

THE KEN-CARYL RANCH

AS OF FEBRUARY 28, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	43,745.60	
1031 RES-US BANK	<u>426,180.17</u>	
<b>TOTAL CASH</b>		<u>469,925.77</u>

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	30,525.53	
1115 ALLOW FOR BAD DEBT	(36,000.05)	
1135 PREPAID EXPENSE	<u>19,857.00</u>	
<b>TOTAL RECEIVABLES</b>		<u>14,382.48</u>

<b>TOTAL ASSETS</b>		<u><u>484,308.25</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>25,310.55</u>	
<b>TOTAL LIABILITIES</b>		<u>25,310.55</u>

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)	
2935 RETAINED EARNINGS	47,294.91	
2940 CURRENT EARNINGS	45,426.11	
2941 CURRENT EARNINGS	(45,426.11)	
2950 RESERVE FUND-PRIOR	446,174.03	
2955 RESERVE FUND-CURRENT	68,573.17	
2960 OPERATING FUND-PRIOR	74,910.57	
2965 OPERATING FD-CURRENT	<u>(23,147.06)</u>	
<b>TOTAL EQUITY</b>		<u>458,997.70</u>

<b>TOT LIABILITY AND EQUITY</b>		<u><u>484,308.25</u></u>
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Budget Comparison Report  
AS OF FEBRUARY 28, 2017

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	\$113,400.00	\$113,400.00	\$0.00
5220 COLLECTION COST REC	10.00	225.00	215.00	20.00	306.00	286.00
5245 INTEREST INCOME	0.00	1.37	1.37	0.00	3.64	3.64
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(44,334.00)	(69,334.00)	(25,000.00)
<b>TOTAL INCOME</b>	<b>34,543.00</b>	<b>34,759.37</b>	<b>216.37</b>	<b>69,086.00</b>	<b>44,375.64</b>	<b>(24,710.36)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	100.00	13.00	87.00	200.00	13.00	187.00
7045 LEGAL COLLECTIONS	700.00	306.00	394.00	1,400.00	1,053.70	346.30
7060 PRINTING & COPYING	42.00	9.20	32.80	84.00	22.80	61.20
7062 POSTAGE	50.00	26.72	23.28	100.00	57.66	42.34
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	84.00	0.00	84.00
7090 MISC ADMINISTRATIVE	25.00	100.00	(75.00)	50.00	185.00	(135.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>2,959.00</b>	<b>2,454.92</b>	<b>504.08</b>	<b>5,918.00</b>	<b>5,332.16</b>	<b>585.84</b>
7131 INSURANCE HAZARD	8,094.00	0.00	8,094.00	16,188.00	16,189.30	(1.30)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>8,094.00</b>	<b>0.00</b>	<b>8,094.00</b>	<b>16,188.00</b>	<b>16,189.30</b>	<b>(1.30)</b>
7230 BLDG & FACILITY RPR	500.00	145.00	355.00	1,000.00	145.00	855.00
7240 LIGHTING SUPPLIES	8.00	0.00	8.00	16.00	0.00	16.00
7250 LIGHT MAINTENANCE	210.00	0.00	210.00	420.00	0.00	420.00
7258 BRICK REPAIR	42.00	0.00	42.00	84.00	0.00	84.00
7270 ROOF/GUTTER REPAIRS	25.00	0.00	25.00	50.00	0.00	50.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
<b>TOTAL BUILDING MAINT</b>	<b>1,785.00</b>	<b>145.00</b>	<b>1,640.00</b>	<b>2,570.00</b>	<b>145.00</b>	<b>2,425.00</b>
7320 GAS/ELECTRIC	250.00	209.77	40.23	500.00	421.96	78.04
7370 WATER	0.00	0.00	0.00	8,400.00	22,873.68	(14,473.68)
7371 SEWER	0.00	0.00	0.00	12,500.00	0.00	12,500.00
<b>TOTAL UTILITIES</b>	<b>250.00</b>	<b>209.77</b>	<b>40.23</b>	<b>21,400.00</b>	<b>23,295.64</b>	<b>(1,895.64)</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	250.00	0.00	250.00	500.00	252.00	248.00
7415 LANDSCAPE CONTRACT	3,808.00	4,623.00	(815.00)	7,616.00	9,246.00	(1,630.00)
7425 TREES/SHRUBS	0.00	11,877.25	(11,877.25)	0.00	12,397.75	(12,397.75)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	182.00	(182.00)
7460 FENCE REPAIRS	100.00	0.00	100.00	200.00	0.00	200.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>4,158.00</b>	<b>16,500.25</b>	<b>(12,342.25)</b>	<b>8,316.00</b>	<b>22,077.75</b>	<b>(13,761.75)</b>
7630 SNOW REMOVAL	3,400.00	482.85	2,917.15	6,800.00	482.85	6,317.15
<b>TOTAL SNOW/ROAD MAINT</b>	<b>3,400.00</b>	<b>482.85</b>	<b>2,917.15</b>	<b>6,800.00</b>	<b>482.85</b>	<b>6,317.15</b>
<b>TOTAL EXPENSES</b>	<b>20,646.00</b>	<b>19,792.79</b>	<b>853.21</b>	<b>61,192.00</b>	<b>67,522.70</b>	<b>(6,330.70)</b>
<b>NET PROFIT/LOSS</b>	<b>13,897.00</b>	<b>14,966.58</b>	<b>1,069.58</b>	<b>7,894.00</b>	<b>(23,147.06)</b>	<b>(31,041.06)</b>

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	44,334.00	69,334.00	25,000.00
9350 INTEREST INCOME	12.00	14.99	2.99	24.00	30.17	6.17
<b>TOTAL REVENUE</b>	<b>22,179.00</b>	<b>22,181.99</b>	<b>2.99</b>	<b>44,358.00</b>	<b>69,364.17</b>	<b>25,006.17</b>
<b>EXPENSE</b>						
9500 ROOF/GUTTERS	0.00	791.00	(791.00)	125,000.00	791.00	124,209.00
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	25,000.00	0.00	25,000.00
9540 CONCRETE & ASPHALT	0.00	0.00	0.00	25,000.00	0.00	25,000.00
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>791.00</b>	<b>(791.00)</b>	<b>266,000.00</b>	<b>791.00</b>	<b>265,209.00</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>22,179.00</b>	<b>21,390.99</b>	<b>(788.01)</b>	<b>(221,642.00)</b>	<b>68,573.17</b>	<b>290,215.17</b>