

Knudson Ranch Association, Inc  
**Balance Sheet**  
As of December 31, 2018

	<u>Dec 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
10100 · First Bank - Checking Acct	33,690.51
10110 · Due (to) from Reserve Fund	37,156.11
<b>Total Operating</b>	<u>70,846.62</u>
<b>Reserve</b>	
10250 · CityWide Bank - Money Mkt	3,360.01
10210 · SA Note Receivable - Owner	6,430.50
10200 · Due (to) from Operating Fund	-37,156.11
<b>Total Reserve</b>	<u>-27,365.60</u>
<b>Total Checking/Savings</b>	43,481.02
<b>Accounts Receivable</b>	
12100 · Acct. Receivable Control-Owners	-14,340.00
<b>Total Accounts Receivable</b>	<u>-14,340.00</u>
<b>Other Current Assets</b>	
<b>Prepays</b>	
12500 · Prepaid Insurance	4,620.78
<b>Total Prepays</b>	<u>4,620.78</u>
<b>Total Other Current Assets</b>	<u>4,620.78</u>
<b>Total Current Assets</b>	33,761.80
<b>Other Assets</b>	
12300 · Reserve Deposit - Arowhead	2,000.00
<b>Total Other Assets</b>	<u>2,000.00</u>
<b>TOTAL ASSETS</b>	<b><u>35,761.80</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20100 · Accounts Payable	11,390.71
<b>Total Accounts Payable</b>	<u>11,390.71</u>
<b>Total Current Liabilities</b>	<u>11,390.71</u>
<b>Total Liabilities</b>	11,390.71
<b>Equity</b>	
30100 · Working Capital Deposits	36,304.16
31100 · Replacement Reserve Fund	-27,365.60
Net Income	15,432.53
<b>Total Equity</b>	<u>24,371.09</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>35,761.80</u></b>

**Knudson Ranch Association, Inc**  
**Profit & Loss Budget Performance**  
December 2018

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>Income</b>							
40100 · Common Assessments - Operating	0.00	0.00	0.00	139,360.00	139,360.00	0.00	139,360.00
40300 · Late Fees & Int.-Delinq.Accts.	0.00	0.00	0.00	408.88	0.00	408.88	0.00
40350 · Prior Year Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>139,768.88</u>	<u>139,360.00</u>	<u>408.88</u>	<u>139,360.00</u>
<b>Total Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>139,768.88</u>	<u>139,360.00</u>	<u>408.88</u>	<u>139,360.00</u>
<b>Gross Profit</b>	0.00	0.00	0.00	139,768.88	139,360.00	408.88	139,360.00
<b>Expense</b>							
<b>Administration</b>							
50200 · Accounting Fees	300.00	300.00	0.00	3,600.00	3,600.00	0.00	3,600.00
50300 · Misc. Administrative Expenses	93.88	5.00	88.88	531.59	500.00	31.59	500.00
50500 · Property Management	1,416.25	1,472.30	-56.05	16,995.00	17,653.30	-658.30	17,653.30
50600 · Insurance	0.00	0.00	0.00	24,082.99	23,665.50	417.49	23,665.50
50700 · Legal	0.00	100.00	-100.00	923.00	1,200.00	-277.00	1,200.00
50800 · Taxes/Tax Prep.	0.00	0.00	0.00	420.00	450.00	-30.00	450.00
50850 · Bad Debt Accrual	0.00	2,000.00	-2,000.00	-2,325.87	2,000.00	-4,325.87	2,000.00
50875 · Contingency	2,704.91	6,911.00	-4,206.09	8,114.73	12,170.00	-4,055.27	12,170.00
<b>Total Administration</b>	<u>4,515.04</u>	<u>10,788.30</u>	<u>-6,273.26</u>	<u>52,341.44</u>	<u>61,238.80</u>	<u>-8,897.36</u>	<u>61,238.80</u>
<b>Grounds</b>							
70150 · Tree Maintenance	0.00	680.00	-680.00	13,713.84	11,300.00	2,413.84	11,300.00
70200 · Garden Maintenance	0.00	0.00	0.00	6,427.50	7,000.00	-572.50	7,000.00
70210 · Mow and Trim	0.00	0.00	0.00	3,854.00	4,400.00	-546.00	4,400.00
70215 · Fertilize / Aerate	0.00	0.00	0.00	1,163.87	1,050.00	113.87	1,050.00
70220 · Spring / Fall Cleanup	0.00	0.00	0.00	5,005.33	6,100.00	-1,094.67	6,100.00
70225 · Wild Areas -Trim / Rake / Spray	0.00	0.00	0.00	3,790.02	3,900.00	-109.98	3,900.00
70230 · Mulch / Pebbles	0.00	0.00	0.00	94.00	5,400.00	-5,306.00	5,400.00
70350 · Landscape Maintenance	0.00	0.00	0.00	1,741.94	1,825.00	-83.06	1,825.00
70400 · Pest Control	0.00	0.00	0.00	-0.82	500.00	-500.82	500.00
70500 · Water Feature Repair & Maint.	0.00	0.00	0.00	4,470.11	3,700.00	770.11	3,700.00
70600 · Irrigation Repair & Maint.	0.00	0.00	0.00	4,863.13	3,500.00	1,363.13	3,500.00
80200 · Holiday Lights	177.06	0.00	177.06	867.06	1,500.00	-632.94	1,500.00
<b>Total Grounds</b>	<u>177.06</u>	<u>680.00</u>	<u>-502.94</u>	<u>45,989.98</u>	<u>50,175.00</u>	<u>-4,185.02</u>	<u>50,175.00</u>
<b>Maintenance</b>							
60100 · General Maintenance	32.50	210.00	-177.50	4,184.38	2,500.00	1,684.38	2,500.00
60110 · Gate Repairs	0.00	0.00	0.00	953.25	500.00	453.25	500.00
60125 · Lighting	0.00	0.00	0.00	0.00	200.00	-200.00	200.00

