

THE KEN-CARYL RANCH

AS OF JULY 31, 2020

ASSETS

CASH

| | |
|-------------------------|------------|
| 1012 CASH-US BANK | 99,035.78 |
| 1021 RES-FIRST BANK 914 | 204,296.49 |
| 1022 RES-RBC 366 | 506,432.33 |
| 1031 RES-US BANK | 280,475.76 |

TOTAL CASH

1,090,240.36

ACCOUNTS RECEIVABLE

| | |
|-------------------------|-------------|
| 1110 DUES RECEIVABLE | 13,035.10 |
| 1115 ALLOW FOR BAD DEBT | (36,000.05) |
| 1135 PREPAID INSURANCE | 19,857.00 |

TOTAL RECEIVABLES

(3,107.95)

TOTAL ASSETS

1,087,132.41

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 28,545.70 |
|--------------------------|-----------|

TOTAL LIABILITIES

28,545.70

EQUITY

| | |
|---------------------------|--------------|
| 2931 UNRESTRICTED RESERV | (154,807.92) |
| 2932 UNREALIZ GAIN/LOSS | 4,643.05 |
| 2935 RETAINED EARNINGS | 47,294.91 |
| 2940 CURRENT EARNINGS | 155,975.34 |
| 2941 CURRENT EARNINGS | (155,975.34) |
| 2950 RESERVE FUND-PRIOR | 961,417.27 |
| 2955 RESERVE FUND-CURRENT | 116,311.29 |
| 2960 OPERATING FUND-PRIOR | 44,064.06 |
| 2965 OPERATING FD-CURRENT | 39,664.05 |

TOTAL EQUITY

1,058,586.71

TOT LIABILITY AND EQUITY

1,087,132.41

THE KEN-CARYL RANCH

Budget Comparison Report
AS OF JULY 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 | \$433,650.00 | \$433,650.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 188.00 | 125.00 | (63.00) | 1,316.00 | 625.00 | (691.00) |
| 5220 COLLECTION COST REC | 273.00 | 357.08 | 84.08 | 1,911.00 | 3,811.50 | 1,900.50 |
| 5245 INTEREST INCOME | 3.00 | 1.01 | (1.99) | 21.00 | 7.77 | (13.23) |
| 5255 MISC INCOME | 8.00 | 0.00 | (8.00) | 56.00 | 0.00 | (56.00) |
| 5450 TRANSFERS TO RESERVE | (20,093.00) | (20,093.00) | 0.00 | (140,651.00) | (140,651.00) | 0.00 |
| TOTAL INCOME | 42,329.00 | 42,340.09 | 11.09 | 296,303.00 | 297,443.27 | 1,140.27 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 2,000.00 | 2,000.00 | 0.00 | 14,000.00 | 14,000.00 | 0.00 |
| 7040 LEGAL FEES | 61.00 | 0.00 | 61.00 | 427.00 | 0.00 | 427.00 |
| 7045 LEGAL COLLECTIONS | 355.00 | 282.00 | 73.00 | 2,485.00 | 3,497.40 | (1,012.40) |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 | 0.00 |
| 7060 PRINTING & COPYING | 23.00 | 14.70 | 8.30 | 161.00 | 182.04 | (21.04) |
| 7062 POSTAGE | 35.00 | 22.65 | 12.35 | 245.00 | 176.65 | 68.35 |
| 7090 MISC ADMINISTRATIVE | 68.00 | 155.67 | (87.67) | 476.00 | 863.45 | (387.45) |
| TOTAL ADMINISTRATIVE | 2,542.00 | 2,475.02 | 66.98 | 18,144.00 | 19,069.54 | (925.54) |
| 7130 INSURANCE D&O | 0.00 | 10,346.17 | (10,346.17) | 1,506.00 | 62,077.00 | (60,571.00) |
| 7131 INSURANCE HAZARD | 12,415.00 | 0.00 | 12,415.00 | 86,906.00 | 10,346.18 | 76,559.82 |
| 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 | 10,346.17 | 2,068.83 | 92,267.00 | 72,423.18 | 19,843.82 |
| 7230 BLDG & FACILITY RPR | 479.00 | 0.00 | 479.00 | 3,353.00 | 510.00 | 2,843.00 |
| 7240 LIGHTING SUPPLIES | 10.00 | 0.00 | 10.00 | 70.00 | 0.00 | 70.00 |
| 7250 LIGHT MAINTENANCE | 125.00 | 0.00 | 125.00 | 875.00 | 3,149.21 | (2,274.21) |
| 7258 BRICK REPAIR | 500.00 | 0.00 | 500.00 | 3,000.00 | 0.00 | 3,000.00 |
| 7270 ROOF/GUTTER REPAIRS | 50.00 | 0.00 | 50.00 | 350.00 | 200.00 | 150.00 |
| 7280 PLBG & SEWER MAINT | 0.00 | 7,286.00 | (7,286.00) | 3,000.00 | 7,286.00 | (4,286.00) |
| TOTAL BUILDING MAINT | 1,164.00 | 7,286.00 | (6,122.00) | 10,648.00 | 11,145.21 | (497.21) |
| 7320 GAS/ELECTRIC | 165.00 | 13.52 | 151.48 | 1,155.00 | 1,136.32 | 18.68 |
| 7370 WATER | 13,200.00 | 10,060.41 | 3,199.59 | 58,400.00 | 33,172.21 | 25,227.79 |
| 7371 SEWER | 6,189.00 | 6,417.60 | (228.60) | 43,318.00 | 36,492.19 | 6,825.81 |

