

THE KEN-CARYL RANCH

AS OF DECEMBER 31, 2017

**ASSETS**

**CASH**

|                         |            |
|-------------------------|------------|
| 1012 CASH-US BANK       | 54,492.54  |
| 1021 RES-FIRST BANK 914 | 200,184.60 |
| 1031 RES-US BANK        | 374,581.47 |

**TOTAL CASH** 629,258.61

**ACCOUNTS RECEIVABLE**

|                         |             |
|-------------------------|-------------|
| 1110 DUES RECEIVABLE    | 24,971.41   |
| 1115 ALLOW FOR BAD DEBT | (36,000.05) |
| 1135 PREPAID EXPENSE    | 19,857.00   |

**TOTAL RECEIVABLES** 8,828.36

**TOTAL ASSETS** 638,086.97

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

|                          |           |
|--------------------------|-----------|
| 2110 ACCOUNTS PAYABLE    | 22,167.00 |
| 2115 PREPAID ASSESSMENTS | 20,699.70 |

**TOTAL LIABILITIES** 42,866.70

**EQUITY**

|                           |              |
|---------------------------|--------------|
| 2931 UNRESTRICTED RESERV  | (154,807.92) |
| 2935 RETAINED EARNINGS    | 47,294.91    |
| 2940 CURRENT EARNINGS     | 181,648.68   |
| 2941 CURRENT EARNINGS     | (181,648.68) |
| 2950 RESERVE FUND-PRIOR   | 446,174.03   |
| 2955 RESERVE FUND-CURRENT | 217,159.07   |
| 2960 OPERATING FUND-PRIOR | 74,910.57    |
| 2965 OPERATING FD-CURRENT | (35,510.39)  |

**TOTAL EQUITY** 595,220.27

**TOT LIABILITY AND EQUITY** 638,086.97

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

|                                    | BUDGET           | ACTUAL           | CURR. VARIANCE | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE       |
|------------------------------------|------------------|------------------|----------------|-------------------|-------------------|--------------------|
| <b>INCOME</b>                      |                  |                  |                |                   |                   |                    |
| 5110 ASSESSMENTS                   | \$56,700.00      | \$56,700.00      | \$0.00         | \$680,400.00      | \$680,400.00      | \$0.00             |
| 5210 LATE FEE CHARGE               | 0.00             | 275.00           | 275.00         | 0.00              | 2,350.00          | 2,350.00           |
| 5215 NSF FEE                       | 0.00             | (20.00)          | (20.00)        | 0.00              | 40.00             | 40.00              |
| 5220 COLLECTION COST REC           | 10.00            | 13.50            | 3.50           | 120.00            | 4,390.75          | 4,270.75           |
| 5245 INTEREST INCOME               | 0.00             | 1.17             | 1.17           | 0.00              | 16.49             | 16.49              |
| 5450 TRANSFERS TO RESERVE          | (22,167.00)      | (22,167.00)      | 0.00           | (266,004.00)      | (291,004.00)      | (25,000.00)        |
| <b>TOTAL INCOME</b>                | <b>34,543.00</b> | <b>34,802.67</b> | <b>259.67</b>  | <b>414,516.00</b> | <b>396,193.24</b> | <b>(18,322.76)</b> |
| <b>EXPENSES</b>                    |                  |                  |                |                   |                   |                    |
| 7030 MANAGEMENT FEES               | 2,000.00         | 2,000.00         | 0.00           | 24,000.00         | 24,000.00         | 0.00               |
| 7040 LEGAL FEES                    | 100.00           | 0.00             | 100.00         | 1,200.00          | 13.00             | 1,187.00           |
| 7045 LEGAL COLLECTIONS             | 700.00           | 13.50            | 686.50         | 8,400.00          | 3,750.45          | 4,649.55           |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00           | 2,000.00          | 350.00            | 1,650.00           |
| 7060 PRINTING & COPYING            | 41.00            | 845.45           | (804.45)       | 500.00            | 1,247.49          | (747.49)           |
| 7062 POSTAGE                       | 50.00            | 20.33            | 29.67          | 600.00            | 387.21            | 212.79             |
| 7080 NEWSLETTER PRODUCT            | 41.00            | 0.00             | 41.00          | 500.00            | 0.00              | 500.00             |
| 7085 ANNUAL MEETING                | 0.00             | 0.00             | 0.00           | 0.00              | 769.77            | (769.77)           |
| 7090 MISC ADMINISTRATIVE           | 25.00            | 50.00            | (25.00)        | 300.00            | 764.88            | (464.88)           |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,957.00</b>  | <b>2,929.28</b>  | <b>27.72</b>   | <b>37,500.00</b>  | <b>31,282.80</b>  | <b>6,217.20</b>    |
| 7130 INSURANCE D&O                 | 0.00             | 0.00             | 0.00           | 1,562.00          | 29,697.82         | (28,135.82)        |
| 7131 INSURANCE HAZARD              | 0.00             | 0.00             | 0.00           | 97,131.00         | 66,129.53         | 31,001.47          |
| 7132 INSURANCE UMBRELLA            | 0.00             | 0.00             | 0.00           | 2,995.00          | 0.00              | 2,995.00           |
| 7133 INSURANCE CRIME               | 0.00             | 0.00             | 0.00           | 758.00            | 869.00            | (111.00)           |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>    | <b>102,446.00</b> | <b>96,696.35</b>  | <b>5,749.65</b>    |
| 7230 BLDG & FACILITY RPR           | 500.00           | 65.00            | 435.00         | 6,000.00          | 3,036.18          | 2,963.82           |
| 7240 LIGHTING SUPPLIES             | 9.00             | 0.00             | 9.00           | 100.00            | 44.57             | 55.43              |
| 7250 LIGHT MAINTENANCE             | 200.00           | 0.00             | 200.00         | 2,500.00          | 0.00              | 2,500.00           |
| 7258 BRICK REPAIR                  | 41.00            | 0.00             | 41.00          | 500.00            | 0.00              | 500.00             |
| 7270 ROOF/GUTTER REPAIRS           | 25.00            | 0.00             | 25.00          | 300.00            | 5,477.00          | (5,177.00)         |
| 7280 PLBG & SEWER MAINT            | 0.00             | 0.00             | 0.00           | 5,000.00          | 0.00              | 5,000.00           |
| 7290 OTHER BUILDING MAINT          | 0.00             | 0.00             | 0.00           | 0.00              | 65.58             | (65.58)            |

