

THE KEN-CARYL RANCH

AS OF DECEMBER 31, 2020

ASSETS

| | | |
|----------------------------|-------------|--------------------------|
| CASH | | |
| 1012 CASH-US BANK | 47,516.16 | |
| 1021 RES-FIRST BANK 914 | 204,321.51 | |
| 1022 RES-RBC 366 | 508,210.75 | |
| 1031 RES-US BANK | 295,207.84 | |
| | <hr/> | |
| TOTAL CASH | | 1,055,256.26 |
| ACCOUNTS RECEIVABLE | | |
| 1110 DUES RECEIVABLE | 20,681.04 | |
| 1115 ALLOW FOR BAD DEBT | (36,000.05) | |
| 1135 PREPAID INSURANCE | 19,857.00 | |
| | <hr/> | |
| TOTAL RECEIVABLES | | 4,537.99 |
| TOTAL ASSETS | | <hr/> <hr/> 1,059,794.25 |

LIABILITIES & EQUITY

| | | |
|---------------------------------|--------------|--------------------------|
| CURRENT LIABILITIES | | |
| 2115 PREPAID ASSESSMENTS | 21,273.58 | |
| | <hr/> | |
| TOTAL LIABILITIES | | 21,273.58 |
| EQUITY | | |
| 2931 UNRESTRICTED RESERV | (154,807.92) | |
| 2932 UNREALIZ GAIN/LOSS | 2,980.60 | |
| 2935 RETAINED EARNINGS | 47,294.91 | |
| 2940 CURRENT EARNINGS | 137,571.75 | |
| 2941 CURRENT EARNINGS | (137,571.75) | |
| 2950 RESERVE FUND-PRIOR | 961,417.27 | |
| 2955 RESERVE FUND-CURRENT | 134,509.26 | |
| 2960 OPERATING FUND-PRIOR | 44,064.06 | |
| 2965 OPERATING FD-CURRENT | 3,062.49 | |
| | <hr/> | |
| TOTAL EQUITY | | 1,038,520.67 |
| TOT LIABILITY AND EQUITY | | <hr/> <hr/> 1,059,794.25 |

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF DECEMBER 31, 2020
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|--------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$61,950.00 | \$61,950.00 | \$0.00 | \$743,400.00 | \$743,400.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 188.00 | 275.00 | 87.00 | 2,256.00 | 1,535.00 | (721.00) |
| 5215 NSF FEE | 0.00 | 0.00 | 0.00 | 0.00 | 20.00 | 20.00 |
| 5220 COLLECTION COST REC | 273.00 | 493.00 | 220.00 | 3,276.00 | 8,205.86 | 4,929.86 |
| 5245 INTEREST INCOME | 3.00 | 0.55 | (2.45) | 36.00 | 11.56 | (24.44) |
| 5255 MISC INCOME | 8.00 | 0.00 | (8.00) | 96.00 | 25.00 | (71.00) |
| 5450 TRANSFERS TO RESERVE | (20,093.00) | (20,093.00) | 0.00 | (241,116.00) | (241,116.00) | 0.00 |
| TOTAL INCOME | 42,329.00 | 42,625.55 | 296.55 | 507,948.00 | 512,081.42 | 4,133.42 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 2,000.00 | 2,000.00 | 0.00 | 24,000.00 | 24,000.00 | 0.00 |
| 7040 LEGAL FEES | 61.00 | 0.00 | 61.00 | 732.00 | 0.00 | 732.00 |
| 7045 LEGAL COLLECTIONS | 355.00 | 0.00 | 355.00 | 4,260.00 | 7,271.26 | (3,011.26) |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 | 0.00 |
| 7060 PRINTING & COPYING | 23.00 | 1,055.98 | (1,032.98) | 276.00 | 3,792.58 | (3,516.58) |
| 7062 POSTAGE | 35.00 | 22.50 | 12.50 | 420.00 | 307.40 | 112.60 |
| 7090 MISC ADMINISTRATIVE | 68.00 | 55.00 | 13.00 | 816.00 | 1,296.72 | (480.72) |
| TOTAL ADMINISTRATIVE | 2,542.00 | 3,133.48 | (591.48) | 30,854.00 | 37,017.96 | (6,163.96) |
| 7130 INSURANCE D&O | 0.00 | 0.00 | 0.00 | 1,506.00 | 2,371.00 | (865.00) |
| 7131 INSURANCE HAZARD | 0.00 | 0.00 | 0.00 | 124,154.00 | 165,949.18 | (41,795.18) |
| 7132 INSURANCE UMBRELLA | 0.00 | 0.00 | 0.00 | 2,995.00 | 2,846.00 | 149.00 |
| 7133 INSURANCE CRIME | 0.00 | 0.00 | 0.00 | 860.00 | 1,503.00 | (643.00) |
| TOTAL TAXES & INSURANCE | 0.00 | 0.00 | 0.00 | 129,515.00 | 172,669.18 | (43,154.18) |
| 7230 BLDG & FACILITY RPR | 479.00 | 1,360.00 | (881.00) | 5,748.00 | 3,772.31 | 1,975.69 |
| 7240 LIGHTING SUPPLIES | 10.00 | 0.00 | 10.00 | 120.00 | 0.00 | 120.00 |
| 7250 LIGHT MAINTENANCE | 125.00 | 0.00 | 125.00 | 1,500.00 | 3,709.21 | (2,209.21) |
| 7258 BRICK REPAIR | 0.00 | 0.00 | 0.00 | 3,000.00 | 1,650.00 | 1,350.00 |
| 7270 ROOF/GUTTER REPAIRS | 50.00 | 80.00 | (30.00) | 600.00 | 280.00 | 320.00 |
| 7280 PLBG & SEWER MAINT | 0.00 | 0.00 | 0.00 | 5,000.00 | 7,943.90 | (2,943.90) |
| TOTAL BUILDING MAINT | 664.00 | 1,440.00 | (776.00) | 15,968.00 | 17,355.42 | (1,387.42) |
| 7320 GAS/ELECTRIC | 166.00 | 166.96 | (0.96) | 1,984.00 | 1,994.09 | (10.09) |
| 7370 WATER | 3,000.00 | 1,460.51 | 1,539.49 | 102,000.00 | 71,208.06 | 30,791.94 |