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|--------------------------------|------------|-----------|----------------|-------------|------------|--------------|
| TOTAL UTILITIES | 19,554.00 | 16,431.53 | 3,122.47 | 102,873.00 | 70,800.72 | 32,072.28 |
| 7415 LANDSCAPE CONTRACT | 4,500.00 | 4,600.00 | (100.00) | 31,500.00 | 31,000.00 | 500.00 |
| 7425 TREES/SHRUBS | 0.00 | 0.00 | 0.00 | 4,160.00 | 11,632.59 | (7,472.59) |
| 7430 TREE/SHRUB INSTALL | 0.00 | 0.00 | 0.00 | 6,000.00 | 0.00 | 6,000.00 |
| 7440 SPRINKLER SYS MAINT | 1,983.00 | 763.62 | 1,219.38 | 7,935.00 | 6,385.13 | 1,549.87 |
| 7460 FENCE REPAIRS | 970.00 | 0.00 | 970.00 | 6,790.00 | 1,966.00 | 4,824.00 |
| TOTAL LANDSCAPE MAINT | 7,453.00 | 5,363.62 | 2,089.38 | 56,385.00 | 50,983.72 | 5,401.28 |
| 7515 CONCRETE REPAIRS | 0.00 | 0.00 | 0.00 | 4,200.00 | 0.00 | 4,200.00 |
| TOTAL GROUNDS MAINTENAN | 0.00 | 0.00 | 0.00 | 4,200.00 | 0.00 | 4,200.00 |
| 7615 ROADS | 400.00 | 0.00 | 400.00 | 2,400.00 | 0.00 | 2,400.00 |
| 7630 SNOW REMOVAL | 0.00 | 0.00 | 0.00 | 28,500.00 | 33,356.85 | (4,856.85) |
| TOTAL SNOW/ROAD MAINT | 400.00 | 0.00 | 400.00 | 30,900.00 | 33,356.85 | (2,456.85) |
| TOTAL EXPENSES | 43,528.00 | 41,902.34 | 1,625.66 | 315,417.00 | 257,779.22 | 57,637.78 |
| NET PROFIT/LOSS | (1,199.00) | 437.75 | 1,636.75 | (19,114.00) | 39,664.05 | 58,778.05 |

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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 | 140,651.00 | 140,651.00 | 0.00 |
| 9350 INTEREST INCOME | 497.00 | 364.86 | (132.14) | 3,479.00 | 2,271.82 | (1,207.18) |
| TOTAL REVENUE | 20,590.00 | 20,457.86 | (132.14) | 144,130.00 | 142,922.82 | (1,207.18) |
| EXPENSE | | | | | | |
| 9500 ROOF/GUTTERS | 7,000.00 | 0.00 | 7,000.00 | 43,000.00 | 4,980.00 | 38,020.00 |
| 9510 PAINTING | 0.00 | 0.00 | 0.00 | 67,000.00 | 0.00 | 67,000.00 |
| 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 | 23,331.00 | 4,830.02 | 18,500.98 |
| 9550 PERIMETER COLUMNS | 0.00 | 1,374.26 | (1,374.26) | 3,000.00 | 1,374.26 | 1,625.74 |
| 9556 TREES | 2,000.00 | 0.00 | 2,000.00 | 18,000.00 | 11,180.25 | 6,819.75 |
| 9561 SIDING | 25,000.00 | 0.00 | 25,000.00 | 25,000.00 | 0.00 | 25,000.00 |
| TOTAL EXPENSES | 37,333.00 | 1,374.26 | 35,958.74 | 179,331.00 | 26,611.53 | 152,719.47 |
| EXCESS/LOSS OF RESERVES | (16,743.00) | 19,083.60 | 35,826.60 | (35,201.00) | 116,311.29 | 151,512.29 |