

THE KEN-CARYL RANCH

AS OF OCTOBER 31, 2016

ASSETS

CASH		
1012 CASH-US BANK	95,985.15	
1031 RES-US BANK	<u>319,912.68</u>	
TOTAL CASH		<u>415,897.83</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	35,348.56	
1115 ALLOW FOR BAD DEBT	(36,000.05)	
1135 PREPAID EXPENSE	<u>19,857.00</u>	
TOTAL RECEIVABLES		<u>19,205.51</u>
TOTAL ASSETS		<u><u>435,103.34</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	<u>22,045.70</u>	
TOTAL LIABILITIES		<u>22,045.70</u>
EQUITY		
2931 UNRESTRICTED RESERV	(154,807.92)	
2935 RETAINED EARNINGS	47,294.91	
2940 CURRENT EARNINGS	159,048.47	
2941 CURRENT EARNINGS	(159,048.47)	
2950 RESERVE FUND-PRIOR	232,848.32	
2955 RESERVE FUND-CURRENT	175,631.39	
2960 OPERATING FUND-PRIOR	128,673.86	
2965 OPERATING FD-CURRENT	<u>(16,582.92)</u>	
TOTAL EQUITY		<u>413,057.64</u>
TOT LIABILITY AND EQUITY		<u><u>435,103.34</u></u>

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Budget Comparison Report
AS OF OCTOBER 31, 2016
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$53,550.00	\$53,550.00	\$0.00	\$535,500.00	\$535,500.00	\$0.00
5210 LATE FEE CHARGE	125.00	150.00	25.00	1,250.00	1,200.00	(50.00)
5215 NSF FEE	0.00	0.00	0.00	0.00	60.00	60.00
5220 COLLECTION COST REC	500.00	92.00	(408.00)	5,000.00	1,783.70	(3,216.30)
5245 INTEREST INCOME	0.00	2.66	2.66	0.00	22.68	22.68
5255 MISC INCOME	15.00	0.00	(15.00)	150.00	(30.00)	(180.00)
5450 TRANSFERS TO RESERVE	(18,833.00)	(18,833.00)	0.00	(188,330.00)	(255,209.75)	(66,879.75)
TOTAL INCOME	35,357.00	34,961.66	(395.34)	353,570.00	283,326.63	(70,243.37)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
7040 LEGAL FEES	100.00	0.00	100.00	1,000.00	203.00	797.00
7045 LEGAL COLLECTIONS	700.00	92.00	608.00	7,000.00	1,702.70	5,297.30
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	1,950.00	50.00
7060 PRINTING & COPYING	100.00	42.75	57.25	1,000.00	620.91	379.09
7062 POSTAGE	50.00	22.36	27.64	500.00	204.45	295.55
7080 NEWSLETTER PRODUCT	60.00	0.00	60.00	600.00	143.03	456.97
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	568.93	(568.93)
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	0.00	364.69	(364.69)
TOTAL ADMINISTRATIVE	3,010.00	2,182.11	827.89	32,100.00	25,757.71	6,342.29
7130 INSURANCE D&O	0.00	4,557.00	(4,557.00)	0.00	35,942.24	(35,942.24)
7131 INSURANCE HAZARD	9,375.00	0.00	9,375.00	93,750.00	23,538.93	70,211.07
TOTAL TAXES & INSURANCE	9,375.00	4,557.00	4,818.00	93,750.00	59,481.17	34,268.83
7230 BLDG & FACILITY RPR	100.00	0.00	100.00	1,000.00	3,711.33	(2,711.33)
7240 LIGHTING SUPPLIES	5.00	0.00	5.00	50.00	14.69	35.31
7250 LIGHT MAINTENANCE	150.00	0.00	150.00	1,500.00	2,409.00	(909.00)
7258 BRICK REPAIR	0.00	0.00	0.00	500.00	0.00	500.00
7270 ROOF/GUTTER REPAIRS	0.00	405.00	(405.00)	300.00	585.00	(285.00)
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	5,000.00	100.00	4,900.00
TOTAL BUILDING MAINT	255.00	405.00	(150.00)	8,350.00	6,820.02	1,529.98

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7320 GAS/ELECTRIC	250.00	13.04	236.96	2,500.00	2,065.59	434.41
7370 WATER	0.00	0.00	0.00	66,667.00	80,814.95	(14,147.95)
7371 SEWER	0.00	0.00	0.00	66,667.00	58,705.50	7,961.50
TOTAL UTILITIES	250.00	13.04	236.96	135,834.00	141,586.04	(5,752.04)
7410 LANDSCAPE MAINT	250.00	0.00	250.00	2,500.00	1,563.93	936.07
7415 LANDSCAPE CONTRACT	4,623.00	0.00	4,623.00	46,230.00	38,349.00	7,881.00
7425 TREES/SHRUBS	150.00	0.00	150.00	1,500.00	4,753.10	(3,253.10)
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	2,956.00	(2,956.00)
7440 SPRINKLER SYS MAINT	0.00	2,953.51	(2,953.51)	9,000.00	12,937.91	(3,937.91)
7460 FENCE REPAIRS	100.00	0.00	100.00	1,000.00	1,585.00	(585.00)
TOTAL LANDSCAPE MAINT	5,123.00	2,953.51	2,169.49	60,230.00	62,144.94	(1,914.94)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	2,000.00	0.00	2,000.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	2,000.00	0.00	2,000.00
7615 ROADS	0.00	0.00	0.00	2,000.00	51.62	1,948.38
7630 SNOW REMOVAL	1,033.00	0.00	1,033.00	4,132.00	4,068.05	63.95
TOTAL SNOW/ROAD MAINT	1,033.00	0.00	1,033.00	6,132.00	4,119.67	2,012.33
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	19,046.00	10,110.66	8,935.34	343,396.00	299,909.55	43,486.45
NET PROFIT/LOSS	16,311.00	24,851.00	8,540.00	10,174.00	(16,582.92)	(26,756.92)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	18,833.00	18,833.00	0.00	188,330.00	255,209.75	66,879.75
9215 HAIL CLAIM	0.00	0.00	0.00	0.00	10,000.00	10,000.00
9350 INTEREST INCOME	0.00	13.23	13.23	0.00	112.49	112.49
TOTAL REVENUE	18,833.00	18,846.23	13.23	188,330.00	265,322.24	76,992.24
EXPENSE						
9500 ROOF/GUTTERS	0.00	0.00	0.00	0.00	39,789.00	(39,789.00)
9510 PAINTING	0.00	0.00	0.00	0.00	4,680.00	(4,680.00)
9520 ROADS/ASPHALT	0.00	0.00	0.00	0.00	27,526.40	(27,526.40)
9555 LANDSCAPING	0.00	0.00	0.00	0.00	17,695.45	(17,695.45)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	89,690.85	(89,690.85)
EXCESS/LOSS OF RESERVES	18,833.00	18,846.23	13.23	188,330.00	175,631.39	(12,698.61)