

THE KEN-CARYL RANCH

AS OF FEBRUARY 28, 2015

ASSETS

CASH		
1012 CASH-US BANK	49,567.48	
1031 RES-US BANK	495,218.03	
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TOTAL CASH		544,785.51
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	59,753.54	
1115 ALLOW FOR BAD DEBT	(12,803.05)	
1130 DUE FROM OPERATING	33,120.25	
1135 PREPAID EXPENSE	1,962.00	
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TOTAL RECEIVABLES		82,032.74
TOTAL ASSETS		<hr/> <hr/> 626,818.25

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	22,502.53	
2130 ROOF LOAN	80,448.39	
2140 HAIL INS CLAIM	341,478.77	
2190 DUE TO RESERVES	33,120.25	
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TOTAL LIABILITIES		477,549.94
EQUITY		
2931 UNRESTRICTED RESERV	(83,494.92)	
2935 RETAINED EARNINGS	(7,986.09)	
2940 CURRENT EARNINGS	10,201.90	
2941 CURRENT EARNINGS	(10,201.90)	
2950 RESERVE FUND-PRIOR	164,878.78	
2955 RESERVE FUND-CURRENT	25,018.76	
2960 OPERATING FUND-PRIOR	65,668.64	
2965 OPERATING FD-CURRENT	(14,816.86)	
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TOTAL EQUITY		149,268.31
TOT LIABILITY AND EQUITY		<hr/> <hr/> 626,818.25

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF FEBRUARY 28, 2015

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$52,500.00	\$52,500.00	\$0.00	\$105,000.00	\$105,000.00	\$0.00
5210 LATE FEE CHARGE	166.00	0.00	(166.00)	332.00	500.00	168.00
5220 COLLECTION COST REC	250.00	419.00	169.00	500.00	846.00	346.00
5245 INTEREST INCOME	0.00	2.79	2.79	0.00	6.94	6.94
5248 BAD DEBT RECOVERY	833.00	0.00	(833.00)	1,666.00	0.00	(1,666.00)
5255 MISC INCOME	0.00	(100.00)	(100.00)	0.00	(100.00)	(100.00)
5450 TRANSFERS TO RESERVE	(12,500.00)	(12,500.00)	0.00	(25,000.00)	(25,000.00)	0.00
TOTAL INCOME	41,249.00	40,321.79	(927.21)	82,498.00	81,252.94	(1,245.06)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	750.00	185.00	565.00	1,500.00	370.00	1,130.00
7045 LEGAL COLLECTIONS	0.00	937.00	(937.00)	0.00	1,688.00	(1,688.00)
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7060 PRINTING & COPYING	200.00	46.50	153.50	400.00	88.00	312.00
7062 POSTAGE	0.00	43.19	(43.19)	0.00	86.72	(86.72)
7065 WEB SITE	300.00	0.00	300.00	600.00	0.00	600.00
7080 NEWSLETTER PRODUCT	0.00	74.01	(74.01)	0.00	133.41	(133.41)
7087 ROOF LOAN	9,076.00	9,076.00	0.00	18,152.00	18,152.00	0.00
7090 MISC ADMINISTRATIVE	0.00	83.39	(83.39)	0.00	255.66	(255.66)
TOTAL ADMINISTRATIVE	12,326.00	12,445.09	(119.09)	26,652.00	24,773.79	1,878.21
7130 INSURANCE	7,500.00	(5,383.00)	12,883.00	15,000.00	16,370.36	(1,370.36)
TOTAL TAXES & INSURANCE	7,500.00	(5,383.00)	12,883.00	15,000.00	16,370.36	(1,370.36)
7230 BLDG & FACILITY RPR	416.00	0.00	416.00	832.00	475.39	356.61
7240 LIGHTING SUPPLIES	0.00	7.54	(7.54)	0.00	7.54	(7.54)
7258 BRICK REPAIR	833.00	0.00	833.00	1,666.00	0.00	1,666.00
7270 ROOF/GUTTER REPAIRS	416.00	4,315.00	(3,899.00)	832.00	4,315.00	(3,483.00)
TOTAL BUILDING MAINT	1,665.00	4,322.54	(2,657.54)	3,330.00	4,797.93	(1,467.93)
7320 GAS/ELECTRIC	141.00	401.94	(260.94)	282.00	617.84	(335.84)
7370 WATER	4,500.00	82.06	4,417.94	9,000.00	11,085.78	(2,085.78)

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7371 SEWER	4,441.00	0.00	4,441.00	8,882.00	11,510.10	(2,628.10)
TOTAL UTILITIES	9,082.00	484.00	8,598.00	18,164.00	23,213.72	(5,049.72)
7410 LANDSCAPE MAINT	550.00	0.00	550.00	1,100.00	0.00	1,100.00
7415 LANDSCAPE CONTRACT	4,500.00	4,623.00	(123.00)	9,000.00	9,246.00	(246.00)
7425 TREES/SHRUBS	0.00	0.00	0.00	0.00	16,775.00	(16,775.00)
7460 FENCE REPAIRS	166.00	0.00	166.00	332.00	0.00	332.00
TOTAL LANDSCAPE MAINT	5,216.00	4,623.00	593.00	10,432.00	26,021.00	(15,589.00)
7630 SNOW REMOVAL	1,033.00	855.00	178.00	2,066.00	893.00	1,173.00
TOTAL SNOW/ROAD MAINT	1,033.00	855.00	178.00	2,066.00	893.00	1,173.00
TOTAL EXPENSES	36,822.00	17,346.63	19,475.37	75,644.00	96,069.80	(20,425.80)
NET PROFIT/LOSS	4,427.00	22,975.16	18,548.16	6,854.00	(14,816.86)	(21,670.86)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	12,500.00	12,500.00	0.00	25,000.00	25,000.00	0.00
9350 INTEREST INCOME	0.00	16.23	16.23	0.00	18.76	18.76
TOTAL REVENUE	12,500.00	12,516.23	16.23	25,000.00	25,018.76	18.76
EXPENSE						
RESERVE EXPENSE						
EXCESS/LOSS OF RESERVES	12,500.00	12,516.23	16.23	25,000.00	25,018.76	18.76