

Knudson Ranch Association, Inc

Balance Sheet

As of December 31, 2019

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Operating	
10100 · First Bank - Checking Acct	63,915.86
10110 · Due (to) from Reserve Fund	15,439.17
Total Operating	79,355.03
Reserve	
10250 · CityWide Bank - Money Mkt	50,468.56
10210 · SA Note Receivable - Owner	5,453.38
10200 · Due (to) from Operating Fund	-15,439.17
Total Reserve	40,482.77
Total Checking/Savings	119,837.80
Accounts Receivable	
12100 · Acct. Receivable Control-Ow...	-20,978.30
Total Accounts Receivable	-20,978.30
Other Current Assets	
Prepays	
12500 · Prepaid Insurance	352.00
Total Prepays	352.00
Total Other Current Assets	352.00
Total Current Assets	99,211.50
TOTAL ASSETS	<u>99,211.50</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20100 · Accounts Payable	4,475.04
Total Accounts Payable	4,475.04
Total Current Liabilities	4,475.04
Total Liabilities	4,475.04
Equity	
30100 · Working Capital Deposits	40,291.08
31100 · Replacement Reserve Fund	40,482.77
Net Income	13,962.61
Total Equity	94,736.46
TOTAL LIABILITIES & EQUITY	<u>99,211.50</u>

Knudson Ranch Association, Inc
Profit & Loss Budget Performance
December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Income							
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.	41.70	0.00	41.70	1,349.25	0.00	1,349.25	0.00
40350 · Prior Year Surplus	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	<u>41.70</u>	<u>0.00</u>	<u>41.70</u>	<u>140,709.25</u>	<u>139,360.00</u>	<u>1,349.25</u>	<u>139,360.00</u>
Total Income	<u>41.70</u>	<u>0.00</u>	<u>41.70</u>	<u>140,709.25</u>	<u>139,360.00</u>	<u>1,349.25</u>	<u>139,360.00</u>
Gross Profit	<u>41.70</u>	<u>0.00</u>	<u>41.70</u>	<u>140,709.25</u>	<u>139,360.00</u>	<u>1,349.25</u>	<u>139,360.00</u>
Expense							
Administration							
50200 · Accounting Fees	300.00	300.00	0.00	3,600.00	3,600.00	0.00	3,600.00
50300 · Misc. Administrative Expenses	8.00	5.00	3.00	688.87	550.00	138.87	550.00
50500 · Property Management	1,571.00	1,571.12	-0.12	18,696.25	18,853.00	-156.75	18,853.00
50600 · Insurance	2,703.92	2,675.33	28.59	32,220.78	32,104.00	116.78	32,104.00
50700 · Legal	0.00	100.00	-100.00	645.00	1,000.00	-355.00	1,000.00
50800 · Taxes/Tax Prep.	0.00	0.00	0.00	480.00	450.00	30.00	450.00
50850 · Bad Debt Accrual	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	2,000.00
50875 · Contingency	0.00	9,278.00	-9,278.00	4,339.69	9,278.00	-4,938.31	9,278.00
Total Administration	<u>4,582.92</u>	<u>15,929.45</u>	<u>-11,346.53</u>	<u>60,670.59</u>	<u>67,835.00</u>	<u>-7,164.41</u>	<u>67,835.00</u>
Grounds							
70150 · Tree Maintenance	0.00	0.00	0.00	1,770.95	4,500.00	-2,729.05	4,500.00
70200 · Garden Maintenance	0.00	0.00	0.00	6,858.05	9,000.00	-2,141.95	9,000.00
70210 · Mow and Trim	0.00	0.00	0.00	3,971.50	4,800.00	-828.50	4,800.00
70215 · Fertilize / Aerate	0.00	0.00	0.00	1,170.70	1,200.00	-29.30	1,200.00
70220 · Spring / Fall Cleanup	70.50	0.00	70.50	3,698.31	5,000.00	-1,301.69	5,000.00
70225 · Wild Areas -Trim / Rake / Spray	0.00	0.00	0.00	4,964.15	4,000.00	964.15	4,000.00
70230 · Mulch / Pebbles	0.00	0.00	0.00	0.00	5,000.00	-5,000.00	5,000.00
70350 · Landscape Maintenance	0.00	0.00	0.00	794.85	2,000.00	-1,205.15	2,000.00
70400 · Pest Control	0.00	0.00	0.00	224.64	500.00	-275.36	500.00
70500 · Water Feature Repair & Maint.	0.00	0.00	0.00	4,453.02	4,000.00	453.02	4,000.00
70600 · Irrigation Repair & Maint.	0.00	0.00	0.00	3,313.54	3,500.00	-186.46	3,500.00
80200 · Holiday Lights	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Grounds	<u>70.50</u>	<u>0.00</u>	<u>70.50</u>	<u>31,219.71</u>	<u>43,500.00</u>	<u>-12,280.29</u>	<u>43,500.00</u>
Maintenance							
60100 · General Maintenance	4,858.43	229.00	4,629.43	7,505.67	2,750.00	4,755.67	2,750.00
60110 · Gate Repairs	0.00	0.00	0.00	1,638.69	750.00	888.69	750.00

