

April 30, 2019

Dear Member:

Please find the 2018 Audit Report summary for GRCLT Condominium Association, Inc. This report is being provided to you as outlined in the Association Declaration of Covenants, Conditions and Restrictions (CC&R's), Article VI. Management 6.2 and Exhibit D, Management Agreement, Article III, Services of Managing Agent, 3.6 Financial Services, (f) Financial Statements. **The complete Annual Report is available at the business office of the Association and copies will be provided upon an Owner's request at the expense of the Association.**

For questions or to obtain a complete copy of the Audit, please contact Alberto Valdez, Director of Finance, by phone at 530-542-6701 or by email at [alberto.valdez@vacationclub.com](mailto:alberto.valdez@vacationclub.com).

For any additional questions, please contact me by phone at 530-542-8401 or by email at [greg.campbell@vacationclub.com](mailto:greg.campbell@vacationclub.com).

Sincerely,

*Greg Campbell*

General Manager

Marriott Grand Residence Club

**GRCLT Condominium, Inc.**

**Summary Report on Audit of Financial Statements**

**For the Year Ended December 31, 2018 and Fiscal Year Ended December 31, 2017**

**Balance Sheet**

	<u>Operating</u>	<u>Reserves</u>	<u>2018 Total</u>	<u>2017 Total</u>
<b>Assets:</b>				
<b>Cash and Investments</b>	\$ 1,164,380	\$ 14,353,980	\$ 15,518,360	\$ 13,543,882
<b>Other Assets</b>	(487,073)	1,038,639	551,566	1,829,736
<b>Total Assets</b>	<u>\$ 677,307</u>	<u>\$ 15,392,619</u>	<u>\$ 16,069,926</u>	<u>\$ 15,373,618</u>
<b>Liabilities and Fund Balances:</b>				
<b>Accrued Expenses</b>	\$ 188,953	\$ 50,561	\$ 239,514	\$ 230,890
<b>Other Liabilities</b>	327,299	163,094	\$ 490,393	2,197,368
<b>Fund Balances</b>	161,055	15,178,964	15,340,019	12,945,360
<b>Total Liabilities and Fund Balances</b>	<u>\$ 677,307</u>	<u>\$ 15,392,619</u>	<u>\$ 16,069,926</u>	<u>\$ 15,373,618</u>

**Operating Fund - Income Statement**

	<u>2018 Total</u>	<u>2017 Total</u>
<b>Total Revenues</b>	\$ 5,591,455	\$ 5,272,956
<b>Total Expenses</b>	(5,708,139)	(4,651,191)
<b>(Deficit) Excess of Revenues over Expenses</b>	(116,684)	621,765
<b>Fund Balance - Beginning of Year</b>	<u>757,739</u>	<u>135,974</u>
<b>Board approved transfer of cash between funds</b>	(480,000)	-
<b>Fund Balance - End of Year</b>	<u>\$ 161,055</u>	<u>\$ 757,739</u>

**Reserve Fund - Income Statement**

	<u>2018 Total</u>	<u>2017 Total</u>
<b>Total Revenues</b>	\$ 3,577,160	\$ 3,787,088
<b>Total Expenses</b>	(1,065,817)	(531,881)
<b>Excess of Revenues over Expenses</b>	2,511,343	3,255,207
<b>Fund Balance - Beginning of Year</b>	<u>12,187,621</u>	<u>8,932,414</u>
<b>Board approved transfer of cash between funds</b>	480,000	-
<b>Fund Balance - End of Year</b>	<u>\$ 15,178,964</u>	<u>\$ 12,187,621</u>

For a complete copy of the audited financial statements, please contact the Director of Finance, Alberto Valdez, at [Alberto.Valdez@vacationclub.com](mailto:Alberto.Valdez@vacationclub.com).  
GRCLT Condominium Inc.'s financial statements were audited by RSM US, LLP.