

THE KEN-CARYL RANCH

AS OF FEBRUARY 29, 2020

ASSETS

CASH

1012 CASH-US BANK	69,521.68
1021 RES-FIRST BANK 914	204,185.26
1022 RES-RBC 366	500,018.62
1031 RES-US BANK	202,356.29

TOTAL CASH 976,081.85

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,049.00
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES (8,094.05)

TOTAL ASSETS 967,987.80

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	26,878.70
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TOTAL LIABILITIES 26,878.70

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	43,140.78
2941 CURRENT EARNINGS	(43,140.78)
2950 RESERVE FUND-PRIOR	961,417.27
2955 RESERVE FUND-CURRENT	36,309.93
2960 OPERATING FUND-PRIOR	44,064.06
2965 OPERATING FD-CURRENT	6,830.85

TOTAL EQUITY 941,109.10

TOT LIABILITY AND EQUITY 967,987.80

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Budget Comparison Report
AS OF FEBRUARY 29, 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	\$123,900.00	\$123,900.00	\$0.00
5210 LATE FEE CHARGE	188.00	0.00	(188.00)	376.00	0.00	(376.00)
5220 COLLECTION COST REC	273.00	1,544.40	1,271.40	546.00	2,605.40	2,059.40
5245 INTEREST INCOME	3.00	0.85	(2.15)	6.00	3.69	(2.31)
5255 MISC INCOME	8.00	0.00	(8.00)	16.00	0.00	(16.00)
5450 TRANSFERS TO RESERVE	(20,093.00)	(20,093.00)	0.00	(40,186.00)	(40,186.00)	0.00
TOTAL INCOME	42,329.00	43,402.25	1,073.25	84,658.00	86,323.09	1,665.09
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	61.00	0.00	61.00	122.00	0.00	122.00
7045 LEGAL COLLECTIONS	355.00	2,605.40	(2,250.40)	710.00	2,605.40	(1,895.40)
7060 PRINTING & COPYING	23.00	49.50	(26.50)	46.00	64.20	(18.20)
7062 POSTAGE	35.00	15.50	19.50	70.00	48.05	21.95
7090 MISC ADMINISTRATIVE	68.00	110.00	(42.00)	136.00	200.00	(64.00)
TOTAL ADMINISTRATIVE	2,542.00	4,780.40	(2,238.40)	5,084.00	6,917.65	(1,833.65)
7130 INSURANCE D&O	0.00	20,692.33	(20,692.33)	1,506.00	31,038.49	(29,532.49)
7131 INSURANCE HAZARD	12,415.00	0.00	12,415.00	24,830.00	0.00	24,830.00
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	860.00	0.00	860.00
TOTAL TAXES & INSURANCE	12,415.00	20,692.33	(8,277.33)	30,191.00	31,038.49	(847.49)
7230 BLDG & FACILITY RPR	479.00	285.00	194.00	958.00	285.00	673.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	20.00	0.00	20.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	250.00	0.00	250.00
7270 ROOF/GUTTER REPAIRS	50.00	200.00	(150.00)	100.00	200.00	(100.00)
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
TOTAL BUILDING MAINT	1,664.00	485.00	1,179.00	2,328.00	485.00	1,843.00
7320 GAS/ELECTRIC	165.00	174.36	(9.36)	330.00	327.44	2.56
7370 WATER	5,000.00	1,504.61	3,495.39	10,000.00	2,913.67	7,086.33
7371 SEWER	6,188.00	6,417.60	(229.60)	12,376.00	12,587.40	(211.40)
TOTAL UTILITIES	11,353.00	8,096.57	3,256.43	22,706.00	15,828.51	6,877.49

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	4,500.00	4,000.00	500.00	9,000.00	8,000.00	1,000.00
7425 TREES/SHRUBS	0.00	11,632.59	(11,632.59)	0.00	11,632.59	(11,632.59)
7460 FENCE REPAIRS	970.00	725.00	245.00	1,940.00	725.00	1,215.00
TOTAL LANDSCAPE MAINT	5,470.00	16,357.59	(10,887.59)	10,940.00	20,357.59	(9,417.59)
7630 SNOW REMOVAL	10,500.00	0.00	10,500.00	22,000.00	4,865.00	17,135.00
TOTAL SNOW/ROAD MAINT	10,500.00	0.00	10,500.00	22,000.00	4,865.00	17,135.00
TOTAL EXPENSES	43,944.00	50,411.89	(6,467.89)	93,249.00	79,492.24	13,756.76
NET PROFIT/LOSS	(1,615.00)	(7,009.64)	(5,394.64)	(8,591.00)	6,830.85	15,421.85

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,093.00	20,093.00	0.00	40,186.00	40,186.00	0.00
9350 INTEREST INCOME	497.00	159.31	(337.69)	994.00	370.93	(623.07)
TOTAL REVENUE	20,590.00	20,252.31	(337.69)	41,180.00	40,556.93	(623.07)
EXPENSE						
9520 ROADS/ASPHALT	0.00	4,247.00	(4,247.00)	0.00	4,247.00	(4,247.00)
9540 CONCRETE & ASPHALT	3,333.00	0.00	3,333.00	6,666.00	0.00	6,666.00
TOTAL EXPENSES	3,333.00	4,247.00	(914.00)	6,666.00	4,247.00	2,419.00
EXCESS/LOSS OF RESERVES	17,257.00	16,005.31	(1,251.69)	34,514.00	36,309.93	1,795.93