



**Knudson Ranch Association, Inc.**  
**Income Statement Compared with Budget**  
**For the Twelve Months Ending December 31, 2016**

**OPERATING INCOME & EXPENSE****Income**

Common Assessments - Operating	\$ 131,759.68
Late Fees & Int.-Delinq.Accts.	1,381.95
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Total Income	133,141.63

**Expenses**Administrative

Accounting Fees	3,600.00
Misc. Administrative Expenses	569.98
Property Management	16,623.75
Insurance	31,235.00
Legal Fees	448.39
Taxes/Tax Prep.	390.00
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Total Administrative Expenses	52,867.12

General Repair & Maintenance

General Maintenance	15,015.47
Snow Removal	6,045.25
Window Washing	2,500.00
Gate/Water Feature Electricity	695.88
Gate Telephone	513.86
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Total General R & M Expenses	24,770.46

Landscape Repair & Maintenance

Tree Maintenance	4,630.87
Garden Maintenance	6,462.62
Landscape Contract	45.00
Landscape Maintenance	18,226.31
Water Feature Repair & Maint.	4,477.70
Irrigation Repair & Maint.	5,572.91
Irrigation Water	8,227.38
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Total Landscape R & M Expenses	47,642.79

Miscellaneous

Holiday Lights	1,440.00
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Total Miscellaneous Expenses	1,440.00

Net Operating Surplus(Deficit)	\$ 6,421.26
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**Knudson Ranch Association, Inc.**  
**Income Statement Compared with Budget**  
**For the Twelve Months Ending December 31, 2016**

<b>RESERVE INCOME &amp; EXPENSE</b>	
<b>Income</b>	
Common Assessments - Reserve	\$ 95,532.32
Special Assessment	338,000.00
Interest on SA Note Receivable	368.76
Interest Income	251.37
	434,152.45
<b>Expenses</b>	
Water Leak Repair (0076)	(1,062.51)
Capital Proj.Construction Cost	238,067.79
Capital Proj.Management	12,952.50
Capital Proj.Permits/Fees/Othr	1,662.46
Capital Proj.Insurance	3,120.25
Gutters/Heat Tape Project	26,124.69
	280,865.18
Reserve Interest Allocation	251.37
Net Transfer to(from) Reserve	153,035.90
	0.00
Net Reserve Surplus(Deficit)	\$ 0.00
Net Surplus(Deficit)	\$ 6,421.26