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|                                  | BUDGET    | ACTUAL    | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL  | YTD VARIANCE |
|----------------------------------|-----------|-----------|----------------|------------|-------------|--------------|
| <b>TOTAL BUILDING MAINT</b>      | 775.00    | 65.00     | 710.00         | 14,400.00  | 8,623.33    | 5,776.67     |
| 7320 GAS/ELECTRIC                | 250.00    | 182.61    | 67.39          | 3,000.00   | 2,228.78    | 771.22       |
| 7370 WATER                       | 0.00      | 11,678.24 | (11,678.24)    | 96,000.00  | 129,460.49  | (33,460.49)  |
| 7371 SEWER                       | 0.00      | 0.00      | 0.00           | 75,000.00  | 52,915.64   | 22,084.36    |
| <b>TOTAL UTILITIES</b>           | 250.00    | 11,860.85 | (11,610.85)    | 174,000.00 | 184,604.91  | (10,604.91)  |
| 7410 LANDSCAPE MAINT             | 250.00    | 0.00      | 250.00         | 3,500.00   | 2,322.81    | 1,177.19     |
| 7415 LANDSCAPE CONTRACT          | 3,812.00  | 4,000.00  | (188.00)       | 45,700.00  | 49,246.00   | (3,546.00)   |
| 7425 TREES/SHRUBS                | 0.00      | 0.00      | 0.00           | 3,800.00   | 41,308.75   | (37,508.75)  |
| 7440 SPRINKLER SYS MAINT         | 0.00      | 1,201.94  | (1,201.94)     | 9,000.00   | 16,004.19   | (7,004.19)   |
| 7460 FENCE REPAIRS               | 100.00    | 0.00      | 100.00         | 1,200.00   | 0.00        | 1,200.00     |
| <b>TOTAL LANDSCAPE MAINT</b>     | 4,162.00  | 5,201.94  | (1,039.94)     | 63,200.00  | 108,881.75  | (45,681.75)  |
| 7515 CONCRETE REPAIRS            | 0.00      | 0.00      | 0.00           | 600.00     | 0.00        | 600.00       |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 0.00      | 0.00      | 0.00           | 600.00     | 0.00        | 600.00       |
| 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       | 20,000.00  | 1,504.50    | 18,495.50    |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 3,000.00  | 0.00      | 3,000.00       | 20,600.00  | 1,504.50    | 19,095.50    |
| 7830 TENNIS COURTS               | 0.00      | 0.00      | 0.00           | 200.00     | 109.99      | 90.01        |
| <b>TOTAL REC/FACILITY EXP</b>    | 0.00      | 0.00      | 0.00           | 200.00     | 109.99      | 90.01        |
| <b>TOTAL EXPENSES</b>            | 11,144.00 | 20,057.07 | (8,913.07)     | 412,946.00 | 431,703.63  | (18,757.63)  |
| <b>NET PROFIT/LOSS</b>           | 23,399.00 | 14,745.60 | (8,653.40)     | 1,570.00   | (35,510.39) | (37,080.39)  |

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|--------------------------------|------------------|------------------|----------------|-------------------|-------------------|-------------------|
| <b>RESERVE REVENUE</b>         |                  |                  |                |                   |                   |                   |
| 9200 TRANSFER TO RESERVE       | 22,167.00        | 22,167.00        | 0.00           | 266,004.00        | 291,004.00        | 25,000.00         |
| 9350 INTEREST INCOME           | 13.00            | 79.98            | 66.98          | 150.00            | 627.57            | 477.57            |
| <b>TOTAL REVENUE</b>           | <b>22,180.00</b> | <b>22,246.98</b> | <b>66.98</b>   | <b>266,154.00</b> | <b>291,631.57</b> | <b>25,477.57</b>  |
| <b>EXPENSE</b>                 |                  |                  |                |                   |                   |                   |
| 9500 ROOF/GUTTERS              | 0.00             | 0.00             | 0.00           | 125,000.00        | 45,210.50         | 79,789.50         |
| 9510 PAINTING                  | 0.00             | 0.00             | 0.00           | 67,000.00         | 4,350.00          | 62,650.00         |
| 9520 ROADS/ASPHALT             | 0.00             | 0.00             | 0.00           | 25,000.00         | 0.00              | 25,000.00         |
| 9540 CONCRETE & ASPHALT        | 0.00             | 0.00             | 0.00           | 25,000.00         | 24,912.00         | 88.00             |
| 9556 TREES                     | 0.00             | 0.00             | 0.00           | 14,000.00         | 0.00              | 14,000.00         |
| 9561 SIDING                    | 0.00             | 0.00             | 0.00           | 10,000.00         | 0.00              | 10,000.00         |
| <b>TOTAL EXPENSES</b>          | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>    | <b>266,000.00</b> | <b>74,472.50</b>  | <b>191,527.50</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>22,180.00</b> | <b>22,246.98</b> | <b>66.98</b>   | <b>154.00</b>     | <b>217,159.07</b> | <b>217,005.07</b> |