

THE KEN-CARYL RANCH

AS OF OCTOBER 31, 2015

ASSETS

CASH		
1012 CASH-US BANK	112,046.88	
1031 RES-US BANK	<u>124,451.85</u>	
TOTAL CASH		<u>236,498.73</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	43,238.81	
1115 ALLOW FOR BAD DEBT	(49,803.05)	
1130 DUE FROM OPERATING	<u>33,120.25</u>	
TOTAL RECEIVABLES		<u>26,556.01</u>
TOTAL ASSETS		<u><u>263,054.74</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	14,783.15	
2140 HAIL INS CLAIM	31,278.77	
2190 DUE TO RESERVES	<u>33,120.25</u>	
TOTAL LIABILITIES		<u>79,182.17</u>
EQUITY		
2931 UNRESTRICTED RESERV	(154,807.92)	
2935 RETAINED EARNINGS	47,294.91	
2940 CURRENT EARNINGS	3,319.77	
2941 CURRENT EARNINGS	(3,319.77)	
2950 RESERVE FUND-PRIOR	164,878.78	
2955 RESERVE FUND-CURRENT	(35,547.42)	
2960 OPERATING FUND-PRIOR	123,187.03	
2965 OPERATING FD-CURRENT	<u>38,867.19</u>	
TOTAL EQUITY		<u>183,872.57</u>
TOT LIABILITY AND EQUITY		<u><u>263,054.74</u></u>

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Budget Comparison Report
AS OF OCTOBER 31, 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	\$525,000.00	\$525,000.00	\$0.00
5210 LATE FEE CHARGE	167.00	(50.00)	(217.00)	1,666.00	1,125.00	(541.00)
5215 NSF FEE	0.00	(20.00)	(20.00)	0.00	40.00	40.00
5220 COLLECTION COST REC	250.00	0.00	(250.00)	2,500.00	5,384.59	2,884.59
5245 INTEREST INCOME	0.00	5.72	5.72	0.00	33.06	33.06
5248 BAD DEBT RECOVERY	834.00	0.00	(834.00)	8,332.00	0.00	(8,332.00)
5255 MISC INCOME	0.00	0.00	0.00	0.00	100.00	100.00
5450 TRANSFERS TO RESERVE	(12,500.00)	(12,500.00)	0.00	(125,000.00)	(125,000.00)	0.00
TOTAL INCOME	41,251.00	39,936.72	(1,315.28)	412,498.00	406,682.65	(5,815.35)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
7040 LEGAL FEES	750.00	0.00	(750.00)	7,500.00	1,050.00	6,450.00
7045 LEGAL COLLECTIONS	0.00	0.00	0.00	0.00	6,213.19	(6,213.19)
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	1,850.00	150.00
7060 PRINTING & COPYING	200.00	30.35	169.65	2,000.00	642.58	1,357.42
7062 POSTAGE	0.00	23.52	(23.52)	0.00	438.37	(438.37)
7065 WEB SITE	300.00	0.00	(300.00)	3,000.00	0.00	3,000.00
7075 LICENSE,PERMITS,DUES	0.00	646.25	(646.25)	0.00	646.25	(646.25)
7080 NEWSLETTER PRODUCT	0.00	51.85	(51.85)	0.00	504.83	(504.83)
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	585.05	(585.05)
7087 ROOF LOAN	0.00	0.00	0.00	63,532.00	54,770.24	8,761.76
7090 MISC ADMINISTRATIVE	0.00	50.00	(50.00)	0.00	667.25	(667.25)
TOTAL ADMINISTRATIVE	3,250.00	2,801.97	448.03	98,032.00	87,367.76	10,664.24
7130 INSURANCE	0.00	35,985.52	(35,985.52)	60,000.00	81,659.81	(21,659.81)
TOTAL TAXES & INSURANCE	0.00	35,985.52	(35,985.52)	60,000.00	81,659.81	(21,659.81)
7230 BLDG & FACILITY RPR	416.00	0.00	(416.00)	4,160.00	663.49	3,496.51
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	0.00	7.54	(7.54)
7250 LIGHT MAINTENANCE	0.00	26.22	(26.22)	0.00	1,298.22	(1,298.22)
7258 BRICK REPAIR	834.00	0.00	(834.00)	8,332.00	0.00	8,332.00
7270 ROOF/GUTTER REPAIRS	417.00	0.00	(417.00)	4,166.00	4,755.00	(589.00)
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	0.00	4,675.00	(4,675.00)

