

THE KEN-CARYL RANCH
AS OF JANUARY 31, 2022

ASSETS

CASH

| | |
|-------------------|-------------------|
| 1012 CASH-US BANK | 127,203.97 |
| 1022 RES-RBC 366 | 894,563.05 |
| 1031 RES-US BANK | <u>245,796.94</u> |

TOTAL CASH 1,267,563.96

ACCOUNTS RECEIVABLE

| | |
|-------------------------|------------------|
| 1110 DUES RECEIVABLE | 8,113.00 |
| 1115 ALLOW FOR BAD DEBT | (36,000.05) |
| 1135 PREPAID INSURANCE | <u>19,857.00</u> |

TOTAL RECEIVABLES (8,030.05)

TOTAL ASSETS 1,259,533.91

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | <u>38,712.28</u> |
|--------------------------|------------------|

TOTAL LIABILITIES 38,712.28

EQUITY

| | |
|---------------------------|------------------|
| 2931 UNRESTRICTED RESERV | (154,807.92) |
| 2932 UNREALIZ GAIN/LOSS | (4,635.78) |
| 2935 RETAINED EARNINGS | 47,294.91 |
| 2940 CURRENT EARNINGS | 39,758.48 |
| 2941 CURRENT EARNINGS | (39,758.48) |
| 2950 RESERVE FUND-PRIOR | 1,211,478.87 |
| 2955 RESERVE FUND-CURRENT | 24,683.93 |
| 2960 OPERATING FUND-PRIOR | 81,733.07 |
| 2965 OPERATING FD-CURRENT | <u>15,074.55</u> |

TOTAL EQUITY 1,220,821.63

TOT LIABILITY AND EQUITY 1,259,533.91

Budget Comparison Report
AS OF JANUARY 31, 2022

THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|-----------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|
| INCOME | | | | | | |
| 5110 ASSESSMENTS | \$64,050.00 | \$64,050.00 | \$0.00 | \$64,050.00 | \$64,050.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 140.00 | (25.00) | (165.00) | 140.00 | (25.00) | (165.00) |
| 5220 COLLECTION COST REC | 1,600.00 | 676.00 | (924.00) | 1,600.00 | 676.00 | (924.00) |
| 5245 INTEREST INCOME | 1.00 | 0.60 | (0.40) | 1.00 | 0.60 | (0.40) |
| 5450 TRANSFERS TO RESERVE | (24,683.00) | (24,683.00) | 0.00 | (24,683.00) | (24,683.00) | 0.00 |
| TOTAL INCOME | 41,108.00 | 40,018.60 | (1,089.40) | 41,108.00 | 40,018.60 | (1,089.40) |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 2,000.00 | 2,000.00 | 0.00 | 2,000.00 | 2,000.00 | 0.00 |
| 7040 LEGAL FEES | 0.00 | 112.00 | (112.00) | 0.00 | 112.00 | (112.00) |
| 7045 LEGAL COLLECTIONS | 1,519.00 | 3,114.40 | (1,595.40) | 1,519.00 | 3,114.40 | (1,595.40) |
| 7060 PRINTING & COPYING | 56.00 | 0.00 | 56.00 | 56.00 | 0.00 | 56.00 |
| 7062 POSTAGE | 35.00 | 115.72 | (80.72) | 35.00 | 115.72 | (80.72) |
| 7090 MISC ADMINISTRATIVE | 142.00 | 105.00 | 37.00 | 142.00 | 105.00 | 37.00 |
| TOTAL ADMINISTRATIVE | 3,752.00 | 5,447.12 | (1,695.12) | 3,752.00 | 5,447.12 | (1,695.12) |
| 7230 BLDG & FACILITY RPR | 350.00 | 0.00 | 350.00 | 350.00 | 0.00 | 350.00 |
| 7240 LIGHTING SUPPLIES | 5.00 | 0.00 | 5.00 | 5.00 | 0.00 | 5.00 |
| 7250 LIGHT MAINTENANCE | 200.00 | 915.51 | (715.51) | 200.00 | 915.51 | (715.51) |
| 7258 BRICK REPAIR | 400.00 | 1,925.00 | (1,525.00) | 400.00 | 1,925.00 | (1,525.00) |
| 7270 ROOF/GUTTER REPAIRS | 1,000.00 | 0.00 | 1,000.00 | 1,000.00 | 0.00 | 1,000.00 |
| 7280 PLBG & SEWER MAINT | 250.00 | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 |
| 7290 OTHER BUILDING MAINT | 50.00 | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 |
| TOTAL BUILDING MAINT | 2,255.00 | 2,840.51 | (585.51) | 2,255.00 | 2,840.51 | (585.51) |
| 7320 GAS/ELECTRIC | 200.00 | 181.91 | 18.09 | 200.00 | 181.91 | 18.09 |

