

THE KEN-CARYL RANCH

AS OF OCTOBER 31, 2018

ASSETS

CASH

1012 CASH-US BANK	40,833.86
1021 RES-FIRST BANK 914	201,493.68
1031 RES-US BANK	418,972.63

TOTAL CASH 661,300.17

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	20,622.68
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES 4,479.63

TOTAL ASSETS 665,779.80

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	20,944.36
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TOTAL LIABILITIES 20,944.36

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	49,615.17
2941 CURRENT EARNINGS	(49,615.17)
2950 RESERVE FUND-PRIOR	663,333.10
2955 RESERVE FUND-CURRENT	48,300.24
2960 OPERATING FUND-PRIOR	39,400.18
2965 OPERATING FD-CURRENT	1,314.93

TOTAL EQUITY 644,835.44

TOT LIABILITY AND EQUITY 665,779.80

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Budget Comparison Report
AS OF OCTOBER 31, 2018
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$58,800.00	\$59,360.00	\$560.00	\$588,000.00	\$588,000.00	\$0.00
5210 LATE FEE CHARGE	0.00	350.00	350.00	0.00	1,425.00	1,425.00
5215 NSF FEE	0.00	0.00	0.00	0.00	80.00	80.00
5220 COLLECTION COST REC	10.00	819.40	809.40	100.00	4,415.30	4,315.30
5245 INTEREST INCOME	0.00	4.68	4.68	0.00	32.45	32.45
5255 MISC INCOME	0.00	0.00	0.00	0.00	25.00	25.00
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(221,670.00)	(221,670.00)	0.00
TOTAL INCOME	36,643.00	38,367.08	1,724.08	366,430.00	372,307.75	5,877.75
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	101.00	899.00
7045 LEGAL COLLECTIONS	370.00	1,949.40	(1,579.40)	3,700.00	4,347.80	(647.80)
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	350.00	1,650.00
7060 PRINTING & COPYING	42.00	46.68	(4.68)	420.00	297.29	122.71
7062 POSTAGE	50.00	24.90	25.10	500.00	309.79	190.21
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	375.00	(375.00)
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	420.00	0.00	420.00
7090 MISC ADMINISTRATIVE	25.00	75.00	(50.00)	250.00	762.00	(512.00)
TOTAL ADMINISTRATIVE	2,629.00	4,095.98	(1,466.98)	28,290.00	26,542.88	1,747.12
7130 INSURANCE D&O	0.00	1,504.00	(1,504.00)	1,504.00	18,608.19	(17,104.19)
7131 INSURANCE HAZARD	8,736.00	31,299.33	(22,563.33)	102,624.00	74,059.73	28,564.27
7132 INSURANCE UMBRELLA	0.00	2,995.00	(2,995.00)	2,995.00	2,995.00	0.00
7133 INSURANCE CRIME	0.00	0.00	0.00	785.00	0.00	785.00
TOTAL TAXES & INSURANCE	8,736.00	35,798.33	(27,062.33)	107,908.00	95,662.92	12,245.08
7230 BLDG & FACILITY RPR	397.00	1,495.00	(1,098.00)	3,970.00	3,680.90	289.10
7240 LIGHTING SUPPLIES	8.00	0.00	8.00	80.00	128.14	(48.14)
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	1,250.00	710.00	540.00
7258 BRICK REPAIR	0.00	0.00	0.00	500.00	1,282.60	(782.60)
7270 ROOF/GUTTER REPAIRS	0.00	1,399.00	(1,399.00)	4,900.00	2,017.00	2,883.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	5,000.00	475.00	4,525.00
TOTAL BUILDING MAINT	1,530.00	2,894.00	(1,364.00)	15,700.00	8,293.64	7,406.36
7320 GAS/ELECTRIC	250.00	358.15	(108.15)	2,500.00	1,934.33	565.67

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7370 WATER	9,600.00	13,004.55	(3,404.55)	94,000.00	89,141.05	4,858.95
7371 SEWER	6,700.00	5,989.20	710.80	66,600.00	59,884.92	6,715.08
TOTAL UTILITIES	16,550.00	19,351.90	(2,801.90)	163,100.00	150,960.30	12,139.70
7410 LANDSCAPE MAINT	300.00	2,661.25	(2,361.25)	3,000.00	5,907.51	(2,907.51)
7415 LANDSCAPE CONTRACT	4,500.00	4,000.00	500.00	45,000.00	40,000.00	5,000.00
7425 TREES/SHRUBS	0.00	0.00	0.00	8,400.00	7,350.00	1,050.00
7440 SPRINKLER SYS MAINT	0.00	4,190.86	(4,190.86)	10,000.00	12,747.67	(2,747.67)
7460 FENCE REPAIRS	100.00	0.00	100.00	1,000.00	1,575.00	(575.00)
TOTAL LANDSCAPE MAINT	4,900.00	10,852.11	(5,952.11)	67,400.00	67,580.18	(180.18)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	600.00	0.00	600.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	395.00	(395.00)
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	600.00	395.00	205.00
7615 ROADS	0.00	0.00	0.00	600.00	0.00	600.00
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	14,000.00	21,557.90	(7,557.90)
TOTAL SNOW/ROAD MAINT	3,000.00	0.00	3,000.00	14,600.00	21,557.90	(6,957.90)
7830 TENNIS COURTS	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	200.00	0.00	200.00
TOTAL EXPENSES	37,345.00	72,992.32	(35,647.32)	397,798.00	370,992.82	26,805.18
NET PROFIT/LOSS	(702.00)	(34,625.24)	(33,923.24)	(31,368.00)	1,314.93	32,682.93

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	221,670.00	221,670.00	0.00
9350 INTEREST INCOME	13.00	411.75	398.75	124.00	2,980.65	2,856.65
TOTAL REVENUE	22,180.00	22,578.75	398.75	221,794.00	224,650.65	2,856.65
EXPENSE						
9500 ROOF/GUTTERS	7,000.00	7,825.30	(825.30)	101,000.00	105,383.55	(4,383.55)
9510 PAINTING	0.00	0.00	0.00	67,000.00	5,000.00	62,000.00
9520 ROADS/ASPHALT	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9540 CONCRETE & ASPHALT	0.00	38,768.36	(38,768.36)	0.00	38,768.36	(38,768.36)
9555 LANDSCAPING	0.00	0.00	0.00	10,000.00	0.00	10,000.00
9556 TREES	0.00	0.00	0.00	14,000.00	27,198.50	(13,198.50)
9558 RECREATION	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9561 SIDING	0.00	0.00	0.00	10,000.00	0.00	10,000.00
TOTAL EXPENSES	7,000.00	46,593.66	(39,593.66)	252,000.00	176,350.41	75,649.59
EXCESS/LOSS OF RESERVES	15,180.00	(24,014.91)	(39,194.91)	(30,206.00)	48,300.24	78,506.24