

THE KEN-CARYL RANCH

AS OF SEPTEMBER 30, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	12,621.43
1021 RES-FIRST BANK 914	200,085.92
1031 RES-US BANK	<u>307,954.10</u>

**TOTAL CASH** 520,661.45

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	26,117.17
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID EXPENSE	<u>19,857.00</u>

**TOTAL RECEIVABLES** 9,974.12

**TOTAL ASSETS** 530,635.57

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>18,867.70</u>
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**TOTAL LIABILITIES** 18,867.70

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	98,196.28
2941 CURRENT EARNINGS	(98,196.28)
2950 RESERVE FUND-PRIOR	446,174.03
2955 RESERVE FUND-CURRENT	150,433.02
2960 OPERATING FUND-PRIOR	74,910.57
2965 OPERATING FD-CURRENT	<u>(52,236.74)</u>

**TOTAL EQUITY** 511,767.87

**TOT LIABILITY AND EQUITY** 530,635.57

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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	\$56,700.00	\$56,700.00	\$0.00	\$510,300.00	\$510,300.00	\$0.00
5210 LATE FEE CHARGE	0.00	(25.00)	(25.00)	0.00	1,550.00	1,550.00
5215 NSF FEE	0.00	20.00	20.00	0.00	60.00	60.00
5220 COLLECTION COST REC	10.00	125.00	115.00	90.00	3,633.25	3,543.25
5245 INTEREST INCOME	0.00	0.95	0.95	0.00	13.31	13.31
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(199,503.00)	(224,503.00)	(25,000.00)
<b>TOTAL INCOME</b>	<b>34,543.00</b>	<b>34,653.95</b>	<b>110.95</b>	<b>310,887.00</b>	<b>291,053.56</b>	<b>(19,833.44)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	18,000.00	18,000.00	0.00
7040 LEGAL FEES	100.00	0.00	100.00	900.00	13.00	887.00
7045 LEGAL COLLECTIONS	700.00	206.00	494.00	6,300.00	3,267.95	3,032.05
7055 AUDIT FEES	0.00	0.00	0.00	2,000.00	350.00	1,650.00
7060 PRINTING & COPYING	41.00	36.75	4.25	377.00	140.25	236.75
7062 POSTAGE	50.00	0.00	50.00	450.00	184.77	265.23
7080 NEWSLETTER PRODUCT	41.00	0.00	41.00	377.00	0.00	377.00
7090 MISC ADMINISTRATIVE	25.00	76.55	(51.55)	225.00	613.68	(388.68)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,957.00</b>	<b>2,319.30</b>	<b>637.70</b>	<b>28,629.00</b>	<b>22,569.65</b>	<b>6,059.35</b>
7130 INSURANCE D&O	0.00	4,499.00	(4,499.00)	0.00	12,593.66	(12,593.66)
7131 INSURANCE HAZARD	24,283.00	17,561.59	6,721.41	89,036.00	66,129.53	22,906.47
7132 INSURANCE UMBRELLA	2,995.00	0.00	2,995.00	2,995.00	0.00	2,995.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>27,278.00</b>	<b>22,060.59</b>	<b>5,217.41</b>	<b>92,031.00</b>	<b>78,723.19</b>	<b>13,307.81</b>
7230 BLDG & FACILITY RPR	500.00	324.50	175.50	4,500.00	2,971.18	1,528.82
7240 LIGHTING SUPPLIES	9.00	0.00	9.00	73.00	44.57	28.43
7250 LIGHT MAINTENANCE	210.00	0.00	210.00	1,890.00	0.00	1,890.00
7258 BRICK REPAIR	41.00	0.00	41.00	377.00	0.00	377.00
7270 ROOF/GUTTER REPAIRS	25.00	87.00	(62.00)	225.00	537.00	(312.00)
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	4,000.00	0.00	4,000.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	65.58	(65.58)
<b>TOTAL BUILDING MAINT</b>	<b>785.00</b>	<b>411.50</b>	<b>373.50</b>	<b>11,065.00</b>	<b>3,618.33</b>	<b>7,446.67</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	250.00	13.19	236.81	2,250.00	1,665.76	584.24
7370 WATER	24,000.00	11,641.50	12,358.50	90,000.00	100,508.10	(10,508.10)
7371 SEWER	12,500.00	5,989.20	6,510.80	62,500.00	40,937.24	21,562.76
<b>TOTAL UTILITIES</b>	36,750.00	17,643.89	19,106.11	154,750.00	143,111.10	11,638.90
7410 LANDSCAPE MAINT	300.00	1,047.81	(747.81)	2,700.00	1,519.81	1,180.19
7415 LANDSCAPE CONTRACT	3,808.00	4,000.00	(192.00)	34,272.00	37,246.00	(2,974.00)
7425 TREES/SHRUBS	950.00	0.00	950.00	3,800.00	41,308.75	(37,508.75)
7440 SPRINKLER SYS MAINT	1,400.00	1,606.06	(206.06)	9,000.00	13,578.98	(4,578.98)
7460 FENCE REPAIRS	100.00	0.00	100.00	900.00	0.00	900.00
<b>TOTAL LANDSCAPE MAINT</b>	6,558.00	6,653.87	(95.87)	50,672.00	93,653.54	(42,981.54)
7515 CONCRETE REPAIRS	0.00	0.00	0.00	600.00	0.00	600.00
<b>TOTAL GROUNDS MAINTENANCE</b>	0.00	0.00	0.00	600.00	0.00	600.00
7615 ROADS	0.00	0.00	0.00	600.00	0.00	600.00
7630 SNOW REMOVAL	0.00	0.00	0.00	11,000.00	1,504.50	9,495.50
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	11,600.00	1,504.50	10,095.50
7830 TENNIS COURTS	0.00	0.00	0.00	200.00	109.99	90.01
<b>TOTAL REC/FACILITY EXP</b>	0.00	0.00	0.00	200.00	109.99	90.01
<b>TOTAL EXPENSES</b>	74,328.00	49,089.15	25,238.85	349,547.00	343,290.30	6,256.70
<b>NET PROFIT/LOSS</b>	(39,785.00)	(14,435.20)	25,349.80	(38,660.00)	(52,236.74)	(13,576.74)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	199,503.00	224,503.00	25,000.00
9350 INTEREST INCOME	13.00	73.56	60.56	111.00	402.52	291.52
<b>TOTAL REVENUE</b>	<b>22,180.00</b>	<b>22,240.56</b>	<b>60.56</b>	<b>199,614.00</b>	<b>224,905.52</b>	<b>25,291.52</b>
<b>EXPENSE</b>						
9500 ROOF/GUTTERS	0.00	0.00	0.00	125,000.00	45,210.50	79,789.50
9510 PAINTING	0.00	4,350.00	(4,350.00)	67,000.00	4,350.00	62,650.00
9520 ROADS/ASPHALT	0.00	0.00	0.00	25,000.00	0.00	25,000.00
9540 CONCRETE & ASPHALT	0.00	0.00	0.00	25,000.00	24,912.00	88.00
9556 TREES	0.00	0.00	0.00	14,000.00	0.00	14,000.00
9561 SIDING	0.00	0.00	0.00	10,000.00	0.00	10,000.00
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>4,350.00</b>	<b>(4,350.00)</b>	<b>266,000.00</b>	<b>74,472.50</b>	<b>191,527.50</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>22,180.00</b>	<b>17,890.56</b>	<b>(4,289.44)</b>	<b>(66,386.00)</b>	<b>150,433.02</b>	<b>216,819.02</b>