

Cash Basis

Kahler Glen Community Association
Balance Sheet
As of January 31, 2017
Jan 31, 17

ASSETS

Current Assets

Checking/Savings

1015 · CVB Checking *7802	12,385.13
1025 · CVB Water Assessment *85012	133,765.76
1030 · GESA Checking *9479	4,079.18
1050 · GESA Savings *122	5,005.67
1080 · GESA Operational ** 5764	34,953.86
1090 · GESA Reserve ***2894	47,144.24

Total Checking/Savings 237,333.84

Accounts Receivable

1110 · Accounts receivable -5,143.15

Total Accounts Receivable -5,143.15

Other Current Assets

1299 · Undeposited Funds 11,332.89

Total Other Current Assets 11,332.89

Total Current Assets 243,523.58

Fixed Assets

1500 · Equipment 52,742.10

1510 · Kahler Glen Property 1,305,727.82

Total Fixed Assets 1,358,469.92

Other Assets

1520 · Land 508,034.95

1530 · Land Improvements 16,129.65

1590 · Accumulated Depreciation -67,703.47

1595 · Accumulated Amortization -1,584.00

Total Other Assets 454,877.13

TOTAL ASSETS 2,056,870.63

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Kahler Glen Community Association

Balance Sheet

As of January 31, 2017

Jan 31, 17

Other Current Liabilities	
John Deere Financial *2318	32,881.63
John Deere Loader Backhoe *1075	108,657.38
John Deere Skid Steer *8960	90,283.68
1610 · Loan Fees	-17,605.43
2100 · Payroll Liabilities	3,729.06
25500 · Sales Tax Payable	2,504.83
Total Other Current Liabilities	220,451.15
Total Current Liabilities	220,451.15
Long Term Liabilities	
2710 · GESA Loan	1,293,717.93
2720 · Glen Week Loan @ 5.260%	325,456.39
Total Long Term Liabilities	1,619,174.32
Total Liabilities	1,839,625.47
Equity	
3001 · Opening Bal Equity	-248,970.59
3010 · Unrestrict (retained earnings)	382,767.43
Net Income	83,448.32
Total Equity	217,245.16
TOTAL LIABILITIES & EQUITY	2,056,870.63

Cash Basis

Kahler Glen Community Association Profit & Loss Budget Performance January 2017

Ordinary Income/Expense	Jan 17	Budget	May '16 - Jan 17	YTD Budget	Annual Budget
Income					
4000 · INCOME					
4100 · PROPERTY SVCS (EXEMPT)					
4105 · DUES					
4110 · Owner's Dues					
4110.1 · Private Homes/Lots (74 units)	0.00		10,222.22		
4110.3 · KG Athletic Club (1 shares)	0.00		215.00		
4110 · Owner's Dues - Other	0.00	0.00	0.00	0.00	0.00
Total 4110 · Owner's Dues	<u>0.00</u>	<u>0.00</u>	<u>10,437.22</u>	<u>0.00</u>	<u>0.00</u>
4115 · Income to Debt Correction	1,671.80		13,608.40		
4120 · Property Dues	23,405.20	22,050.00	190,517.60	198,450.00	264,600.00
4150 · Business Dues					
4150.3 · Honeycomb Restaurant (1 share)	0.00		860.00		
Total 4150 · Business Dues	<u>0.00</u>		<u>860.00</u>		
4190 · Doubtful Accounts	0.00		-1,575.35		
Total 4105 · DUES	<u>25,077.00</u>	<u>22,050.00</u>	<u>213,847.87</u>	<u>198,450.00</u>	<u>264,600.00</u>
4200 · OTHER INCOME					
4220 · Transfer Fees	100.00		1,100.00		
4230 · Fines	0.00		400.00		
4240 · Interest	29.07		350.50		
Total 4200 · OTHER INCOME	<u>129.07</u>		<u>1,850.50</u>		
4300 · PROPERTY LEASE & LOT SALES					
4320 · KGG&SR Lease	0.00		10.00		
4330 · Honeycomb Restaurant Lease	0.00		10.00		
Total 4300 · PROPERTY LEASE & LOT SALES	<u>0.00</u>		<u>20.00</u>		
Total 4100 · PROPERTY SVCS (EXEMPT)	<u>25,206.07</u>	<u>22,050.00</u>	<u>215,718.37</u>	<u>198,450.00</u>	<u>264,600.00</u>
4400 · UTILITY SERVICES (EXEMPT)					
4410 · Basic Rate	6,269.25	9,370.00	51,031.50	84,330.00	112,440.00
4420 · Commercial Utility Rate	0.00	3,377.17	0.00	30,394.49	40,526.00
4430 · Domestic Water	3,343.60		26,991.80		
4440 · Garbage	1,671.80	1,470.00	13,608.40	13,230.00	17,640.00
4450 · Irrigation Water	417.95		3,320.33		
4460 · Septic	835.90		6,804.20		
4470 · Unimproved lot credit	-420.00	-630.00	-5,880.00	-5,670.00	-7,560.00
4480 · Utility reserve	4,179.50	3,675.00	34,021.00	33,075.00	44,100.00
Total 4400 · UTILITY SERVICES (EXEMPT)	<u>16,298.00</u>	<u>17,262.17</u>	<u>129,897.23</u>	<u>155,359.49</u>	<u>207,146.00</u>
4500 · CAPITAL FUND REVENUE					
4510 · Water Rights Assessment	2,160.00		110,200.00	122,100.00	122,100.00

