

THE KEN-CARYL RANCH

AS OF APRIL 30, 2019

**ASSETS**

**CASH**

1012 CASH-US BANK	17,570.09
1021 RES-FIRST BANK 914	202,595.28
1031 RES-US BANK	548,104.73

**TOTAL CASH** 768,270.10

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	17,388.84
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

**TOTAL RECEIVABLES** 1,245.79

**TOTAL ASSETS** 769,515.89

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	27,810.70
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**TOTAL LIABILITIES** 27,810.70

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	33,001.55
2941 CURRENT EARNINGS	(33,001.55)
2950 RESERVE FUND-PRIOR	751,174.46
2955 RESERVE FUND-CURRENT	90,692.58
2960 OPERATING FUND-PRIOR	65,042.19
2965 OPERATING FD-CURRENT	(57,691.03)

**TOTAL EQUITY** 741,705.19

**TOT LIABILITY AND EQUITY** 769,515.89

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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	\$60,900.00	\$60,900.00	\$0.00	\$243,600.00	\$243,600.00	\$0.00
5210 LATE FEE CHARGE	140.00	475.00	335.00	560.00	825.00	265.00
5215 NSF FEE	8.00	0.00	(8.00)	32.00	0.00	(32.00)
5220 COLLECTION COST REC	190.00	0.00	(190.00)	1,912.00	301.00	(1,611.00)
5245 INTEREST INCOME	4.00	2.26	(1.74)	16.00	14.63	(1.37)
5255 MISC INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5450 TRANSFERS TO RESERVE	(22,200.00)	(22,200.00)	0.00	(88,800.00)	(88,800.00)	0.00
<b>TOTAL INCOME</b>	<b>39,042.00</b>	<b>39,177.26</b>	<b>135.26</b>	<b>157,320.00</b>	<b>155,990.63</b>	<b>(1,329.37)</b>

**EXPENSES**

7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00
7040 LEGAL FEES	20.00	0.00	20.00	80.00	0.00	80.00
7045 LEGAL COLLECTIONS	272.00	81.00	191.00	1,088.00	850.00	238.00
7055 AUDIT FEES	2,000.00	0.00	2,000.00	2,000.00	350.00	1,650.00
7060 PRINTING & COPYING	26.00	28.10	(2.10)	104.00	69.95	34.05
7062 POSTAGE	50.00	32.40	17.60	200.00	112.28	87.72
7065 WEB SITE	420.00	0.00	420.00	1,680.00	0.00	1,680.00
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	168.00	0.00	168.00
7090 MISC ADMINISTRATIVE	81.00	60.00	21.00	324.00	305.00	19.00
<b>TOTAL ADMINISTRATIVE</b>	<b>4,911.00</b>	<b>2,201.50</b>	<b>2,709.50</b>	<b>13,644.00</b>	<b>9,687.23</b>	<b>3,956.77</b>

**TOTAL TAXES & INSURANCE**

7130 INSURANCE D&O	0.00	7,607.34	(7,607.34)	1,564.00	7,607.34	(6,043.34)
7131 INSURANCE HAZARD	9,416.00	0.00	9,416.00	50,233.00	30,429.32	19,803.68
7132 INSURANCE UMBRELLA	0.00	0.00	0.00	3,115.00	0.00	3,115.00
7133 INSURANCE CRIME	0.00	0.00	0.00	816.00	0.00	816.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>9,416.00</b>	<b>7,607.34</b>	<b>1,808.66</b>	<b>55,728.00</b>	<b>38,036.66</b>	<b>17,691.34</b>

**TOTAL BUILDING MAINT**

7230 BLDG & FACILITY RPR	390.00	0.00	390.00	1,560.00	2,875.00	(1,315.00)
7240 LIGHTING SUPPLIES	12.00	0.00	12.00	48.00	0.00	48.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	500.00	0.00	500.00
7258 BRICK REPAIR	0.00	10,000.00	(10,000.00)	2,500.00	10,000.00	(7,500.00)
7270 ROOF/GUTTER REPAIRS	50.00	250.00	(200.00)	200.00	5,190.00	(4,990.00)
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00
<b>TOTAL BUILDING MAINT</b>	<b>1,577.00</b>	<b>10,250.00</b>	<b>(8,673.00)</b>	<b>6,808.00</b>	<b>18,065.00</b>	<b>(11,257.00)</b>

**7320 GAS/ELECTRIC**

7320 GAS/ELECTRIC	213.00	156.50	56.50	852.00	826.61	25.39
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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7370 WATER	5,000.00	1,635.04	3,364.96	20,000.00	14,299.12	5,700.88
7371 SEWER	6,600.00	6,169.80	430.20	26,400.00	24,791.88	1,608.12
<b>TOTAL UTILITIES</b>	11,813.00	7,961.34	3,851.66	47,252.00	39,917.61	7,334.39
7410 LANDSCAPE MAINT	728.00	0.00	728.00	2,912.00	0.00	2,912.00
7415 LANDSCAPE CONTRACT	4,500.00	4,000.00	500.00	18,000.00	16,000.00	2,000.00
7425 TREES/SHRUBS	0.00	2,387.00	(2,387.00)	2,080.00	33,593.50	(31,513.50)
7430 TREE/SHRUB INSTALL	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
7440 SPRINKLER SYS MAINT	314.00	0.00	314.00	314.00	0.00	314.00
7460 FENCE REPAIRS	100.00	3,150.00	(3,050.00)	400.00	5,818.56	(5,418.56)
<b>TOTAL LANDSCAPE MAINT</b>	11,642.00	9,537.00	2,105.00	29,706.00	55,412.06	(25,706.06)
7630 SNOW REMOVAL	0.00	9,720.00	(9,720.00)	21,000.00	52,563.10	(31,563.10)
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	9,720.00	(9,720.00)	21,000.00	52,563.10	(31,563.10)
<b>TOTAL EXPENSES</b>	39,359.00	47,277.18	(7,918.18)	174,138.00	213,681.66	(39,543.66)
<b>NET PROFIT/LOSS</b>	(317.00)	(8,099.92)	(7,782.92)	(16,818.00)	(57,691.03)	(40,873.03)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	22,200.00	22,200.00	0.00	88,800.00	88,800.00	0.00
9350 INTEREST INCOME	0.00	513.46	513.46	0.00	1,892.58	1,892.58
<b>TOTAL REVENUE</b>	22,200.00	22,713.46	513.46	88,800.00	90,692.58	1,892.58
<b>EXPENSE</b>						
9500 ROOF/GUTTERS	7,000.00	0.00	7,000.00	24,000.00	0.00	24,000.00
9510 PAINTING	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00
9550 PERIMETER COLUMNS	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
9556 TREES	1,000.00	0.00	1,000.00	10,000.00	0.00	10,000.00
<b>TOTAL EXPENSES</b>	43,000.00	0.00	43,000.00	69,000.00	0.00	69,000.00
<b>EXCESS/LOSS OF RESERVES</b>	(20,800.00)	22,713.46	43,513.46	19,800.00	90,692.58	70,892.58