments receivable, net of allowance for doubtful accounts of \$6,794	59,160	-	59,160	50,244
Other receivables	788	-	788	618
Due from Developer	-	477	477	29,021
Prepaid insurance	182	-	182	16,065
Prepaid expenses	-	-	-	241
Deposits	3,460	-	3,460	3,460
Interfund borrowings	(28,020)	28,020	-	-
	\$ 164,794	\$ 711,807	\$ 876,601	\$ 890,589
Liabilities and Fund Balance				
Accounts payable	\$ 95,113	\$ -	\$ 95,113	\$ 209,969
Due to Developer	71,464	-	71,464	-
Deferred revenue	-	150,375	150,375	190,475
	166,577	150,375	316,952	400,444
Fund Balance	(1,783)	561,432	559,649	490,145
	\$ 164,794	\$ 711,807	\$ 876,601	\$ 890,589

See accompanying notes to financial statements.