Cash Basis

Kahler Glen Community Association Profit & Loss Budget Performance January 2017

	Jan 17	Budget	May '16 - Jan 17	YTD Budget	Annual Budget
4520 · Meter Reading Equipment	649.99		6,135.00		
4530 · Water Meter Installation	23,222.07		23,222.07		
Total 4500 · CAPITAL FUND REVENUE	26,032.06		139,557.07	122,100.00	122,100.00
4800 · MEMBER SVCS REVENUE					
4810 · Common Area maintenance dues					
4810.1 · Athletic Club (1 share)	397.40		722.38		
4810.2 · K G Condo Business (3 shares)	3,128.44		5,708.44		
4810.3 · Natapoc Business (1 share)	0.00		1,290.00		
Total 4810 · Common Area maintenance dues	3,525.84		7,720.82		
4830 · Parts & supplies	0.00		23.50		
4800 · MEMBER SVCS REVENUE - Other	4,906.17		14,290.11		
Total 4800 · MEMBER SVCS REVENUE	8,432.01		22,034.43		
Total 4000 · INCOME	75,968.14	39,312.17	507,207.10	475,909.49	593,846.00
4910 · Returned Check Charges	20.00		930.00		
Total Income	75,988.14	39,312.17	508,137.10	475,909.49	593,846.00
Gross Profit	75,988.14	39,312.17	508,137.10	475,909.49	593,846.00
Expense					
6000 · EXPENSES					
6100 · PROPERTY SVCS EXPENSES					
6120 · Equipment Purchases	0.00		38,089.17		
6130 · Facilities Repair & Maint	265.33		12,806.11		
6150 · Licensing & Permits	0.00		350.34		
6160 · Loan Interest	8,118.96	11,860.00	67,695.44	106,740.00	142,320.00
6192 · Property Taxes	0.00		10,775.18		
6520 · Pest Control	117.83		2,838.90		
89000.1 · X-C Grooming	200.00		200.00		
6100 · PROPERTY SVCS EXPENSES - Other	0.00	2,541.67	0.00	22,874.99	30,500.00
Total 6100 · PROPERTY SVCS EXPENSES	8,702.12	14,401.67	132,755.14	129,614.99	172,820.00
6200 · UTILITY SVCS (EXEMPT) EXPENSES					
6115 · Electricity - Chelan County PUD					
6115.1 · Golf Course Electricity Share	0.00		-2,801.25		
6115 · Electricity - Chelan County PUD - Other	0.00	3,075.00	14,688.55	27,675.00	36,900.00
Total 6115 · Electricity - Chelan County PUD	0.00	3,075.00	11,887.30	27,675.00	36,900.00
6210 · Domestic Water Maintenance					
6210.1 · Fire Hydrants	0.00		330.00		
6210 · Domestic Water Maintenance - Other	821.32		5,586.32		
Total 6210 · Domestic Water Maintenance	821.32		5,916.32		
6240 · Irrigation Water Maintenance	541.00		2,746.21		
6250 · Septic & Sewer Pumping & Maint	0.00		8,646.28		

