

THE KEN-CARYL RANCH

AS OF APRIL 30, 2017

ASSETS

CASH

1012 CASH-US BANK	41,885.17
1031 RES-US BANK	<u>432,006.72</u>

TOTAL CASH	<u>473,891.89</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	31,606.93
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID EXPENSE	<u>19,857.00</u>

TOTAL RECEIVABLES	<u>15,463.88</u>
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TOTAL ASSETS	<u><u>489,355.77</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	<u>18,835.70</u>
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TOTAL LIABILITIES	<u>18,835.70</u>
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EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	56,948.48
2941 CURRENT EARNINGS	(56,948.48)
2950 RESERVE FUND-PRIOR	446,174.03
2955 RESERVE FUND-CURRENT	74,399.72
2960 OPERATING FUND-PRIOR	74,910.57
2965 OPERATING FD-CURRENT	<u>(17,451.24)</u>

TOTAL EQUITY	<u>470,520.07</u>
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TOT LIABILITY AND EQUITY	<u><u>489,355.77</u></u>
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THE KEN-CARYL RANCH

Budget Comparison Report
AS OF APRIL 30, 2017
PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$56,700.00	\$56,700.00	\$0.00	\$226,800.00	\$226,800.00	\$0.00
5210 LATE FEE CHARGE	0.00	200.00	200.00	0.00	425.00	425.00
5215 NSF FEE	0.00	20.00	20.00	0.00	20.00	20.00
5220 COLLECTION COST REC	10.00	243.00	233.00	40.00	2,033.85	1,993.85
5245 INTEREST INCOME	0.00	1.22	1.22	0.00	6.40	6.40
5450 TRANSFERS TO RESERVE	(22,167.00)	(22,167.00)	0.00	(88,668.00)	(113,668.00)	(25,000.00)
TOTAL INCOME	34,543.00	34,997.22	454.22	138,172.00	115,617.25	(22,554.75)
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	8,000.00	8,000.00	0.00
7040 LEGAL FEES	100.00	0.00	100.00	400.00	13.00	387.00
7045 LEGAL COLLECTIONS	700.00	0.00	700.00	2,800.00	1,425.55	1,374.45
7055 AUDIT FEES	2,000.00	0.00	2,000.00	2,000.00	0.00	2,000.00
7060 PRINTING & COPYING	42.00	14.20	27.80	168.00	42.00	126.00
7062 POSTAGE	50.00	37.68	12.32	200.00	110.86	89.14
7080 NEWSLETTER PRODUCT	42.00	0.00	42.00	168.00	0.00	168.00
7090 MISC ADMINISTRATIVE	25.00	50.00	(25.00)	100.00	285.00	(185.00)
TOTAL ADMINISTRATIVE	4,959.00	2,101.88	2,857.12	13,836.00	9,876.41	3,959.59
7131 INSURANCE HAZARD	8,094.00	8,094.66	(0.66)	32,376.00	32,378.62	(2.62)
TOTAL TAXES & INSURANCE	8,094.00	8,094.66	(0.66)	32,376.00	32,378.62	(2.62)
7230 BLDG & FACILITY RPR	500.00	316.69	183.31	2,000.00	461.69	1,538.31
7240 LIGHTING SUPPLIES	8.00	0.00	8.00	32.00	0.00	32.00
7250 LIGHT MAINTENANCE	210.00	0.00	210.00	840.00	0.00	840.00
7258 BRICK REPAIR	42.00	0.00	42.00	168.00	0.00	168.00
7270 ROOF/GUTTER REPAIRS	25.00	0.00	25.00	100.00	0.00	100.00
7280 PLBG & SEWER MAINT	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	65.58	(65.58)
TOTAL BUILDING MAINT	1,785.00	316.69	1,468.31	5,140.00	527.27	4,612.73
7320 GASELECTRIC	250.00	178.30	71.70	1,000.00	781.36	218.64
7370 WATER	0.00	5,989.20	(5,989.20)	16,800.00	40,495.74	(23,695.74)

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7371 SEWER	0.00	5,553.00	(5,553.00)	25,000.00	17,500.74	7,499.26
TOTAL UTILITIES	250.00	11,720.50	(11,470.50)	42,800.00	58,777.84	(15,977.84)
7410 LANDSCAPE MAINT	300.00	220.00	80.00	1,050.00	472.00	578.00
7415 LANDSCAPE CONTRACT	3,808.00	4,000.00	(192.00)	15,232.00	13,246.00	1,986.00
7425 TREES/SHRUBS	0.00	0.00	0.00	950.00	12,397.75	(11,447.75)
7440 SPRINKLER SYS MAINT	2,000.00	3,596.11	(1,596.11)	2,000.00	3,778.11	(1,778.11)
7460 FENCE REPAIRS	100.00	0.00	100.00	400.00	0.00	400.00
TOTAL LANDSCAPE MAINT	6,208.00	7,816.11	(1,608.11)	19,632.00	29,893.86	(10,261.86)
7515 CONCRETE REPAIRS	200.00	0.00	200.00	200.00	0.00	200.00
TOTAL GROUNDS MAINTENANCE	200.00	0.00	200.00	200.00	0.00	200.00
7615 ROADS	200.00	0.00	200.00	200.00	0.00	200.00
7630 SNOW REMOVAL	700.00	1,021.65	(321.65)	11,000.00	1,504.50	9,495.50
TOTAL SNOW/ROAD MAINT	900.00	1,021.65	(121.65)	11,200.00	1,504.50	9,695.50
7830 TENNIS COURTS	0.00	0.00	0.00	0.00	109.99	(109.99)
TOTAL REC/FACILITY EXP	0.00	0.00	0.00	0.00	109.99	(109.99)
TOTAL EXPENSES	22,396.00	31,071.49	(8,675.49)	125,184.00	133,068.49	(7,884.49)
NET PROFIT/LOSS	12,147.00	3,925.73	(8,221.27)	12,988.00	(17,451.24)	(30,439.24)

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	22,167.00	22,167.00	0.00	88,668.00	113,668.00	25,000.00
9350 INTEREST INCOME	12.00	53.35	41.35	48.00	138.22	90.22
TOTAL REVENUE	22,179.00	22,220.35	41.35	88,716.00	113,806.22	25,090.22
EXPENSE						
RESERVE EXPENSE						
9500 ROOF/GUTTERS	0.00	17,866.60	(17,866.60)	125,000.00	39,406.50	85,593.50
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
TOTAL EXPENSES	0.00	17,866.60	(17,866.60)	266,000.00	39,406.50	226,593.50
EXCESS/LOSS OF RESERVES	22,179.00	4,353.75	(17,825.25)	(177,284.00)	74,399.72	251,683.72