

THE KEN-CARYL RANCH

AS OF FEBRUARY 28, 2018

ASSETS

CASH		
1012 CASH-US BANK	7,995.10	
1021 RES-FIRST BANK 914	200,282.79	
1031 RES-US BANK	<u>389,205.12</u>	
TOTAL CASH		<u>597,483.01</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	23,752.39	
1115 ALLOW FOR BAD DEBT	(36,000.05)	
1135 PREPAID EXPENSE	<u>19,857.00</u>	
TOTAL RECEIVABLES		<u>7,609.34</u>
TOTAL ASSETS		<u><u>605,092.35</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	<u>28,789.11</u>	
TOTAL LIABILITIES		<u>28,789.11</u>
EQUITY		
2931 UNRESTRICTED RESERV	(154,807.92)	
2935 RETAINED EARNINGS	47,294.91	
2940 CURRENT EARNINGS	(18,917.03)	
2941 CURRENT EARNINGS	18,917.03	
2950 RESERVE FUND-PRIOR	663,333.10	
2955 RESERVE FUND-CURRENT	17,321.84	
2960 OPERATING FUND-PRIOR	39,400.18	
2965 OPERATING FD-CURRENT	<u>(36,238.87)</u>	
TOTAL EQUITY		<u>576,303.24</u>
TOT LIABILITY AND EQUITY		<u><u>605,092.35</u></u>

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Budget Comparison Report
AS OF FEBRUARY 28, 2018

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$58,800.00	\$58,800.00	\$0.00	\$117,600.00	\$117,600.00	\$0.00
5210 LATE FEE CHARGE	0.00	0.00	0.00	0.00	(25.00)	(25.00)
5220 COLLECTION COST REC	10.00	0.00	(10.00)	20.00	81.00	61.00
5245 INTEREST INCOME	0.00	0.94	0.94	0.00	3.36	3.36
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(44,334.00)	(44,334.00)	0.00
TOTAL INCOME	36,643.00	36,633.94	(9.06)	73,286.00	73,325.36	39.36
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	100.00	101.00	(1.00)	200.00	101.00	99.00
7045 LEGAL COLLECTIONS	370.00	81.00	289.00	740.00	94.50	645.50
7060 PRINTING & COPYING	42.00	24.95	17.05	84.00	44.45	39.55
7062 POSTAGE	50.00	32.74	17.26	100.00	68.09	31.91
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	84.00	0.00	84.00
7090 MISC ADMINISTRATIVE	25.00	50.00	(25.00)	50.00	130.00	(80.00)
TOTAL ADMINISTRATIVE	2,629.00	2,289.69	339.31	5,258.00	4,438.04	819.96
7130 INSURANCE D&O	0.00	0.00	0.00	1,504.00	0.00	1,504.00
7131 INSURANCE HAZARD	8,736.00	34,208.32	(25,472.32)	32,736.00	42,760.40	(10,024.40)
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	785.00	0.00	785.00
TOTAL TAXES & INSURANCE	8,736.00	34,208.32	(25,472.32)	38,020.00	42,760.40	(4,740.40)
7230 BLDG & FACILITY RPR	397.00	150.90	246.10	794.00	150.90	643.10
7240 LIGHTING SUPPLIES	8.00	0.00	8.00	16.00	0.00	16.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	250.00	0.00	250.00
7270 ROOF/GUTTER REPAIRS	0.00	16,989.00	(16,989.00)	0.00	16,989.00	(16,989.00)
7280 PLBG & SEWER MAINT	1,000.00	475.00	525.00	1,000.00	475.00	525.00
TOTAL BUILDING MAINT	1,530.00	17,614.90	(16,084.90)	2,060.00	17,614.90	(15,554.90)
7320 GAS/ELECTRIC	250.00	188.99	61.01	500.00	374.72	125.28
7370 WATER	5,000.00	5,860.05	(860.05)	10,000.00	11,585.55	(1,585.55)
7371 SEWER	6,600.00	5,989.20	610.80	13,200.00	11,971.12	1,228.88

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TOTAL UTILITIES	11,850.00	12,038.24	(188.24)	23,700.00	23,931.39	(231.39)
7410 LANDSCAPE MAINT	250.00	0.00	250.00	500.00	0.00	500.00
7415 LANDSCAPE CONTRACT	4,500.00	0.00	4,500.00	9,000.00	4,000.00	5,000.00
7425 TREES/SHRUBS	0.00	2,600.00	(2,600.00)	0.00	2,600.00	(2,600.00)
7460 FENCE REPAIRS	100.00	0.00	100.00	200.00	0.00	200.00
TOTAL LANDSCAPE MAINT	4,850.00	2,600.00	2,250.00	9,700.00	6,600.00	3,100.00
7526 PEST CONTROL	0.00	395.00	(395.00)	0.00	395.00	(395.00)
TOTAL GROUNDS MAINTENANCE	0.00	395.00	(395.00)	0.00	395.00	(395.00)
7630 SNOW REMOVAL	3,400.00	10,815.00	(7,415.00)	6,800.00	13,824.50	(7,024.50)
TOTAL SNOW/ROAD MAINT	3,400.00	10,815.00	(7,415.00)	6,800.00	13,824.50	(7,024.50)
TOTAL EXPENSES	32,995.00	79,961.15	(46,966.15)	85,538.00	109,564.23	(24,026.23)
NET PROFIT/LOSS	3,648.00	(43,327.21)	(46,975.21)	(12,252.00)	(36,238.87)	(23,986.87)

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	44,334.00	44,334.00	0.00
9350 INTEREST INCOME	12.00	142.10	130.10	24.00	186.34	162.34
TOTAL REVENUE	22,179.00	22,309.10	130.10	44,358.00	44,520.34	162.34
EXPENSE						
9556 TREES	0.00	0.00	0.00	0.00	27,198.50	(27,198.50)
TOTAL EXPENSES	0.00	0.00	0.00	0.00	27,198.50	(27,198.50)
EXCESS/LOSS OF RESERVES	22,179.00	22,309.10	130.10	44,358.00	17,321.84	(27,036.16)