**Kahler Glen Community Association
Profit & Loss Budget Performance
January 2017**

	Jan 17	Budget	May '16 - Jan 17	YTD Budget	Annual Budget
6260 · Waste Management	1,475.12	1,250.00	12,154.54	11,250.00	15,000.00
6200 · UTILITY SVCS (EXEMPT) EXPENSES - Other	0.00		0.00	268,543.00	268,543.00
Total 6200 · UTILITY SVCS (EXEMPT) EXPENSES	2,837.44	4,325.00	41,350.65	307,468.00	320,443.00
6500 · CAPITAL FUND EXPENSES					
6505 · Capital Project 1 Metering	1,467.19		42,154.78		
6506 · Capital Project 3	1,410.92		1,410.92		
Total 6500 · CAPITAL FUND EXPENSES	2,878.11		43,565.70		
6800 · MEMBER SVCS EXPENSES					
6810 · Job Materials	0.00		149.02		
Total 6800 · MEMBER SVCS EXPENSES	0.00		149.02		
7000 · OVERHEAD					
6101 · Merchant deposit fees	63.13		292.96		
6105 · Bookkeeping	1,250.00	1,250.00	11,250.00	11,250.00	15,000.00
6110 · Insurance	0.00	1,250.00	6,695.63	11,250.00	15,000.00
6135 · Equipment Maint & Supplies	187.60	3,642.17	3,172.21	32,779.49	43,706.00
6140 · Installment Fees	0.00	0.00	179.76	0.00	0.00
6170 · Office & Meeting Supplies					
GESA ERROR	0.00		-56.00		
6170 · Office & Meeting Supplies - Other	115.88	208.33	798.36	1,875.01	2,500.00
Total 6170 · Office & Meeting Supplies	115.88	208.33	742.36	1,875.01	2,500.00
6180 · Professional Fees					
6181 · Accounting	0.00		6,000.00		
6182 · Legal	0.00		15,766.96		
6180 · Professional Fees - Other	0.00		14,903.44	25,000.00	25,000.00
Total 6180 · Professional Fees	0.00		36,670.40	25,000.00	25,000.00
6230 · Internet & WiFi	312.94	333.33	782.14	3,000.01	4,000.00
6300 · LABOR COSTS					
6310 · Labor Costs - Overhead	8,836.67		81,120.03		
6311 · Labor Costs - Water Rights	0.00		4,941.25		
6312 · Labor Costs - Member Services	5,498.12		32,292.87		
6320 · Cell Phone Stipends	96.02		860.55		
6325 · Medical Stipends	305.62		2,726.04		
6330 · Payroll Tax Expenses	1,773.58		11,784.38		
6300 · LABOR COSTS - Other	0.00	12,425.00	0.00	111,825.00	149,100.00
Total 6300 · LABOR COSTS	16,510.01	12,425.00	133,725.12	111,825.00	149,100.00
6350 · Sub-Contract Labor	500.00		500.00		
6440 · State Park Donation	9,780.00		9,780.00		
6510 · Fuel	181.93	1,250.00	1,245.90	11,250.00	15,000.00
6515 · Propane	1,772.78		1,803.51		

