

THE KEN-CARYL RANCH

AS OF JANUARY 31, 2019

ASSETS

CASH

1012 CASH-US BANK	44,403.84
1021 RES-FIRST BANK 914	202,046.77
1031 RES-US BANK	480,601.84

TOTAL CASH 727,052.45

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	16,659.77
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES 516.72

TOTAL ASSETS 727,569.17

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	32,382.70
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TOTAL LIABILITIES 32,382.70

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	(13,517.17)
2941 CURRENT EARNINGS	13,517.17
2950 RESERVE FUND-PRIOR	751,174.46
2955 RESERVE FUND-CURRENT	22,641.18
2960 OPERATING FUND-PRIOR	65,042.19
2965 OPERATING FD-CURRENT	(36,158.35)

TOTAL EQUITY 695,186.47

TOT LIABILITY AND EQUITY 727,569.17

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Budget Comparison Report
AS OF JANUARY 31, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$60,900.00	\$60,900.00	\$0.00	\$60,900.00	\$60,900.00	\$0.00
5210 LATE FEE CHARGE	140.00	225.00	85.00	140.00	225.00	85.00
5215 NSF FEE	8.00	0.00	(8.00)	8.00	0.00	(8.00)
5220 COLLECTION COST REC	832.00	190.00	(642.00)	832.00	190.00	(642.00)
5245 INTEREST INCOME	4.00	5.02	1.02	4.00	5.02	1.02
5450 TRANSFERS TO RESERVE	(22,200.00)	(22,200.00)	0.00	(22,200.00)	(22,200.00)	0.00
TOTAL INCOME	39,684.00	39,120.02	(563.98)	39,684.00	39,120.02	(563.98)

EXPENSES

7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00
7040 LEGAL FEES	20.00	0.00	(20.00)	20.00	0.00	(20.00)
7045 LEGAL COLLECTIONS	272.00	547.00	(275.00)	272.00	547.00	(275.00)
7060 PRINTING & COPYING	26.00	7.10	(18.90)	26.00	7.10	(18.90)
7062 POSTAGE	50.00	21.23	(28.77)	50.00	21.23	(28.77)
7065 WEB SITE	420.00	0.00	(420.00)	420.00	0.00	(420.00)
7080 NEWSLETTER PRODUCT	42.00	0.00	(42.00)	42.00	0.00	(42.00)
7090 MISC ADMINISTRATIVE	81.00	85.00	(4.00)	81.00	85.00	(4.00)
TOTAL ADMINISTRATIVE	2,911.00	2,660.33	250.67	2,911.00	2,660.33	250.67

TOTAL ADMINISTRATIVE

7130 INSURANCE D&O	1,564.00	0.00	(1,564.00)	1,564.00	0.00	(1,564.00)
7131 INSURANCE HAZARD	21,985.00	30,429.32	(8,444.32)	21,985.00	30,429.32	(8,444.32)
7132 INSURANCE UMBRELLA	3,115.00	0.00	3,115.00	3,115.00	0.00	3,115.00
7133 INSURANCE CRIME	816.00	0.00	(816.00)	816.00	0.00	(816.00)
TOTAL TAXES & INSURANCE	27,480.00	30,429.32	(2,949.32)	27,480.00	30,429.32	(2,949.32)

TOTAL TAXES & INSURANCE

7230 BLDG & FACILITY RPR	390.00	2,500.00	(2,110.00)	390.00	2,500.00	(2,110.00)
7240 LIGHTING SUPPLIES	12.00	0.00	12.00	12.00	0.00	12.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	125.00	0.00	125.00
7270 ROOF/GUTTER REPAIRS	50.00	4,940.00	(4,890.00)	50.00	4,940.00	(4,890.00)
TOTAL BUILDING MAINT	577.00	7,440.00	(6,863.00)	577.00	7,440.00	(6,863.00)

TOTAL BUILDING MAINT

7320 GAS/ELECTRIC	213.00	337.32	(124.32)	213.00	337.32	(124.32)
7370 WATER	5,000.00	5,607.00	(607.00)	5,000.00	5,607.00	(607.00)
7371 SEWER	6,600.00	6,634.20	(34.20)	6,600.00	6,634.20	(34.20)
TOTAL UTILITIES	11,813.00	12,578.52	(765.52)	11,813.00	12,578.52	(765.52)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	728.00	0.00	728.00	728.00	0.00	728.00
7415 LANDSCAPE CONTRACT	4,500.00	4,000.00	500.00	4,500.00	4,000.00	500.00
7425 TREES/SHRUBS	0.00	14,303.25	(14,303.25)	0.00	14,303.25	(14,303.25)
7460 FENCE REPAIRS	100.00	0.00	100.00	100.00	0.00	100.00
TOTAL LANDSCAPE MAINT	5,328.00	18,303.25	(12,975.25)	5,328.00	18,303.25	(12,975.25)
7630 SNOW REMOVAL	9,500.00	3,866.95	5,633.05	9,500.00	3,866.95	5,633.05
TOTAL SNOW/ROAD MAINT	9,500.00	3,866.95	5,633.05	9,500.00	3,866.95	5,633.05
TOTAL EXPENSES	57,609.00	75,278.37	(17,669.37)	57,609.00	75,278.37	(17,669.37)
NET PROFIT/LOSS	(17,925.00)	(36,158.35)	(18,233.35)	(17,925.00)	(36,158.35)	(18,233.35)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	22,200.00	22,200.00	0.00	22,200.00	22,200.00	0.00
9350 INTEREST INCOME	0.00	441.18	441.18	0.00	441.18	441.18
TOTAL REVENUE	22,200.00	22,641.18	441.18	22,200.00	22,641.18	441.18
EXPENSE						
9500 ROOF/GUTTERS	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
TOTAL EXPENSES	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
EXCESS/LOSS OF RESERVES	12,200.00	22,641.18	10,441.18	12,200.00	22,641.18	10,441.18