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PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|----------------------------------|-----------|-----------|----------------|------------|------------|--------------|
| 7370 WATER | 6,000.00 | 1,887.71 | 4,112.29 | 6,000.00 | 1,887.71 | 4,112.29 |
| 7371 SEWER | 6,000.00 | 6,610.80 | (610.80) | 6,000.00 | 6,610.80 | (610.80) |
| TOTAL UTILITIES | 12,200.00 | 8,680.42 | 3,519.58 | 12,200.00 | 8,680.42 | 3,519.58 |
| 7410 LANDSCAPE MAINT | 400.00 | 378.00 | 22.00 | 400.00 | 378.00 | 22.00 |
| 7415 LANDSCAPE CONTRACT | 4,600.00 | 4,738.00 | (138.00) | 4,600.00 | 4,738.00 | (138.00) |
| 7425 TREES/SHRUBS | 2,000.00 | 2,860.00 | (860.00) | 2,000.00 | 2,860.00 | (860.00) |
| 7430 TREE/SHRUB INSTALL | 400.00 | 0.00 | 400.00 | 400.00 | 0.00 | 400.00 |
| 7440 SPRINKLER SYS MAINT | 1,500.00 | 0.00 | 1,500.00 | 1,500.00 | 0.00 | 1,500.00 |
| 7460 FENCE REPAIRS | 500.00 | 0.00 | 500.00 | 500.00 | 0.00 | 500.00 |
| TOTAL LANDSCAPE MAINT | 9,400.00 | 7,976.00 | 1,424.00 | 9,400.00 | 7,976.00 | 1,424.00 |
| 7515 CONCRETE REPAIRS | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| TOTAL GROUNDS MAINTENANCE | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| 7615 ROADS | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| TOTAL SNOW/ROAD MAINT | 100.00 | 0.00 | 100.00 | 100.00 | 0.00 | 100.00 |
| TOTAL EXPENSES | 27,807.00 | 24,944.05 | 2,862.95 | 27,807.00 | 24,944.05 | 2,862.95 |
| NET PROFIT/LOSS | 13,301.00 | 15,074.55 | 1,773.55 | 13,301.00 | 15,074.55 | 1,773.55 |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVE | 24,683.00 | 24,683.00 | 0.00 | 24,683.00 | 24,683.00 | 0.00 |
| 9350 INTEREST INCOME | 346.00 | 0.93 | (345.07) | 346.00 | 0.93 | (345.07) |
| TOTAL REVENUE | 25,029.00 | 24,683.93 | (345.07) | 25,029.00 | 24,683.93 | (345.07) |
| EXPENSE | | | | | | |
| RESERVE EXPENSE | | | | | | |
| 9500 ROOF/GUTTERS | 6,500.00 | 0.00 | 6,500.00 | 6,500.00 | 0.00 | 6,500.00 |
| 9510 PAINTING | 5,583.00 | 0.00 | 5,583.00 | 5,583.00 | 0.00 | 5,583.00 |
| 9520 ROADS/ASPHALT | 2,083.00 | 0.00 | 2,083.00 | 2,083.00 | 0.00 | 2,083.00 |
| 9540 CONCRETE & ASPHALT | 1,667.00 | 0.00 | 1,667.00 | 1,667.00 | 0.00 | 1,667.00 |
| 9545 FRONT STOOPS | 1,750.00 | 0.00 | 1,750.00 | 1,750.00 | 0.00 | 1,750.00 |
| 9550 PERIMETER COLUMNS | 417.00 | 0.00 | 417.00 | 417.00 | 0.00 | 417.00 |
| 9556 TREES | 1,667.00 | 0.00 | 1,667.00 | 1,667.00 | 0.00 | 1,667.00 |
| 9558 RECREATION | 4,529.00 | 0.00 | 4,529.00 | 4,529.00 | 0.00 | 4,529.00 |
| 9561 SIDING | 833.00 | 0.00 | 833.00 | 833.00 | 0.00 | 833.00 |
| TOTAL EXPENSES | 25,029.00 | 0.00 | 25,029.00 | 25,029.00 | 0.00 | 25,029.00 |
| EXCESS/LOSS OF RESERVES | 0.00 | 24,683.93 | 24,683.93 | 0.00 | 24,683.93 | 24,683.93 |