

THE KEN-CARYL RANCH

AS OF APRIL 30, 2020

ASSETS

CASH

1012 CASH-US BANK	65,818.74
1021 RES-FIRST BANK 914	204,281.04
1022 RES-RBC 366	502,625.72
1031 RES-US BANK	231,373.41

TOTAL CASH

1,004,098.91

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	9,883.85
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	19,857.00

TOTAL RECEIVABLES

(6,259.20)

TOTAL ASSETS

997,839.71

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	24,172.70
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TOTAL LIABILITIES

24,172.70

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	1,902.67
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	73,796.02
2941 CURRENT EARNINGS	(73,796.02)
2950 RESERVE FUND-PRIOR	961,417.27
2955 RESERVE FUND-CURRENT	66,127.26
2960 OPERATING FUND-PRIOR	44,064.06
2965 OPERATING FD-CURRENT	7,668.76

TOTAL EQUITY

973,667.01

TOT LIABILITY AND EQUITY

997,839.71

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Budget Comparison Report
AS OF APRIL 30, 2020

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

INCOME

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
5110 ASSESSMENTS	\$61,950.00	\$61,950.00	\$0.00	\$247,800.00	\$247,800.00	\$0.00
5210 LATE FEE CHARGE	188.00	0.00	(188.00)	752.00	175.00	(577.00)
5220 COLLECTION COST REC	273.00	157.85	(115.15)	1,092.00	3,292.25	2,200.25
5245 INTEREST INCOME	3.00	0.60	(2.40)	12.00	5.03	(6.97)
5255 MISC INCOME	8.00	0.00	(8.00)	32.00	0.00	(32.00)
5450 TRANSFERS TO RESERVE	(20,993.00)	(20,993.00)	0.00	(80,372.00)	(80,372.00)	0.00

TOTAL INCOME

	42,329.00	42,015.45	(313.55)	169,316.00	170,900.28	1,584.28
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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	61.00	0.00	(61.00)	244.00	0.00	244.00
7045 LEGAL COLLECTIONS	355.00	162.00	(193.00)	1,420.00	3,134.40	(1,714.40)
7055 AUDIT FEES	350.00	0.00	(350.00)	350.00	0.00	350.00
7060 PRINTING & COPYING	23.00	33.98	(10.98)	92.00	133.28	(41.28)
7062 POSTAGE	35.00	31.00	4.00	140.00	115.20	24.80
7090 MISC ADMINISTRATIVE	68.00	50.00	18.00	272.00	300.00	(28.00)

TOTAL ADMINISTRATIVE

	2,892.00	2,276.98	615.02	10,518.00	11,682.88	(1,164.88)
7130 INSURANCE D&O	0.00	0.00	0.00	1,506.00	51,730.83	(50,224.83)
7131 INSURANCE HAZARD	12,415.00	10,346.18	2,068.82	49,660.00	10,346.18	39,313.82
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	10,346.18	2,068.82	55,021.00	62,077.01	(7,056.01)
7230 BLDG & FACILITY RPR	479.00	0.00	479.00	1,916.00	510.00	1,406.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	40.00	0.00	40.00
7250 LIGHT MAINTENANCE	125.00	3,149.21	(3,024.21)	500.00	3,149.21	(2,649.21)
7258 BRICK REPAIR	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7270 ROOF/GUTTER REPAIRS	50.00	0.00	50.00	200.00	200.00	0.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00

TOTAL BUILDING MAINT

	1,664.00	3,149.21	(1,485.21)	7,156.00	3,859.21	3,296.79
7320 GAS/ELECTRIC	165.00	149.68	15.32	660.00	640.37	19.63
7370 WATER	6,000.00	0.00	6,000.00	22,000.00	10,835.88	11,164.12
7371 SEWER	6,188.00	0.00	6,188.00	24,752.00	12,587.40	12,164.60

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL UTILITIES	12,353.00	149.68	12,203.32	47,412.00	24,063.65	23,348.35
7415 LANDSCAPE CONTRACT	4,500.00	4,600.00	(100.00)	18,000.00	17,200.00	800.00
7425 TREES/SHRUBS	0.00	0.00	0.00	2,080.00	11,632.59	(9,552.59)
7430 TREE/SHRUB INSTALL	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00
7440 SPRINKLER SYS MAINT	1,984.00	1,341.98	642.02	1,984.00	1,341.98	642.02
7460 FENCE REPAIRS	970.00	0.00	970.00	3,880.00	725.00	3,155.00
TOTAL LANDSCAPE MAINT	13,454.00	5,941.98	7,512.02	31,944.00	30,899.57	1,044.43
7515 CONCRETE REPAIRS	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
TOTAL GROUNDS MAINTENAN	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
7630 SNOW REMOVAL	0.00	2,743.80	(2,743.80)	28,500.00	30,649.20	(2,149.20)
TOTAL SNOW/ROAD MAINT	0.00	2,743.80	(2,743.80)	28,500.00	30,649.20	(2,149.20)
TOTAL EXPENSES	44,778.00	24,607.83	20,170.17	182,551.00	163,231.52	19,319.48
NET PROFIT/LOSS	(2,449.00)	17,407.62	19,856.62	(13,235.00)	7,668.76	20,903.76

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,093.00	20,093.00	0.00	80,372.00	80,372.00	0.00
9350 INTEREST INCOME	497.00	505.05	8.05	1,988.00	1,182.51	(805.49)
TOTAL REVENUE	20,590.00	20,598.05	8.05	82,360.00	81,554.51	(805.49)
EXPENSE						
9500 ROOF/GUTTERS	7,000.00	0.00	7,000.00	14,000.00	0.00	14,000.00
9510 PAINTING	25,000.00	0.00	25,000.00	25,000.00	0.00	25,000.00
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	13,332.00	0.00	13,332.00
9550 PERIMETER COLUMNS	3,000.00	0.00	3,000.00	3,000.00	0.00	3,000.00
9556 TREES	2,000.00	0.00	2,000.00	12,000.00	11,180.25	819.75
TOTAL EXPENSES	40,333.00	0.00	40,333.00	67,332.00	15,427.25	51,904.75
EXCESS/LOSS OF RESERVES	(19,743.00)	20,598.05	40,341.05	15,028.00	66,127.26	51,099.26