Knudson Ranch Association, Inc
Profit & Loss Budget Performance
 December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
60125 · Lighting	0.00	0.00	0.00	208.99	100.00	108.99	100.00
60150 · Stair Tread Repair	0.00	0.00	0.00	1,009.13	825.00	184.13	825.00
60175 · Gutter Cleaning / Repair	0.00	0.00	0.00	2,200.00	1,650.00	550.00	1,650.00
60300 · Window Washing	0.00	0.00	0.00	3,021.75	2,750.00	271.75	2,750.00
Total Maintenance	4,858.43	229.00	4,629.43	15,584.23	8,825.00	6,759.23	8,825.00
Snow Removal							
60225 · Snow Plowing	1,181.39	1,500.00	-318.61	7,369.87	6,500.00	869.87	6,500.00
60230 · Snow Shoveling	705.00	500.00	205.00	4,300.50	3,500.00	800.50	3,500.00
Total Snow Removal	1,886.39	2,000.00	-113.61	11,670.37	10,000.00	1,670.37	10,000.00
Utilities							
60400 · Gate/Water Feature Electricity	32.14	50.00	-17.86	804.30	700.00	104.30	700.00
70700 · Irrigation Water	0.00	0.00	0.00	6,797.44	8,500.00	-1,702.56	8,500.00
Total Utilities	32.14	50.00	-17.86	7,601.74	9,200.00	-1,598.26	9,200.00
Total Expense	11,430.38	18,208.45	-6,778.07	126,746.64	139,360.00	-12,613.36	139,360.00
Net Income	-11,388.68	-18,208.45	6,819.77	13,962.61	0.00	13,962.61	0.00

Knudson Ranch Association, Inc
Reserve Profit & Loss Plan Performance
 December 2019

	<u>Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income							
Reserve Income							
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	14.94	14.94	0.00	234.68	234.67	0.01	234.67
41400 · Interest Income	47.11	40.00	7.11	208.55	480.00	-271.45	480.00
Total Reserve Income	<u>62.05</u>	<u>54.94</u>	<u>7.11</u>	<u>109,643.23</u>	<u>109,914.67</u>	<u>-271.44</u>	<u>109,914.67</u>
Total Income	<u>62.05</u>	<u>54.94</u>	<u>7.11</u>	<u>109,643.23</u>	<u>109,914.67</u>	<u>-271.44</u>	<u>109,914.67</u>
Gross Profit	<u>62.05</u>	<u>54.94</u>	<u>7.11</u>	<u>109,643.23</u>	<u>109,914.67</u>	<u>-271.44</u>	<u>109,914.67</u>
Expense							
Reserve Activity							
90125 · Stucco/Siding/Door-Paint/Stain	0.00	0.00	0.00	2,793.98	0.00	2,793.98	0.00
90160 · Deck Improvements	0.00	0.00	0.00	13,743.84	18,000.00	-4,256.16	18,000.00
90165 · Landscape Improvements	169.50	0.00	169.50	37,448.73	20,000.00	17,448.73	20,000.00
90700 · Capital Proj.Permits/Fees/Othr	0.00	0.00	0.00	190.00	0.00	190.00	0.00
90715 · Roof and Decks Project	0.00	0.00	0.00	2,205.84	0.00	2,205.84	0.00
90740 · Sewer Diagnosis & Root-X Applic	0.00	0.00	0.00	845.00	0.00	845.00	0.00
Total Reserve Activity	<u>169.50</u>	<u>0.00</u>	<u>169.50</u>	<u>57,227.39</u>	<u>38,000.00</u>	<u>19,227.39</u>	<u>38,000.00</u>
Total Expense	<u>169.50</u>	<u>0.00</u>	<u>169.50</u>	<u>57,227.39</u>	<u>38,000.00</u>	<u>19,227.39</u>	<u>38,000.00</u>
Net Income	<u><u>-107.45</u></u>	<u><u>54.94</u></u>	<u><u>-162.39</u></u>	<u><u>52,415.84</u></u>	<u><u>71,914.67</u></u>	<u><u>-19,498.83</u></u>	<u><u>71,914.67</u></u>