

THE KEN-CARYL RANCH

AS OF JANUARY 31, 2021

ASSETS

CASH		
1012 CASH-US BANK	94,132.95	
1021 RES-FIRST BANK 914	204,327.05	
1022 RES-RBC 366	508,021.63	
1031 RES-US BANK	315,364.34	
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TOTAL CASH		1,121,845.97
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	19,158.04	
1115 ALLOW FOR BAD DEBT	(36,000.05)	
1135 PREPAID INSURANCE	19,857.00	
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TOTAL RECEIVABLES		3,014.99
TOTAL ASSETS		<hr/> <hr/> 1,124,860.96

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2110 ACCOUNTS PAYABLE	20,154.00	
2115 PREPAID ASSESSMENTS	33,510.58	
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TOTAL LIABILITIES		53,664.58
EQUITY		
2931 UNRESTRICTED RESERV	(154,807.92)	
2932 UNREALIZ GAIN/LOSS	727.40	
2935 RETAINED EARNINGS	47,294.91	
2940 CURRENT EARNINGS	34,928.91	
2941 CURRENT EARNINGS	(34,928.91)	
2950 RESERVE FUND-PRJOR	1,095,926.53	
2955 RESERVE FUND-CURRENT	22,226.12	
2960 OPERATING FUND-PRJOR	47,126.55	
2965 OPERATING FD-CURRENT	12,702.79	
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TOTAL EQUITY		1,071,196.38
TOT LIABILITY AND EQUITY		<hr/> <hr/> 1,124,860.96

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Budget Comparison Report
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PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$63,000.00	\$63,000.00	\$0.00	\$63,000.00	\$63,000.00	\$0.00
5210 LATE FEE CHARGE	83.00	(75.00)	(158.00)	83.00	(75.00)	(158.00)
5220 COLLECTION COST REC	273.00	213.00	(60.00)	273.00	213.00	(60.00)
5245 INTEREST INCOME	1.00	0.75	(0.25)	1.00	0.75	(0.25)
5450 TRANSFERS TO RESERVE	(20,154.00)	(20,154.00)	0.00	(20,154.00)	(20,154.00)	0.00

TOTAL INCOME

	43,203.00	42,984.75	(218.25)	43,203.00	42,984.75	(218.25)
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EXPENSES

7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	2,000.00	2,000.00	0.00
7045 LEGAL COLLECTIONS	536.00	506.00	30.00	536.00	506.00	30.00
7060 PRINTING & COPYING	22.00	46.36	(24.36)	22.00	46.36	(24.36)
7062 POSTAGE	35.00	25.75	9.25	35.00	25.75	9.25
7090 MISC ADMINISTRATIVE	118.00	105.00	13.00	118.00	105.00	13.00

TOTAL ADMINISTRATIVE

	2,711.00	2,683.11	27.89	2,711.00	2,683.11	27.89
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7131 INSURANCE HAZARD

	10,760.00	0.00	10,760.00	10,760.00	0.00	10,760.00
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TOTAL TAXES & INSURANCE

	10,760.00	0.00	10,760.00	10,760.00	0.00	10,760.00
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7230 BLDG & FACILITY RPR

	543.00	530.00	13.00	543.00	530.00	13.00
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7240 LIGHTING SUPPLIES

	10.00	0.00	10.00	10.00	0.00	10.00
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7250 LIGHT MAINTENANCE

	525.00	0.00	525.00	525.00	0.00	525.00
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7258 BRICK REPAIR

	250.00	0.00	250.00	250.00	0.00	250.00
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7270 ROOF/GUTTER REPAIRS

	517.00	4,980.00	(4,463.00)	517.00	4,980.00	(4,463.00)
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7280 PLBG & SEWER MAINT

	392.00	0.00	392.00	392.00	0.00	392.00
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TOTAL BUILDING MAINT

	2,237.00	5,510.00	(3,273.00)	2,237.00	5,510.00	(3,273.00)
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7320 GAS/ELECTRIC

	153.00	174.14	(21.14)	153.00	174.14	(21.14)
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7370 WATER

	7,271.00	8,019.11	(748.11)	7,271.00	8,019.11	(748.11)
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7371 SEWER

	6,203.00	0.00	6,203.00	6,203.00	0.00	6,203.00
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TOTAL UTILITIES

	13,627.00	8,193.25	5,433.75	13,627.00	8,193.25	5,433.75
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7410 LANDSCAPE MAINT

	170.00	0.00	170.00	170.00	0.00	170.00
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7415 LANDSCAPE CONTRACT

	4,500.00	4,600.00	(100.00)	4,500.00	4,600.00	(100.00)
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7425 TREES/SHRUBS

	2,000.00	2,736.80	(736.80)	2,000.00	2,736.80	(736.80)
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7430 TREE/SHRUB INSTALL

	350.00	0.00	350.00	350.00	0.00	350.00
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7440 SPRINKLER SYS MAINT	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7460 FENCE REPAIRS	350.00	620.00	(270.00)	350.00	620.00	(270.00)
TOTAL LANDSCAPE MAINT	8,370.00	7,956.80	413.20	8,370.00	7,956.80	413.20
7515 CONCRETE REPAIRS	100.00	0.00	100.00	100.00	0.00	100.00
TOTAL GROUNDS MAINTENAN	100.00	0.00	100.00	100.00	0.00	100.00
7615 ROADS	100.00	0.00	100.00	100.00	0.00	100.00
7630 SNOW REMOVAL	4,865.00	5,938.80	(1,073.80)	4,865.00	5,938.80	(1,073.80)
TOTAL SNOW/ROAD MAINT	4,965.00	5,938.80	(973.80)	4,965.00	5,938.80	(973.80)
7830 TENNIS COURTS	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL REC/FACILITY EXP	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL EXPENSES	42,970.00	30,281.96	12,688.04	42,970.00	30,281.96	12,688.04
NET PROFIT/LOSS	233.00	12,702.79	12,469.79	233.00	12,702.79	12,469.79

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,154.00	20,154.00	0.00	20,154.00	20,154.00	0.00
9350 INTEREST INCOME	346.00	2,072.12	1,726.12	346.00	2,072.12	1,726.12
TOTAL REVENUE	20,500.00	22,226.12	1,726.12	20,500.00	22,226.12	1,726.12
EXPENSE						
9500 ROOF/GUTTERS	6,500.00	0.00	6,500.00	6,500.00	0.00	6,500.00
9510 PAINTING	5,583.00	0.00	5,583.00	5,583.00	0.00	5,583.00
9520 ROADS/ASPHALT	2,083.00	0.00	2,083.00	2,083.00	0.00	2,083.00
9540 CONCRETE & ASPHALT	1,667.00	0.00	1,667.00	1,667.00	0.00	1,667.00
9545 FRONT STOOPS	1,750.00	0.00	1,750.00	1,750.00	0.00	1,750.00
9550 PERIMETER COLUMNS	417.00	0.00	417.00	417.00	0.00	417.00
9556 TREES	1,667.00	0.00	1,667.00	1,667.00	0.00	1,667.00
9561 SIDING	833.00	0.00	833.00	833.00	0.00	833.00
TOTAL EXPENSES	20,500.00	0.00	20,500.00	20,500.00	0.00	20,500.00
EXCESS/LOSS OF RESERVES	0.00	22,226.12	22,226.12	0.00	22,226.12	22,226.12