

THE KEN-CARYL RANCH

AS OF JANUARY 31, 2020

**ASSETS**

**CASH**

1012 CASH-US BANK	81,510.72
1021 RES-FIRST BANK 914	204,067.85
1022 RES-RBC 366	500,000.00
1031 RES-US BANK	186,487.01

**TOTAL CASH**

972,065.58

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	8,332.00
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

**TOTAL RECEIVABLES**

(7,811.05)

**TOTAL ASSETS**

964,254.53

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	32,141.10
--------------------------	-----------

**TOTAL LIABILITIES**

32,141.10

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	34,145.11
2941 CURRENT EARNINGS	(34,145.11)
2950 RESERVE FUND-PRIOR	961,417.27
2955 RESERVE FUND-CURRENT	20,304.62
2960 OPERATING FUND-PRIOR	44,064.06
2965 OPERATING FD-CURRENT	13,840.49

**TOTAL EQUITY**

932,113.43

**TOT LIABILITY AND EQUITY**

964,254.53

THE KEN-CARYL RANCH

Budget Comparison Report  
AS OF JANUARY 31, 2020  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$61,950.00	\$61,950.00	\$0.00	\$61,950.00	\$61,950.00	\$0.00
5210 LATE FEE CHARGE	188.00	0.00	(188.00)	188.00	0.00	(188.00)
5220 COLLECTION COST REC	273.00	1,061.00	788.00	273.00	1,061.00	788.00
5245 INTEREST INCOME	3.00	2.84	(0.16)	3.00	2.84	(0.16)
5255 MISC INCOME	8.00	0.00	(8.00)	8.00	0.00	(8.00)
5450 TRANSFERS TO RESERVE	(20,093.00)	(20,093.00)	0.00	(20,093.00)	(20,093.00)	0.00
<b>TOTAL INCOME</b>	<b>42,329.00</b>	<b>42,920.84</b>	<b>591.84</b>	<b>42,329.00</b>	<b>42,920.84</b>	<b>591.84</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00
7040 LEGAL FEES	61.00	0.00	61.00	61.00	0.00	61.00
7045 LEGAL COLLECTIONS	355.00	0.00	355.00	355.00	0.00	355.00
7060 PRINTING & COPYING	23.00	14.70	8.30	23.00	14.70	8.30
7062 POSTAGE	35.00	32.55	2.45	35.00	32.55	2.45
7090 MISC ADMINISTRATIVE	68.00	90.00	(22.00)	68.00	90.00	(22.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,542.00</b>	<b>2,137.25</b>	<b>404.75</b>	<b>2,542.00</b>	<b>2,137.25</b>	<b>404.75</b>
7130 INSURANCE D&O	1,506.00	10,346.16	(8,840.16)	1,506.00	10,346.16	(8,840.16)
7131 INSURANCE HAZARD	12,415.00	0.00	12,415.00	12,415.00	0.00	12,415.00
7132 INSURANCE UMBRELLA	2,995.00	0.00	2,995.00	2,995.00	0.00	2,995.00
7133 INSURANCE CRIME	860.00	0.00	860.00	860.00	0.00	860.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>17,776.00</b>	<b>10,346.16</b>	<b>7,429.84</b>	<b>17,776.00</b>	<b>10,346.16</b>	<b>7,429.84</b>
7230 BLDG & FACILITY RPR	479.00	0.00	479.00	479.00	0.00	479.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	10.00	0.00	10.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	125.00	0.00	125.00
7270 ROOF/GUTTER REPAIRS	50.00	0.00	50.00	50.00	0.00	50.00
<b>TOTAL BUILDING MAINT</b>	<b>664.00</b>	<b>0.00</b>	<b>664.00</b>	<b>664.00</b>	<b>0.00</b>	<b>664.00</b>
7320 GAS/ELECTRIC	165.00	153.08	11.92	165.00	153.08	11.92
7370 WATER	5,000.00	1,409.06	3,590.94	5,000.00	1,409.06	3,590.94
7371 SEWER	6,188.00	6,169.80	18.20	6,188.00	6,169.80	18.20
<b>TOTAL UTILITIES</b>	<b>11,353.00</b>	<b>7,731.94</b>	<b>3,621.06</b>	<b>11,353.00</b>	<b>7,731.94</b>	<b>3,621.06</b>
7415 LANDSCAPE CONTRACT	4,500.00	4,000.00	500.00	4,500.00	4,000.00	500.00

THE KEN-CARYL RANCH

Budget Comparison Report  
AS OF JANUARY 31, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7460 FENCE REPAIRS	970.00	0.00	970.00	970.00	0.00	970.00
<b>TOTAL LANDSCAPE MAINT</b>	5,470.00	4,000.00	1,470.00	5,470.00	4,000.00	1,470.00
7630 SNOW REMOVAL	11,500.00	4,865.00	6,635.00	11,500.00	4,865.00	6,635.00
<b>TOTAL SNOW/ROAD MAINT</b>	11,500.00	4,865.00	6,635.00	11,500.00	4,865.00	6,635.00
<b>TOTAL EXPENSES</b>	49,305.00	29,080.35	20,224.65	49,305.00	29,080.35	20,224.65
<b>NET PROFIT/LOSS</b>	(6,976.00)	13,840.49	20,816.49	(6,976.00)	13,840.49	20,816.49

THE KEN-CARYL RANCH

Budget Comparison Report  
AS OF JANUARY 31, 2020

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	20,093.00	20,093.00	0.00	20,093.00	20,093.00	0.00
9350 INTEREST INCOME	497.00	211.62	(285.38)	497.00	211.62	(285.38)
<b>TOTAL REVENUE</b>	20,590.00	20,304.62	(285.38)	20,590.00	20,304.62	(285.38)
<b>EXPENSE</b>						
9540 CONCRETE & ASPHALT	3,333.00	0.00	3,333.00	3,333.00	0.00	3,333.00
<b>TOTAL EXPENSES</b>	3,333.00	0.00	3,333.00	3,333.00	0.00	3,333.00
<b>EXCESS/LOSS OF RESERVES</b>	17,257.00	20,304.62	3,047.62	17,257.00	20,304.62	3,047.62