Cash Basis

Kahler Glen Community Association
Profit & Loss Budget Performance
January 2017

	<u>Jan 17</u>	<u>Budget</u>	<u>May '16 - Jan 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total 7000 · OVERHEAD	30,674.27	20,358.83	206,839.99	208,229.51	269,306.00
Total 6000 · EXPENSES	45,091.94	39,085.50	424,660.50	645,312.50	762,569.00
8000 · Uncatagorized expenses	0.00		28.28		
Total Expense	<u>45,091.94</u>	<u>39,085.50</u>	<u>424,688.78</u>	<u>645,312.50</u>	<u>762,569.00</u>
Net Ordinary Income	<u>30,896.20</u>	<u>226.67</u>	<u>83,448.32</u>	<u>-169,403.01</u>	<u>-168,723.00</u>
Net Income	<u><u>30,896.20</u></u>	<u><u>226.67</u></u>	<u><u>83,448.32</u></u>	<u><u>-169,403.01</u></u>	<u><u>-168,723.00</u></u>

Cash Basis

Kahler Glen Community Association
Water Rights P&L
All Transactions

	<u>Water Rights</u>
Ordinary Income/Expense	
Income	
4000 · INCOME	
4100 · PROPERTY SVCS (EXEMPT)	
4200 · OTHER INCOME	
4240 · Interest	225.76
Total 4200 · OTHER INCOME	<u>225.76</u>
Total 4100 · PROPERTY SVCS (EXEMPT)	225.76
4500 · CAPITAL FUND REVENUE	
4510 · Water Rights Assessment	424,600.00
4520 · Meter Reading Equipment	6,185.00
4530 · Water Meter Installation	24,092.07
Total 4500 · CAPITAL FUND REVENUE	<u>454,877.07</u>
Total 4000 · INCOME	<u>455,102.83</u>
Total Income	<u>455,102.83</u>
Gross Profit	455,102.83
Expense	
6000 · EXPENSES	
6100 · PROPERTY SVCS EXPENSES	
6120 · Equipment Purchases	5,867.94
6130 · Facilities Repair & Maint	2,045.27
Total 6100 · PROPERTY SVCS EXPENSES	<u>7,913.21</u>
6200 · UTILITY SVCS (EXEMPT) EXPENSES	
6210 · Domestic Water Maintenance	
6210.1 · Fire Hydrants	285.04
6210 · Domestic Water Maintenance - Other	29,085.68
Total 6210 · Domestic Water Maintenance	<u>29,370.72</u>
6240 · Irrigation Water Maintenance	1,519.70
6250 · Septic & Sewer Pumping & Maint	600.00
Total 6200 · UTILITY SVCS (EXEMPT) EXPENSES	<u>31,490.42</u>
6500 · CAPITAL FUND EXPENSES	

Cash Basis

Kahler Glen Community Association
Water Rights P&L
All Transactions

	<u>Water Rights</u>
6505 · Capital Project 1 Metering	42,154.78
6506 · Capital Project 3	1,410.92
Total 6500 · CAPITAL FUND EXPENSES	43,565.70
7000 · OVERHEAD	
6135 · Equipment Maint & Supplies	4,581.73
6170 · Office & Meeting Supplies	146.85
6180 · Professional Fees	
6182 · Legal	
6182.2 · Legal - Water Rights	64,665.40
Total 6182 · Legal	64,665.40
6180 · Professional Fees - Other	22,807.88
Total 6180 · Professional Fees	87,473.28
6300 · LABOR COSTS	
6310 · Labor Costs - Overhead	26,343.75
6311 · Labor Costs - Water Rights	13,445.25
6312 · Labor Costs - Member Services	576.82
6330 · Payroll Tax Expenses	3,602.55
Total 6300 · LABOR COSTS	43,968.37
Total 7000 · OVERHEAD	136,170.23
Total 6000 · EXPENSES	219,139.56
Total Expense	219,139.56
Net Ordinary Income	235,963.27
Net Income	235,963.27