

THE KEN-CARYL RANCH

AS OF MAY 31, 2020

**ASSETS**

**CASH**

|                         |            |
|-------------------------|------------|
| 1012 CASH-US BANK       | 93,771.60  |
| 1021 RES-FIRST BANK 914 | 204,285.74 |
| 1022 RES-RBC 366        | 505,151.19 |
| 1031 RES-US BANK        | 246,639.65 |

**TOTAL CASH** 1,049,848.18

**ACCOUNTS RECEIVABLE**

|                         |             |
|-------------------------|-------------|
| 1110 DUES RECEIVABLE    | 11,213.85   |
| 1115 ALLOW FOR BAD DEBT | (36,000.05) |
| 1135 PREPAID INSURANCE  | 19,857.00   |

**TOTAL RECEIVABLES** (4,929.20)

**TOTAL ASSETS** 1,044,918.98

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

|                          |           |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 25,922.70 |
|--------------------------|-----------|

**TOTAL LIABILITIES** 25,922.70

**EQUITY**

|                           |              |
|---------------------------|--------------|
| 2931 UNRESTRICTED RESERV  | (154,807.92) |
| 2932 UNREALIZ GAIN/LOSS   | 4,071.13     |
| 2935 RETAINED EARNINGS    | 47,294.91    |
| 2940 CURRENT EARNINGS     | 116,956.83   |
| 2941 CURRENT EARNINGS     | (116,956.83) |
| 2950 RESERVE FUND-PRIOR   | 961,417.27   |
| 2955 RESERVE FUND-CURRENT | 81,755.21    |
| 2960 OPERATING FUND-PRIOR | 44,064.06    |
| 2965 OPERATING FD-CURRENT | 35,201.62    |

**TOTAL EQUITY** 1,018,996.28

**TOT LIABILITY AND EQUITY** 1,044,918.98

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

|                                    | BUDGET           | ACTUAL           | CURR. VARIANCE   | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE      |
|------------------------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                      |                  |                  |                  |                   |                   |                   |
| 5110 ASSESSMENTS                   | \$61,950.00      | \$61,950.00      | \$0.00           | \$309,750.00      | \$309,750.00      | \$0.00            |
| 5210 LATE FEE CHARGE               | 188.00           | 0.00             | (188.00)         | 940.00            | 175.00            | (765.00)          |
| 5220 COLLECTION COST REC           | 273.00           | 81.00            | (192.00)         | 1,365.00          | 3,373.25          | 2,008.25          |
| 5245 INTEREST INCOME               | 3.00             | 0.92             | (2.08)           | 15.00             | 5.95              | (9.05)            |
| 5255 MISC INCOME                   | 8.00             | 0.00             | (8.00)           | 40.00             | 0.00              | (40.00)           |
| 5450 TRANSFERS TO RESERVE          | (20,093.00)      | (20,093.00)      | 0.00             | (100,465.00)      | (100,465.00)      | 0.00              |
| <b>TOTAL INCOME</b>                | <b>42,329.00</b> | <b>41,938.92</b> | <b>(390.08)</b>  | <b>211,645.00</b> | <b>212,839.20</b> | <b>1,194.20</b>   |
| <b>EXPENSES</b>                    |                  |                  |                  |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 2,000.00         | 2,000.00         | 0.00             | 10,000.00         | 10,000.00         | 0.00              |
| 7040 LEGAL FEES                    | 61.00            | 0.00             | 61.00            | 305.00            | 0.00              | 305.00            |
| 7045 LEGAL COLLECTIONS             | 355.00           | 0.00             | 355.00           | 1,775.00          | 3,134.40          | (1,359.40)        |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00             | 350.00            | 0.00              | 350.00            |
| 7060 PRINTING & COPYING            | 23.00            | 29.06            | (6.06)           | 115.00            | 162.34            | (47.34)           |
| 7062 POSTAGE                       | 35.00            | 20.50            | 14.50            | 175.00            | 135.70            | 39.30             |
| 7090 MISC ADMINISTRATIVE           | 68.00            | 357.78           | (289.78)         | 340.00            | 657.78            | (317.78)          |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,542.00</b>  | <b>2,407.34</b>  | <b>134.66</b>    | <b>13,060.00</b>  | <b>14,090.22</b>  | <b>(1,030.22)</b> |
| 7130 INSURANCE D&O                 | 0.00             | 0.00             | 0.00             | 1,506.00          | 51,730.83         | (50,224.83)       |
| 7131 INSURANCE HAZARD              | 12,416.00        | 0.00             | 12,416.00        | 62,076.00         | 10,346.18         | 51,729.82         |
| 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            |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>12,416.00</b> | <b>0.00</b>      | <b>12,416.00</b> | <b>67,437.00</b>  | <b>62,077.01</b>  | <b>5,359.99</b>   |
| 7230 BLDG & FACILITY RPR           | 479.00           | 0.00             | 479.00           | 2,395.00          | 510.00            | 1,885.00          |
| 7240 LIGHTING SUPPLIES             | 10.00            | 0.00             | 10.00            | 50.00             | 0.00              | 50.00             |
| 7250 LIGHT MAINTENANCE             | 125.00           | 0.00             | 125.00           | 625.00            | 3,149.21          | (2,524.21)        |
| 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            | 250.00            | 200.00            | 50.00             |
| 7280 PLBG & SEWER MAINT            | 0.00             | 0.00             | 0.00             | 2,000.00          | 0.00              | 2,000.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>664.00</b>    | <b>0.00</b>      | <b>664.00</b>    | <b>7,820.00</b>   | <b>3,859.21</b>   | <b>3,960.79</b>   |
| 7320 GAS/ELECTRIC                  | 165.00           | 159.32           | 5.68             | 825.00            | 799.69            | 25.31             |
| 7370 WATER                         | 10,000.00        | 1,504.61         | 8,495.39         | 32,000.00         | 12,340.49         | 19,659.51         |
| 7371 SEWER                         | 6,188.00         | 6,417.60         | (229.60)         | 30,940.00         | 19,005.00         | 11,935.00         |

