

THE KEN-CARYL RANCH

AS OF FEBRUARY 28, 2021

ASSETS

CASH

1012 CASH-US BANK	96,437.00
1021 RES-FIRST BANK 914	204,331.75
1022 RES-RBC 366	509,351.40
1031 RES-US BANK	335,520.19

TOTAL CASH 1,145,640.34

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	19,531.44
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES 3,388.39

TOTAL ASSETS 1,149,028.73

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	33,416.08
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TOTAL LIABILITIES 33,416.08

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	(6,080.94)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	86,153.52
2941 CURRENT EARNINGS	(86,153.52)
2950 RESERVE FUND-PRIOR	1,095,926.53
2955 RESERVE FUND-CURRENT	50,524.78
2960 OPERATING FUND-PRIOR	47,126.55
2965 OPERATING FD-CURRENT	35,628.74

TOTAL EQUITY 1,115,612.65

TOT LIABILITY AND EQUITY 1,149,028.73

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Budget Comparison Report
AS OF FEBRUARY 28, 2021
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$63,000.00	\$63,000.00	\$0.00	\$126,000.00	\$126,000.00	\$0.00
5210 LATE FEE CHARGE	83.00	(25.00)	(108.00)	166.00	(100.00)	(266.00)
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	273.00	4,529.20	4,256.20	546.00	4,742.20	4,196.20
5245 INTEREST INCOME	1.00	0.73	(0.27)	2.00	1.48	(0.52)
5450 TRANSFERS TO RESERVE	(20,154.00)	(20,154.00)	0.00	(40,308.00)	(40,308.00)	0.00
TOTAL INCOME	43,203.00	47,370.93	4,167.93	86,406.00	90,355.68	3,949.68
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7045 LEGAL COLLECTIONS	536.00	4,729.20	(4,193.20)	1,072.00	5,235.20	(4,163.20)
7055 AUDIT FEES	50.00	350.00	(300.00)	50.00	350.00	(300.00)
7060 PRINTING & COPYING	22.00	54.40	(32.40)	44.00	100.76	(56.76)
7062 POSTAGE	35.00	32.95	2.05	70.00	58.70	11.30
7090 MISC ADMINISTRATIVE	118.00	55.00	63.00	236.00	160.00	76.00
TOTAL ADMINISTRATIVE	2,761.00	7,221.55	(4,460.55)	5,472.00	9,904.66	(4,432.66)
7230 BLDG & FACILITY RPR	543.00	0.00	543.00	1,086.00	530.00	556.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	20.00	0.00	20.00
7250 LIGHT MAINTENANCE	525.00	0.00	525.00	1,050.00	0.00	1,050.00
7258 BRICK REPAIR	250.00	0.00	250.00	500.00	0.00	500.00
7270 ROOF/GUTTER REPAIRS	517.00	0.00	517.00	1,034.00	4,980.00	(3,946.00)
7280 PLBG & SEWER MAINT	392.00	0.00	392.00	784.00	0.00	784.00
TOTAL BUILDING MAINT	2,237.00	0.00	2,237.00	4,474.00	5,510.00	(1,036.00)
7320 GAS/ELECTRIC	174.00	176.58	(2.58)	327.00	350.72	(23.72)
7370 WATER	7,271.00	1,611.05	5,659.95	14,542.00	3,212.56	11,329.44
7371 SEWER	6,203.00	6,610.80	(407.80)	12,406.00	13,028.40	(622.40)
TOTAL UTILITIES	13,648.00	8,398.43	5,249.57	27,275.00	16,591.68	10,683.32
7410 LANDSCAPE MAINT	170.00	950.00	(780.00)	340.00	950.00	(610.00)
7415 LANDSCAPE CONTRACT	4,500.00	4,600.00	(100.00)	9,000.00	9,200.00	(200.00)
7425 TREES/SHRUBS	2,000.00	3,275.00	(1,275.00)	4,000.00	6,011.80	(2,011.80)
7430 TREE/SHRUB INSTALL	350.00	0.00	350.00	700.00	0.00	700.00
7440 SPRINKLER SYS MAINT	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00

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7460 FENCE REPAIRS	350.00	0.00	350.00	700.00	620.00	80.00
TOTAL LANDSCAPE MAINT	8,370.00	8,825.00	(455.00)	16,740.00	16,781.80	(41.80)
7515 CONCRETE REPAIRS	100.00	0.00	100.00	200.00	0.00	200.00
TOTAL GROUNDS MAINTENAN	100.00	0.00	100.00	200.00	0.00	200.00
7615 ROADS	100.00	0.00	100.00	200.00	0.00	200.00
7630 SNOW REMOVAL	0.00	0.00	0.00	4,865.00	5,938.80	(1,073.80)
TOTAL SNOW/ROAD MAINT	100.00	0.00	100.00	5,065.00	5,938.80	(873.80)
7830 TENNIS COURTS	200.00	0.00	200.00	400.00	0.00	400.00
TOTAL REC/FACILITY EXP	200.00	0.00	200.00	400.00	0.00	400.00
TOTAL EXPENSES	27,416.00	24,444.98	2,971.02	59,626.00	54,726.94	4,899.06
NET PROFIT/LOSS	15,787.00	22,925.95	7,138.95	26,780.00	35,628.74	8,848.74

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,154.00	20,154.00	0.00	40,308.00	40,308.00	0.00
9350 INTEREST INCOME	346.00	8,144.66	7,798.66	692.00	10,216.78	9,524.78
TOTAL REVENUE	20,500.00	28,298.66	7,798.66	41,000.00	50,524.78	9,524.78
EXPENSE						
9500 ROOF/GUTTERS	6,500.00	0.00	6,500.00	13,000.00	0.00	13,000.00
9510 PAINTING	5,583.00	0.00	5,583.00	11,166.00	0.00	11,166.00
9520 ROADS/ASPHALT	2,083.00	0.00	2,083.00	4,166.00	0.00	4,166.00
9540 CONCRETE & ASPHALT	1,667.00	0.00	1,667.00	3,334.00	0.00	3,334.00
9545 FRONT STOOPS	1,750.00	0.00	1,750.00	3,500.00	0.00	3,500.00
9550 PERIMETER COLUMNS	417.00	0.00	417.00	834.00	0.00	834.00
9556 TREES	1,667.00	0.00	1,667.00	3,334.00	0.00	3,334.00
9561 SIDING	833.00	0.00	833.00	1,666.00	0.00	1,666.00
TOTAL EXPENSES	20,500.00	0.00	20,500.00	41,000.00	0.00	41,000.00
EXCESS/LOSS OF RESERVES	0.00	28,298.66	28,298.66	0.00	50,524.78	50,524.78