

Income Statement - Comparative

Exported On: 02/26/2026 11:53 AM

Commercial Property Group

Properties: Grassy Creek HOA - 1856 Lincoln Ave Steamboat Springs, CO 80487

Period Range: Jan 2025 to Dec 2025 (Last Year)

Prior Year Period Range: Jan 2024 to Dec 2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	Prior Year Period
Operating Income & Expense		
Income		
REVENUE		
Association Dues	42,000.00	42,000.00
DRB Fee Income	3,000.00	0.00
Grazing Lease Income	1,000.00	1,000.00
Total REVENUE	46,000.00	43,000.00
Total Operating Income	46,000.00	43,000.00
Expense		
Admin/Other Expenses		
HOA Management Fees	8,500.00	8,000.00
Accounting/Tax Prep	400.00	350.00
HOA Insurance	2,991.00	2,871.00
Legal Fees	0.00	578.00
Licenses / Reg Fees	69.00	68.00
Misc Admin/Other Exp	409.70	412.25
Total Admin/Other Expenses	12,369.70	12,279.25
DRB Expenses		
DRB Architect Fees	450.00	0.00
Total DRB Expenses	450.00	0.00
HOA Operations		
Gate / Fence Maintenance	2,112.50	0.00
Gate Electricity	1,092.77	1,091.12
Grazing Lease Exp	1,000.00	1,000.00
Road & Sidewalk Maintenance	16,000.00	17,025.00
Snow Removal (HOA)	1,500.00	1,657.71
Weed Spraying / Mowing	9,100.00	7,000.00
Total HOA Operations	30,805.27	27,773.83
Total Operating Expense	43,624.97	40,053.08
NOI - Net Operating Income	2,375.03	2,946.92
Other Income & Expense		
Other Income		
Capital Reserve Dues	18,000.00	10,000.00
Interest Income	3,049.97	3,075.08
Reserves/Capital Used - Capital Project Funding	0.00	23,147.80
Total Other Income	21,049.97	36,222.88
Other Expense		
Pass Thru Charges for Reserves	23,425.00	20,000.00
Capital Project Cost		
CapEx: Road Impr	0.00	23,147.80
Total Capital Project Cost	0.00	23,147.80
Total Other Expense	23,425.00	43,147.80
Net Other Income	-2,375.03	-6,924.92
Total Income	67,049.97	79,222.88
Total Expense	67,049.97	83,200.88
Net Income	0.00	-3,978.00

Balance Sheet - Comparative

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Properties: Grassy Creek HOA - 1856 Lincoln Ave Steamboat Springs, CO 80487

As of: 12/31/2025

Compare To: Previous Year

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Balance as of 12/31/2025	Balance as of 12/31/2024
ASSETS		
Cash		
Operating Cash	6,866.40	6,650.48
Savings - Reserve	164,975.30	101,550.30
Total Cash	171,841.70	108,200.78
TOTAL ASSETS	171,841.70	108,200.78
 LIABILITIES & CAPITAL		
Liabilities		
Accounts Payable	2,240.92	2,025.00
DRB Deposits	40,000.00	0.00
Total Liabilities	42,240.92	2,025.00
Capital		
Capital Reserve	124,975.30	101,550.30
Calculated Retained Earnings	0.00	-3,978.00
Calculated Prior Years Retained Earnings	4,625.48	8,603.48
Total Capital	129,600.78	106,175.78
TOTAL LIABILITIES & CAPITAL	171,841.70	108,200.78