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|                                | BUDGET    | ACTUAL    | CURR. VARIANCE | YTD BUDGET  | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|-----------|-----------|----------------|-------------|------------|--------------|
| <b>TOTAL UTILITIES</b>         | 16,353.00 | 8,081.53  | 8,271.47       | 63,765.00   | 32,145.18  | 31,619.82    |
| 7415 LANDSCAPE CONTRACT        | 4,500.00  | 0.00      | 4,500.00       | 22,500.00   | 17,200.00  | 5,300.00     |
| 7425 TREES/SHRUBS              | 0.00      | 0.00      | 0.00           | 2,080.00    | 11,632.59  | (9,552.59)   |
| 7430 TREE/SHRUB INSTALL        | 0.00      | 0.00      | 0.00           | 6,000.00    | 0.00       | 6,000.00     |
| 7440 SPRINKLER SYS MAINT       | 1,984.00  | 2,676.19  | (692.19)       | 3,968.00    | 4,018.17   | (50.17)      |
| 7460 FENCE REPAIRS             | 970.00    | 1,241.00  | (271.00)       | 4,850.00    | 1,966.00   | 2,884.00     |
| <b>TOTAL LANDSCAPE MAINT</b>   | 7,454.00  | 3,917.19  | 3,536.81       | 39,398.00   | 34,816.76  | 4,581.24     |
| 7515 CONCRETE REPAIRS          | 2,200.00  | 0.00      | 2,200.00       | 4,200.00    | 0.00       | 4,200.00     |
| <b>TOTAL GROUNDS MAINTENAN</b> | 2,200.00  | 0.00      | 2,200.00       | 4,200.00    | 0.00       | 4,200.00     |
| 7615 ROADS                     | 1,000.00  | 0.00      | 1,000.00       | 1,000.00    | 0.00       | 1,000.00     |
| 7630 SNOW REMOVAL              | 0.00      | 0.00      | 0.00           | 28,500.00   | 30,649.20  | (2,149.20)   |
| <b>TOTAL SNOW/ROAD MAINT</b>   | 1,000.00  | 0.00      | 1,000.00       | 29,500.00   | 30,649.20  | (1,149.20)   |
| <b>TOTAL EXPENSES</b>          | 42,629.00 | 14,406.06 | 28,222.94      | 225,180.00  | 177,637.58 | 47,542.42    |
| <b>NET PROFIT/LOSS</b>         | (300.00)  | 27,532.86 | 27,832.86      | (13,535.00) | 35,201.62  | 48,736.62    |

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|--------------------------------|-------------|-----------|----------------|------------|------------|--------------|
| <b>RESERVE REVENUE</b>         |             |           |                |            |            |              |
| 9200 TRANSFER TO RESERVE       | 20,093.00   | 20,093.00 | 0.00           | 100,465.00 | 100,465.00 | 0.00         |
| 9350 INTEREST INCOME           | 497.00      | 364.97    | (132.03)       | 2,485.00   | 1,547.48   | (937.52)     |
| <b>TOTAL REVENUE</b>           | 20,590.00   | 20,457.97 | (132.03)       | 102,950.00 | 102,012.48 | (937.52)     |
| <b>EXPENSE</b>                 |             |           |                |            |            |              |
| 9500 ROOF/GUTTERS              | 7,000.00    | 0.00      | 7,000.00       | 21,000.00  | 0.00       | 21,000.00    |
| 9510 PAINTING                  | 25,000.00   | 0.00      | 25,000.00      | 50,000.00  | 0.00       | 50,000.00    |
| 9520 ROADS/ASPHALT             | 0.00        | 0.00      | 0.00           | 0.00       | 4,247.00   | (4,247.00)   |
| 9540 CONCRETE & ASPHALT        | 3,333.00    | 4,830.02  | (1,497.02)     | 16,665.00  | 4,830.02   | 11,834.98    |
| 9550 PERIMETER COLUMNS         | 0.00        | 0.00      | 0.00           | 3,000.00   | 0.00       | 3,000.00     |
| 9556 TREES                     | 2,000.00    | 0.00      | 2,000.00       | 14,000.00  | 11,180.25  | 2,819.75     |
| <b>TOTAL EXPENSES</b>          | 37,333.00   | 4,830.02  | 32,502.98      | 104,665.00 | 20,257.27  | 84,407.73    |
| <b>EXCESS/LOSS OF RESERVES</b> | (16,743.00) | 15,627.95 | 32,370.95      | (1,715.00) | 81,755.21  | 83,470.21    |