

Balance Sheet - Comparative**Exported On:** 02/27/2025 11:22 AM**Properties:** Grassy Creek HOA - 1856 Lincoln Ave Steamboat Springs, CO 80487**As of:** 12/31/2024**Compare To:** Previous Year**Accounting Basis:** Accrual**Level of Detail:** Detail View

Account Name	Balance as of 12/31/2024	Balance as of 12/31/2023
ASSETS		
Cash		
Operating Cash	6,650.48	9,553.19
Savings - Reserve	101,550.30	104,698.10
Total Cash	108,200.78	114,251.29
TOTAL ASSETS	108,200.78	114,251.29
 LIABILITIES & CAPITAL		
Liabilities		
Accounts Payable	2,025.00	949.71
Total Liabilities	2,025.00	949.71
Capital		
Capital Reserve	101,550.30	104,698.10
Calculated Retained Earnings	-3,978.00	-18,452.53
Calculated Prior Years Retained Earnings	8,603.48	27,056.01
Total Capital	106,175.78	113,301.58
TOTAL LIABILITIES & CAPITAL	108,200.78	114,251.29

Income Statement - Comparative
Exported On: 02/27/2025 11:21 AM

Commercial Property Group

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

Period Range: Jan 2024 to Dec 2024 (Last Year)

Prior Year Period Range: Jan 2023 to Dec 2023

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
Grazing Lease Income	1,000.00	1,000.00
Total REVENUE	43,000.00	43,000.00
Total Operating Income	43,000.00	43,000.00
Expense		
Admin/Other Expenses		
HOA Management Fees	8,000.00	7,525.00
Accounting/Tax Prep	350.00	450.00
HOA Insurance	2,871.00	2,569.00
Legal Fees	578.00	464.00
Licenses / Reg Fees	68.00	40.00
Misc Admin/Other Exp	412.25	384.00
Postage	0.00	13.00
Total Admin/Other Expenses	12,279.25	11,445.00
HOA Operations		
Gate / Fence Maintenance	0.00	3,672.09
Gate Electricity	1,091.12	1,064.56
Grazing Lease Exp	1,000.00	1,000.00
Road & Sidewalk Maintenance	17,025.00	18,557.50
Snow Removal (HOA)	1,657.71	1,076.25
Weed Spraying / Mowing	7,000.00	7,000.00
Total HOA Operations	27,773.83	32,370.40
Total Operating Expense	40,053.08	43,815.40
NOI - Net Operating Income	2,946.92	-815.40
Other Income & Expense		
Other Income		
Capital Reserve Dues	10,000.00	10,000.00
Interest Income	3,075.08	2,362.87
Reserves/Capital Used - Capital Project Funding	23,147.80	0.00
Total Other Income	36,222.88	12,362.87
Other Expense		
Pass Thru Charges for Reserves	20,000.00	30,000.00

Capital Project Cost		
CapEx: Road Impr	23,147.80	0.00
Total Capital Project Cost	23,147.80	0.00
Total Other Expense	43,147.80	30,000.00
Net Other Income	-6,924.92	-17,637.13
Total Income	79,222.88	55,362.87
Total Expense	83,200.88	73,815.40
Net Income	-3,978.00	-18,452.53