**Knudson Ranch Association, Inc**  
**Profit & Loss Budget Performance**  
 December 2018

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
60150 · Stair Tread Repair	0.00	0.00	0.00	941.34	750.00	191.34	750.00
60175 · Gutter Cleaning / Repair	0.00	0.00	0.00	2,276.06	1,500.00	776.06	1,500.00
60300 · Window Washing	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00
<b>Total Maintenance</b>	<b>32.50</b>	<b>210.00</b>	<b>-177.50</b>	<b>10,855.03</b>	<b>7,950.00</b>	<b>2,905.03</b>	<b>7,950.00</b>
<b>Snow Removal</b>							
60225 · Snow Plowing	540.00	1,500.00	-960.00	3,661.99	6,500.00	-2,838.01	6,500.00
60230 · Snow Shoveling	705.00	500.00	205.00	2,937.50	3,500.00	-562.50	3,500.00
<b>Total Snow Removal</b>	<b>1,245.00</b>	<b>2,000.00</b>	<b>-755.00</b>	<b>6,599.49</b>	<b>10,000.00</b>	<b>-3,400.51</b>	<b>10,000.00</b>
<b>Utilities</b>							
60400 · Gate/Water Feature Electricity	33.15	50.00	-16.85	597.95	800.00	-202.05	800.00
70700 · Irrigation Water	0.00	0.00	0.00	7,952.46	9,000.00	-1,047.54	9,000.00
<b>Total Utilities</b>	<b>33.15</b>	<b>50.00</b>	<b>-16.85</b>	<b>8,550.41</b>	<b>9,800.00</b>	<b>-1,249.59</b>	<b>9,800.00</b>
<b>Total Expense</b>	<b>6,002.75</b>	<b>13,728.30</b>	<b>-7,725.55</b>	<b>124,336.35</b>	<b>139,163.80</b>	<b>-14,827.45</b>	<b>139,163.80</b>
<b>Net Income</b>	<b><u>-6,002.75</u></b>	<b><u>-13,728.30</u></b>	<b><u>7,725.55</u></b>	<b><u>15,432.53</u></b>	<b><u>196.20</u></b>	<b><u>15,236.33</u></b>	<b><u>196.20</u></b>

**Knudson Ranch Association, Inc**  
**Reserve Profit & Loss Plan Performance**  
December 2018

	<u>Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Income</b>							
<b>Reserve Income</b>							
41100 · Common Assessments - Reserve	0.00	0.00	0.00	109,200.00	109,200.00	0.00	109,200.00
41350 · Interest on SA Note Receivable	24.93	24.93	0.00	352.10	352.10	0.00	352.10
41400 · Interest Income	1.13	40.00	-38.87	415.89	480.00	-64.11	480.00
<b>Total Reserve Income</b>	<u>26.06</u>	<u>64.93</u>	<u>-38.87</u>	<u>109,967.99</u>	<u>110,032.10</u>	<u>-64.11</u>	<u>110,032.10</u>
<b>Total Income</b>	<u>26.06</u>	<u>64.93</u>	<u>-38.87</u>	<u>109,967.99</u>	<u>110,032.10</u>	<u>-64.11</u>	<u>110,032.10</u>
<b>Gross Profit</b>	<u>26.06</u>	<u>64.93</u>	<u>-38.87</u>	<u>109,967.99</u>	<u>110,032.10</u>	<u>-64.11</u>	<u>110,032.10</u>
<b>Expense</b>							
<b>Reserve Activity</b>							
90125 · Stucco/Siding/Door-Paint/Stain	0.00	0.00	0.00	277,764.55	199,925.00	77,839.55	199,925.00
90700 · Capital Proj.Permits/Fees/Othr	0.00	0.00	0.00	400.00	0.00	400.00	0.00
90715 · Roof and Decks Project	0.00	0.00	0.00	754.35	0.00	754.35	0.00
90730 · Building Lights Project	8,788.40	0.00	8,788.40	31,925.93	30,200.00	1,725.93	30,200.00
90735 · Gate Keypad	0.00	0.00	0.00	419.36	500.00	-80.64	500.00
90740 · Sewer Diagnosis & Root-X Applic	0.00	0.00	0.00	4,814.00	8,000.00	-3,186.00	8,000.00
<b>Total Reserve Activity</b>	<u>8,788.40</u>	<u>0.00</u>	<u>8,788.40</u>	<u>316,078.19</u>	<u>238,625.00</u>	<u>77,453.19</u>	<u>238,625.00</u>
<b>Total Expense</b>	<u>8,788.40</u>	<u>0.00</u>	<u>8,788.40</u>	<u>316,078.19</u>	<u>238,625.00</u>	<u>77,453.19</u>	<u>238,625.00</u>
<b>Net Income</b>	<u><b>-8,762.34</b></u>	<u><b>64.93</b></u>	<u><b>-8,827.27</b></u>	<u><b>-206,110.20</b></u>	<u><b>-128,592.90</b></u>	<u><b>-77,517.30</b></u>	<u><b>-128,592.90</b></u>