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TOTAL BUILDING MAINT	1,667.00	26.22	1,640.78	16,658.00	11,399.25	5,258.75
7320 GAS/ELECTRIC	142.00	12.57	129.43	1,416.00	2,000.66	(584.66)
7370 WATER	12,000.00	35.88	11,964.12	101,000.00	79,245.57	21,754.43
7371 SEWER	4,442.00	0.00	4,442.00	44,416.00	45,986.58	(1,570.58)
TOTAL UTILITIES	16,584.00	48.45	16,535.55	146,832.00	127,232.81	19,599.19
7410 LANDSCAPE MAINT	550.00	0.00	550.00	5,500.00	0.00	5,500.00
7415 LANDSCAPE CONTRACT	4,500.00	4,623.00	(123.00)	45,000.00	50,853.00	(5,853.00)
7425 TREES/SHRUBS	0.00	0.00	0.00	0.00	856.25	(856.25)
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	6,200.00	0.00	6,200.00
7440 SPRINKLER SYS MAINT	0.00	621.41	(621.41)	12,000.00	7,177.96	4,822.04
7460 FENCE REPAIRS	167.00	0.00	167.00	1,666.00	91.87	1,574.13
TOTAL LANDSCAPE MAINT	5,217.00	5,244.41	(27.41)	70,366.00	58,979.08	11,386.92
7515 CONCRETE REPAIRS	0.00	0.00	0.00	3,000.00	0.00	3,000.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	160.00	(160.00)
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	3,000.00	160.00	2,840.00
7615 ROADS	5,000.00	0.00	5,000.00	5,000.00	0.00	5,000.00
7630 SNOW REMOVAL	1,033.00	0.00	1,033.00	4,132.00	1,016.75	3,115.25
TOTAL SNOW/ROAD MAINT	6,033.00	0.00	6,033.00	9,132.00	1,016.75	8,115.25
7830 TENNIS COURTS	0.00	0.00	0.00	5,000.00	0.00	5,000.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	5,000.00	0.00	5,000.00
TOTAL EXPENSES	32,751.00	44,106.57	(11,355.57)	409,020.00	367,815.46	41,204.54
NET PROFIT/LOSS	8,500.00	(4,170.85)	(12,670.85)	3,478.00	38,867.19	35,389.19

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	12,500.00	12,500.00	0.00	125,000.00	125,000.00	0.00
9350 INTEREST INCOME	0.00	6.25	6.25	0.00	146.86	146.86
TOTAL REVENUE	12,500.00	12,506.25	6.25	125,000.00	125,146.86	146.86
EXPENSE						
9500 ROOF/GUTTERS	0.00	0.00	0.00	80,000.00	0.00	80,000.00
9510 PAINTING	0.00	18,400.00	(18,400.00)	0.00	102,555.00	(102,555.00)
9520 ROADS/ASPHALT	0.00	24,569.28	(24,569.28)	15,000.00	24,569.28	(9,569.28)
9540 CONCRETE	0.00	0.00	0.00	50,000.00	0.00	50,000.00
9555 LANDSCAPING	0.00	0.00	0.00	35,000.00	33,570.00	1,430.00
TOTAL EXPENSES	0.00	42,969.28	(42,969.28)	180,000.00	160,694.28	19,305.72
EXCESS/LOSS OF RESERVES	12,500.00	(30,463.03)	(42,963.03)	(55,000.00)	(35,547.42)	19,452.58