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|--------------------------------|-----------|-----------|----------------|------------|------------|--------------|
| 7371 SEWER | 6,189.00 | 6,417.60 | (228.60) | 74,263.00 | 68,580.19 | 5,682.81 |
| TOTAL UTILITIES | 9,355.00 | 8,045.07 | 1,309.93 | 178,247.00 | 141,782.34 | 36,464.66 |
| 7410 LANDSCAPE MAINT | 0.00 | 1,385.00 | (1,385.00) | 0.00 | 1,385.00 | (1,385.00) |
| 7415 LANDSCAPE CONTRACT | 4,500.00 | 4,600.00 | (100.00) | 54,000.00 | 54,000.00 | 0.00 |
| 7425 TREES/SHRUBS | 0.00 | 154.56 | (154.56) | 6,240.00 | 13,062.15 | (6,822.15) |
| 7430 TREE/SHRUB INSTALL | 0.00 | 0.00 | 0.00 | 6,000.00 | 600.00 | 5,400.00 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 447.75 | (447.75) | 13,884.00 | 25,586.55 | (11,702.55) |
| 7460 FENCE REPAIRS | 970.00 | 1,391.00 | (421.00) | 11,640.00 | 6,256.52 | 5,383.48 |
| TOTAL LANDSCAPE MAINT | 5,470.00 | 7,978.31 | (2,508.31) | 91,764.00 | 100,890.22 | (9,126.22) |
| 7515 CONCRETE REPAIRS | 0.00 | 1,033.00 | (1,033.00) | 4,200.00 | 1,033.00 | 3,167.00 |
| TOTAL GROUNDS MAINTENAN | 0.00 | 1,033.00 | (1,033.00) | 4,200.00 | 1,033.00 | 3,167.00 |
| 7615 ROADS | 0.00 | 0.00 | 0.00 | 2,400.00 | 0.00 | 2,400.00 |
| 7630 SNOW REMOVAL | 13,500.00 | 3,420.00 | 10,080.00 | 55,000.00 | 36,776.85 | 18,223.15 |
| 7635 SIGN PURCH & REPAIRS | 0.00 | 0.00 | 0.00 | 0.00 | 1,493.96 | (1,493.96) |
| TOTAL SNOW/ROAD MAINT | 13,500.00 | 3,420.00 | 10,080.00 | 57,400.00 | 38,270.81 | 19,129.19 |
| TOTAL EXPENSES | 31,531.00 | 25,049.86 | 6,481.14 | 507,948.00 | 509,018.93 | (1,070.93) |
| NET PROFIT/LOSS | 10,798.00 | 17,575.69 | 6,777.69 | 0.00 | 3,062.49 | 3,062.49 |

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|--------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVE | 20,093.00 | 20,093.00 | 0.00 | 241,116.00 | 241,116.00 | 0.00 |
| 9350 INTEREST INCOME | 497.00 | 365.38 | (131.62) | 5,964.00 | 5,748.35 | (215.65) |
| TOTAL REVENUE | 20,590.00 | 20,458.38 | (131.62) | 247,080.00 | 246,864.35 | (215.65) |
| EXPENSE | | | | | | |
| 9500 ROOF/GUTTERS | 7,000.00 | 0.00 | 7,000.00 | 78,000.00 | 4,980.00 | 73,020.00 |
| 9510 PAINTING | 0.00 | 0.00 | 0.00 | 67,000.00 | 0.00 | 67,000.00 |
| 9520 ROADS/ASPHALT | 0.00 | 0.00 | 0.00 | 10,000.00 | 4,247.00 | 5,753.00 |
| 9540 CONCRETE & ASPHALT | 3,337.00 | 10,012.60 | (6,675.60) | 40,000.00 | 90,573.58 | (50,573.58) |
| 9550 PERIMETER COLUMNS | 0.00 | 0.00 | 0.00 | 3,000.00 | 1,374.26 | 1,625.74 |
| 9556 TREES | 0.00 | 0.00 | 0.00 | 20,000.00 | 11,180.25 | 8,819.75 |
| 9561 SIDING | 0.00 | 0.00 | 0.00 | 25,000.00 | 0.00 | 25,000.00 |
| TOTAL EXPENSES | 10,337.00 | 10,012.60 | 324.40 | 243,000.00 | 112,355.09 | 130,644.91 |
| EXCESS/LOSS OF RESERVES | 10,253.00 | 10,445.78 | 192.78 | 4,080.00 | 134,509.26 | 130,429.26 |