Knudson Ranch Association, Inc. Balance Sheet December 31, 2016

ASSETS

Operating Fund				
First Bank - Checking Acct	\$	183,552.17		
Due (to) from Reserve Fund	_	(61,124.20)		
Total Operating Fund				122,427.97
Reserve Fund				
Due (to) from Operating Fund		61,124.20		
SA Note Receivable - Owner		11,429.88		
Centennial Bank - Money Mkt		101,781.59		
Total Reserve Fund				174,335.67
Other Current Assets				
Accounts Receivable		(3,424.75)		
	_			
Total Other Current Assets				(3,424.75)
Total Assets			\$	293,338.89
	ITIES ANI	O CAPITAL	>	293,338.89
LIABIL	ITIES ANI	O CAPITAL	>	293,338.89
LIABILE Current Liabilities			>	293,338.89
LIABIL	ITIES ANI \$	79,982.31	>	293,338.89
LIABILE Current Liabilities			>	79,982.31
LIABILE Current Liabilities Accounts Payable Total Current Liabilities			>	
LIABILE Current Liabilities Accounts Payable Total Current Liabilities Equity		79,982.31	>	
Current Liabilities Accounts Payable Total Current Liabilities Equity Working Capital Deposits		79,982.31	\$	
Current Liabilities Accounts Payable Total Current Liabilities Equity Working Capital Deposits Reserve Fund		79,982.31 32,599.65 174,335.67	\$	
Current Liabilities Accounts Payable Total Current Liabilities Equity Working Capital Deposits		79,982.31	\$	
Current Liabilities Accounts Payable Total Current Liabilities Equity Working Capital Deposits Reserve Fund		79,982.31 32,599.65 174,335.67	\$	
Current Liabilities Accounts Payable Total Current Liabilities Equity Working Capital Deposits Reserve Fund Net Surplus (Deficit)		79,982.31 32,599.65 174,335.67	\$	79,982.31

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

OPERATING INCOME & EXPENSE	
Income Common Assessments - Operating	3 131,759.68
Late Fees & IntDelinq.Accts.	1,381.95
Total Income	133,141.63
Expenses	
<u>Administrative</u>	
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
Total Administrative Expenses	52,867.12
Gerneral 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
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
Total Landscape R & M Expenses	47,642.79
Miscellaneous	
Holiday Lights	1,440.00
Total Miscellaneous Expenses	1,440.00
Net Operating Surplus(Deficit)	6,421.26

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

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RESERVE INCOME & EXPENSE		
Income		
Common Assessments - Reserve	\$	95,532.32
Special Assessment		338,000.00
Interest on SA Note Receivable		368.76
Interest Income		251.37
Total Reserve Income	_	434,152.45
Expenses		
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
Total Reserve Expenses	_	280,865.18
Reserve Interest Allocation		251.37
Net Transfer to(from) Reserve		153,035.90
Net Reserve Surplus(Deficit)	\$	0.00
	_	
Net Surplus(Deficit)	\$ =	6,421.26