

THE KEN-CARYL RANCH

AS OF APRIL 30, 2018

**ASSETS**

**CASH**

1012 CASH-US BANK	46,645.79
1021 RES-FIRST BANK 914	200,471.59
1031 RES-US BANK	367,358.79

**TOTAL CASH** 614,476.17

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	21,305.77
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

**TOTAL RECEIVABLES** 5,162.72

**TOTAL ASSETS** 619,638.89

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	26,862.11
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**TOTAL LIABILITIES** 26,862.11

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	(2,443.49)
2941 CURRENT EARNINGS	2,443.49
2950 RESERVE FUND-PRIOR	663,333.10
2955 RESERVE FUND-CURRENT	(4,335.69)
2960 OPERATING FUND-PRIOR	39,400.18
2965 OPERATING FD-CURRENT	1,892.20

**TOTAL EQUITY** 592,776.78

**TOT LIABILITY AND EQUITY** 619,638.89

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Budget Comparison Report  
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PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

**INCOME**

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$58,800.00	\$58,800.00	\$0.00	\$235,200.00	\$235,200.00	\$0.00
5210 LATE FEE CHARGE	0.00	125.00	125.00	0.00	425.00	425.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	10.00	357.00	347.00	40.00	586.50	546.50
5245 INTEREST INCOME	0.00	3.20	3.20	0.00	7.46	7.46
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(88,668.00)	(88,668.00)	0.00

**TOTAL INCOME**

	36,643.00	37,138.20	495.20	146,572.00	147,570.96	998.96
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**EXPENSES**

7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00
7040 LEGAL FEES	100.00	0.00	100.00	400.00	101.00	299.00
7045 LEGAL COLLECTIONS	370.00	424.50	(54.50)	1,480.00	519.00	961.00
7055 AUDIT FEES	2,000.00	350.00	1,650.00	2,000.00	350.00	1,650.00
7060 PRINTING & COPYING	42.00	27.05	14.95	168.00	86.15	81.85
7062 POSTAGE	50.00	38.59	11.41	200.00	135.90	64.10
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	168.00	0.00	168.00
7090 MISC ADMINISTRATIVE	25.00	50.00	(25.00)	100.00	356.00	(256.00)

**TOTAL ADMINISTRATIVE**

	4,629.00	2,890.14	1,738.86	12,516.00	9,548.05	2,967.95
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7130 INSURANCE D&O	0.00	0.00	0.00	1,504.00	0.00	1,504.00
7131 INSURANCE HAZARD	8,736.00	0.00	8,736.00	50,208.00	42,760.40	7,447.60
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	0.00	8,736.00	55,492.00	42,760.40	12,731.60
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7230 BLDG & FACILITY RPR	397.00	1,800.00	(1,403.00)	1,588.00	1,950.90	(362.90)
7240 LIGHTING SUPPLIES	8.00	0.00	8.00	32.00	0.00	32.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	500.00	0.00	500.00
7258 BRICK REPAIR	0.00	0.00	0.00	100.00	0.00	100.00
7270 ROOF/GUTTER REPAIRS	0.00	0.00	0.00	4,900.00	0.00	4,900.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	2,000.00	475.00	1,525.00

**TOTAL BUILDING MAINT**

	1,530.00	1,800.00	(270.00)	9,120.00	2,425.90	6,694.10
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7320 GAS/ELECTRIC	250.00	177.71	72.29	1,000.00	732.38	267.62
7370 WATER	5,000.00	5,686.80	(686.80)	20,000.00	22,799.15	(2,799.15)
7371 SEWER	6,600.00	5,989.40	610.60	26,400.00	23,949.72	2,450.28

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>TOTAL UTILITIES</b>						
7410 LANDSCAPE MAINT	11,850.00	11,773.91	76.09	47,400.00	47,481.25	(81.25)
7415 LANDSCAPE CONTRACT	300.00	2,910.26	(2,610.26)	1,050.00	2,910.26	(1,860.26)
7425 TREES/SHRUBS	4,500.00	8,000.00	(3,500.00)	18,000.00	16,000.00	2,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,800.00	2,600.00	200.00
7460 FENCE REPAIRS	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
	100.00	0.00	100.00	400.00	0.00	400.00
<b>TOTAL LANDSCAPE MAINT</b>	6,900.00	10,910.26	(4,010.26)	24,250.00	21,510.26	2,739.74
7515 CONCRETE REPAIRS	200.00	0.00	200.00	200.00	0.00	200.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	395.00	(395.00)
<b>TOTAL GROUNDS MAINTENAN</b>	200.00	0.00	200.00	200.00	395.00	(195.00)
7615 ROADS	200.00	0.00	200.00	200.00	0.00	200.00
7630 SNOW REMOVAL	700.00	3,333.95	(2,633.95)	11,000.00	21,557.90	(10,557.90)
<b>TOTAL SNOW/ROAD MAINT</b>	900.00	3,333.95	(2,433.95)	11,200.00	21,557.90	(10,357.90)
<b>TOTAL EXPENSES</b>	34,745.00	30,728.26	4,016.74	160,178.00	145,678.76	14,499.24
<b>NET PROFIT/LOSS</b>	1,898.00	6,409.94	4,511.94	(13,606.00)	1,892.20	15,498.20

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	88,668.00	88,668.00	0.00
9350 INTEREST INCOME	12.00	384.01	372.01	48.00	619.01	571.01
<b>TOTAL REVENUE</b>	22,179.00	22,551.01	372.01	88,716.00	89,287.01	571.01
<b>EXPENSE</b>						
9500 ROOF/GUTTERS	7,000.00	27,119.20	(20,119.20)	14,000.00	66,424.20	(52,424.20)
9510 PAINTING	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00
9556 TREES	1,000.00	0.00	1,000.00	10,000.00	27,198.50	(17,198.50)
<b>TOTAL EXPENSES</b>	33,000.00	27,119.20	5,880.80	49,000.00	93,622.70	(44,622.70)
<b>EXCESS/LOSS OF RESERVES</b>	(10,821.00)	(4,568.19)	6,252.81	39,716.00	(4,335.69)	(44,051.69)