

THE KEN-CARYL RANCH

AS OF OCTOBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	59,584.03
1021 RES-FIRST BANK 914	203,656.07
1031 RES-US BANK	621,600.91

TOTAL CASH 884,841.01

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,546.00
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES (9,597.05)

TOTAL ASSETS 875,243.96

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	22,447.70
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TOTAL LIABILITIES 22,447.70

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	144,092.62
2941 CURRENT EARNINGS	(144,092.62)
2950 RESERVE FUND-PRIOR	751,174.46
2955 RESERVE FUND-CURRENT	165,249.55
2960 OPERATING FUND-PRIOR	65,042.19
2965 OPERATING FD-CURRENT	(21,156.93)

TOTAL EQUITY 852,796.26

TOT LIABILITY AND EQUITY 875,243.96

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Budget Comparison Report
AS OF OCTOBER 31, 2019
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$60,900.00	\$60,900.00	\$0.00	\$609,000.00	\$609,000.00	\$0.00
5210 LATE FEE CHARGE	140.00	125.00	(15.00)	1,400.00	1,700.00	300.00
5215 NSF FEE	8.00	0.00	(8.00)	80.00	0.00	(80.00)
5220 COLLECTION COST REC	190.00	81.00	(109.00)	3,052.00	(7,680.93)	(10,732.93)
5245 INTEREST INCOME	4.00	0.76	(3.24)	40.00	28.33	(11.67)
5255 MISC INCOME	0.00	0.00	0.00	0.00	70.00	70.00
5450 TRANSFERS TO RESERVE	(22,200.00)	(22,200.00)	0.00	(222,000.00)	(222,000.00)	0.00
TOTAL INCOME	39,042.00	38,906.76	(135.24)	391,572.00	381,117.40	(10,454.60)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	200.00	364.00	(164.00)
7045 LEGAL COLLECTIONS	272.00	81.00	191.00	2,720.00	2,590.80	129.20
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	350.00	1,650.00
7060 PRINTING & COPYING	26.00	74.19	(48.19)	260.00	325.94	(65.94)
7062 POSTAGE	50.00	22.30	27.70	500.00	295.86	204.14
7065 WEB SITE	420.00	0.00	420.00	4,160.00	0.00	4,160.00
7075 LICENSE,PERMITS,DUES	0.00	0.00	0.00	0.00	375.00	(375.00)
7080 NEWSLETTER PRODUCT	41.00	0.00	41.00	418.00	0.00	418.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	684.65	(684.65)
7086 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	(1,644.84)	1,644.84
7090 MISC ADMINISTRATIVE	81.00	75.00	6.00	810.00	630.00	180.00
TOTAL ADMINISTRATIVE	2,910.00	2,252.49	657.51	31,068.00	23,971.41	7,096.59
7130 INSURANCE D&O	0.00	0.00	0.00	1,564.00	9,111.34	(7,547.34)
7131 INSURANCE HAZARD	9,416.00	10,346.16	(930.16)	106,729.00	87,028.66	19,700.34
7132 INSURANCE UMBRELLA	0.00	0.00	0.00	3,115.00	2,995.00	120.00
7133 INSURANCE CRIME	0.00	860.00	(860.00)	816.00	860.00	(44.00)
TOTAL TAXES & INSURANCE	9,416.00	11,206.16	(1,790.16)	112,224.00	99,995.00	12,229.00
7230 BLDG & FACILITY RPR	390.00	1,287.00	(897.00)	3,900.00	9,386.90	(5,486.90)
7240 LIGHTING SUPPLIES	12.00	0.00	12.00	120.00	12.42	107.58
7250 LIGHT MAINTENANCE	125.00	3.64	121.36	1,250.00	2,206.64	(956.64)
7258 BRICK REPAIR	0.00	0.00	0.00	3,000.00	0.00	3,000.00
7270 ROOF/GUTTER REPAIRS	50.00	0.00	50.00	500.00	6,150.00	(5,650.00)
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	5,000.00	0.00	5,000.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT	1,577.00	1,290.64	286.36	13,770.00	17,755.96	(3,985.96)
7320 GAS/ELECTRIC	213.00	12.63	200.37	2,130.00	1,647.21	482.79
7370 WATER	9,600.00	7,560.76	2,039.24	94,000.00	48,751.74	45,248.26
7371 SEWER	6,700.00	6,169.80	530.20	66,600.00	62,455.68	4,144.32
TOTAL UTILITIES	16,513.00	13,743.19	2,769.81	162,730.00	112,854.63	49,875.37
7410 LANDSCAPE MAINT	728.00	0.00	728.00	7,280.00	0.00	7,280.00
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	6,240.00	36,925.50	(30,685.50)
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	6,000.00	(1,200.00)	7,200.00
7440 SPRINKLER SYS MAINT	0.00	511.86	(511.86)	1,884.00	12,405.17	(10,521.17)
7460 FENCE REPAIRS	100.00	0.00	100.00	1,000.00	5,818.56	(4,818.56)
TOTAL LANDSCAPE MAINT	5,328.00	4,511.86	816.14	67,404.00	93,949.23	(26,545.23)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	0.00	1,185.00	(1,185.00)
TOTAL GROUNDS MAINTENAN	0.00	0.00	0.00	0.00	1,185.00	(1,185.00)
7630 SNOW REMOVAL	3,000.00	0.00	3,000.00	24,000.00	52,563.10	(28,563.10)
TOTAL SNOW/ROAD MAINT	3,000.00	0.00	3,000.00	24,000.00	52,563.10	(28,563.10)
TOTAL EXPENSES	38,744.00	33,004.34	5,739.66	411,196.00	402,274.33	8,921.67
NET PROFIT/LOSS	298.00	5,902.42	5,604.42	(19,624.00)	(21,156.93)	(1,532.93)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	22,200.00	22,200.00	0.00	222,000.00	222,000.00	0.00
9350 INTEREST INCOME	0.00	367.02	367.02	0.00	4,757.03	4,757.03
TOTAL REVENUE	22,200.00	22,567.02	367.02	222,000.00	226,757.03	4,757.03
EXPENSE						
9500 ROOF/GUTTERS	7,000.00	0.00	7,000.00	66,000.00	0.00	66,000.00
9510 PAINTING	0.00	0.00	0.00	67,000.00	0.00	67,000.00
9520 ROADS/ASPHALT	0.00	32,431.48	(32,431.48)	25,000.00	32,431.48	(7,431.48)
9550 PERIMETER COLUMNS	0.00	0.00	0.00	10,000.00	10,000.00	0.00
9556 TREES	0.00	0.00	0.00	14,000.00	0.00	14,000.00
9557 SPRINKLER CONTROLS	0.00	0.00	0.00	0.00	19,076.00	(19,076.00)
9561 SIDING	0.00	0.00	0.00	25,000.00	0.00	25,000.00
TOTAL EXPENSES	7,000.00	32,431.48	(25,431.48)	207,000.00	61,507.48	145,492.52
EXCESS/LOSS OF RESERVES	15,200.00	(9,864.46)	(25,064.46)	15,000.00	165,249.55	150,249.55