

THE KEN-CARYL RANCH

AS OF MARCH 31, 2020

ASSETS

CASH

1012 CASH-US BANK	52,767.97
1021 RES-FIRST BANK 914	204,275.67
1022 RES-RBC 366	501,670.22
1031 RES-US BANK	211,276.78

TOTAL CASH 969,990.64

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	8,732.00
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES (7,411.05)

TOTAL ASSETS 962,579.59

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	27,377.70
--------------------------	-----------

TOTAL LIABILITIES 27,377.70

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	1,443.22
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	35,790.35
2941 CURRENT EARNINGS	(35,790.35)
2950 RESERVE FUND-PRIOR	961,417.27
2955 RESERVE FUND-CURRENT	45,529.21
2960 OPERATING FUND-PRIOR	44,064.06
2965 OPERATING FD-CURRENT	(9,738.86)

TOTAL EQUITY 935,201.89

TOT LIABILITY AND EQUITY 962,579.59

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF MARCH 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	\$185,850.00	\$185,850.00	\$0.00
5210 LATE FEE CHARGE	188.00	175.00	(13.00)	564.00	175.00	(389.00)
5220 COLLECTION COST REC	273.00	529.00	256.00	819.00	3,134.40	2,315.40
5245 INTEREST INCOME	3.00	0.74	(2.26)	9.00	4.43	(4.57)
5255 MISC INCOME	8.00	0.00	(8.00)	24.00	0.00	(24.00)
5450 TRANSFERS TO RESERVE	(20,093.00)	(20,093.00)	0.00	(60,279.00)	(60,279.00)	0.00
TOTAL INCOME	42,329.00	42,561.74	232.74	126,987.00	128,884.83	1,897.83
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	6,000.00	6,000.00	0.00
7040 LEGAL FEES	61.00	0.00	61.00	183.00	0.00	183.00
7045 LEGAL COLLECTIONS	355.00	367.00	(12.00)	1,065.00	2,972.40	(1,907.40)
7060 PRINTING & COPYING	23.00	35.10	(12.10)	69.00	99.30	(30.30)
7062 POSTAGE	35.00	36.15	(1.15)	105.00	84.20	20.80
7090 MISC ADMINISTRATIVE	68.00	50.00	18.00	204.00	250.00	(46.00)
TOTAL ADMINISTRATIVE	2,542.00	2,488.25	53.75	7,626.00	9,405.90	(1,779.90)
7130 INSURANCE D&O	0.00	20,692.34	(20,692.34)	1,506.00	51,730.83	(50,224.83)
7131 INSURANCE HAZARD	12,415.00	0.00	12,415.00	37,245.00	0.00	37,245.00
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	20,692.34	(8,277.34)	42,606.00	51,730.83	(9,124.83)
7230 BLDG & FACILITY RPR	479.00	225.00	254.00	1,437.00	510.00	927.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	30.00	0.00	30.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	375.00	0.00	375.00
7258 BRICK REPAIR	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00
7270 ROOF/GUTTER REPAIRS	50.00	0.00	50.00	150.00	200.00	(50.00)
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	1,000.00	0.00	1,000.00
TOTAL BUILDING MAINT	3,164.00	225.00	2,939.00	5,492.00	710.00	4,782.00
7320 GAS/ELECTRIC	165.00	163.25	1.75	495.00	490.69	4.31
7370 WATER	6,000.00	7,922.21	(1,922.21)	16,000.00	10,835.88	5,164.12
7371 SEWER	6,188.00	0.00	6,188.00	18,564.00	12,587.40	5,976.60
TOTAL UTILITIES	12,353.00	8,085.46	4,267.54	35,059.00	23,913.97	11,145.03

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF MARCH 31, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	4,500.00	4,600.00	(100.00)	13,500.00	12,600.00	900.00
7425 TREES/SHRUBS	2,080.00	0.00	2,080.00	2,080.00	11,632.59	(9,552.59)
7460 FENCE REPAIRS	970.00	0.00	970.00	2,910.00	725.00	2,185.00
TOTAL LANDSCAPE MAINT	7,550.00	4,600.00	2,950.00	18,490.00	24,957.59	(6,467.59)
7630 SNOW REMOVAL	6,500.00	23,040.40	(16,540.40)	28,500.00	27,905.40	594.60
TOTAL SNOW/ROAD MAINT	6,500.00	23,040.40	(16,540.40)	28,500.00	27,905.40	594.60
TOTAL EXPENSES	44,524.00	59,131.45	(14,607.45)	137,773.00	138,623.69	(850.69)
NET PROFIT/LOSS	(2,195.00)	(16,569.71)	(14,374.71)	(10,786.00)	(9,738.86)	1,047.14

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF MARCH 31, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,093.00	20,093.00	0.00	60,279.00	60,279.00	0.00
9350 INTEREST INCOME	497.00	306.53	(190.47)	1,491.00	677.46	(813.54)
TOTAL REVENUE	20,590.00	20,399.53	(190.47)	61,770.00	60,956.46	(813.54)
EXPENSE						
9500 ROOF/GUTTERS	7,000.00	0.00	7,000.00	7,000.00	0.00	7,000.00
9520 ROADS/ASPHALT	0.00	0.00	0.00	0.00	4,247.00	(4,247.00)
9540 CONCRETE & ASPHALT	3,333.00	0.00	3,333.00	9,999.00	0.00	9,999.00
9556 TREES	10,000.00	11,180.25	(1,180.25)	10,000.00	11,180.25	(1,180.25)
TOTAL EXPENSES	20,333.00	11,180.25	9,152.75	26,999.00	15,427.25	11,571.75
EXCESS/LOSS OF RESERVES	257.00	9,219.28	8,962.28	34,771.00	45,529.21	10,758.21