

THE KEN-CARYL RANCH  
AS OF DECEMBER 31, 2021

ASSETS

CASH

|                   |                   |
|-------------------|-------------------|
| 1012 CASH-US BANK | 96,211.02         |
| 1022 RES-RBC 366  | 894,563.05        |
| 1031 RES-US BANK  | <u>221,113.01</u> |

TOTAL CASH 1,211,887.08

ACCOUNTS RECEIVABLE

|                         |                  |
|-------------------------|------------------|
| 1110 DUES RECEIVABLE    | 11,823.00        |
| 1115 ALLOW FOR BAD DEBT | (36,000.05)      |
| 1135 PREPAID INSURANCE  | <u>19,857.00</u> |

TOTAL RECEIVABLES (4,320.05)

TOTAL ASSETS 1,207,567.03

LIABILITIES & EQUITY

CURRENT LIABILITIES

|                          |                  |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | <u>26,503.88</u> |
|--------------------------|------------------|

TOTAL LIABILITIES 26,503.88

EQUITY

|                           |                  |
|---------------------------|------------------|
| 2931 UNRESTRICTED RESERV  | (154,807.92)     |
| 2932 UNREALIZ GAIN/LOSS   | (4,635.78)       |
| 2935 RETAINED EARNINGS    | 47,294.91        |
| 2940 CURRENT EARNINGS     | 150,158.86       |
| 2941 CURRENT EARNINGS     | (150,158.86)     |
| 2950 RESERVE FUND-PRIOR   | 1,095,926.53     |
| 2955 RESERVE FUND-CURRENT | 115,552.34       |
| 2960 OPERATING FUND-PRIOR | 47,126.55        |
| 2965 OPERATING FD-CURRENT | <u>34,606.52</u> |

TOTAL EQUITY 1,181,063.15

TOT LIABILITY AND EQUITY 1,207,567.03

Budget Comparison Report  
AS OF DECEMBER 31, 2021

THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

|                                    | BUDGET           | ACTUAL           | CURR. VARIANCE  | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE      |
|------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                      |                  |                  |                 |                   |                   |                   |
| 5110 ASSESSMENTS                   | \$63,000.00      | \$63,000.00      | \$0.00          | \$756,000.00      | \$756,000.00      | \$0.00            |
| 5210 LATE FEE CHARGE               | 83.00            | 75.00            | (8.00)          | 996.00            | 1,775.00          | 779.00            |
| 5215 NSF FEE                       | 0.00             | 0.00             | 0.00            | 0.00              | 20.00             | 20.00             |
| 5220 COLLECTION COST REC           | 273.00           | 1,244.00         | 971.00          | 3,276.00          | 13,476.36         | 10,200.36         |
| 5245 INTEREST INCOME               | 1.00             | 0.40             | (0.60)          | 12.00             | 8.12              | (3.88)            |
| 5255 MISC INCOME                   | 0.00             | 125.00           | 125.00          | 0.00              | 200.00            | 200.00            |
| 5450 TRANSFERS TO RESERVE          | (20,154.00)      | (20,154.00)      | 0.00            | (241,848.00)      | (241,848.00)      | 0.00              |
| <b>TOTAL INCOME</b>                | <b>43,203.00</b> | <b>44,290.40</b> | <b>1,087.40</b> | <b>518,436.00</b> | <b>529,631.48</b> | <b>11,195.48</b>  |
| <b>EXPENSES</b>                    |                  |                  |                 |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 2,000.00         | 2,000.00         | 0.00            | 24,000.00         | 24,000.00         | 0.00              |
| 7045 LEGAL COLLECTIONS             | 536.00           | 1,244.00         | (708.00)        | 6,432.00          | 9,117.55          | (2,685.55)        |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00            | 400.00            | 350.00            | 50.00             |
| 7060 PRINTING & COPYING            | 22.00            | 69.19            | (47.19)         | 264.00            | 2,190.08          | (1,926.08)        |
| 7062 POSTAGE                       | 40.00            | 35.45            | 4.55            | 425.00            | 387.54            | 37.46             |
| 7090 MISC ADMINISTRATIVE           | 118.00           | 55.00            | 63.00           | 1,416.00          | 1,145.74          | 270.26            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,716.00</b>  | <b>3,403.64</b>  | <b>(687.64)</b> | <b>32,937.00</b>  | <b>37,190.91</b>  | <b>(4,253.91)</b> |
| 7130 INSURANCE D&O                 | 0.00             | 0.00             | 0.00            | 1,504.00          | 2,924.00          | (1,420.00)        |
| 7131 INSURANCE HAZARD              | 0.00             | 0.00             | 0.00            | 129,120.00        | 96,957.76         | 32,167.24         |
| 7132 INSURANCE UMBRELLA            | 0.00             | 0.00             | 0.00            | 2,995.00          | 2,882.00          | 113.00            |
| 7133 INSURANCE CRIME               | 0.00             | 0.00             | 0.00            | 860.00            | 0.00              | 860.00            |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>     | <b>134,479.00</b> | <b>102,758.76</b> | <b>31,720.24</b>  |
| 7230 BLDG & FACILITY RPR           | 543.00           | 931.00           | (388.00)        | 6,516.00          | 5,981.00          | 535.00            |
| 7240 LIGHTING SUPPLIES             | 10.00            | 0.00             | 10.00           | 120.00            | 49.53             | 70.47             |
| 7250 LIGHT MAINTENANCE             | 525.00           | 2,489.00         | (1,964.00)      | 6,300.00          | 3,582.36          | 2,717.64          |

|                                  | BUDGET           | ACTUAL          | CURR. VARIANCE    | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE       |
|----------------------------------|------------------|-----------------|-------------------|-------------------|-------------------|--------------------|
| 7258 BRICK REPAIR                | 250.00           | 3,950.00        | (3,700.00)        | 3,000.00          | 31,830.00         | (28,830.00)        |
| 7270 ROOF/GUTTER REPAIRS         | 517.00           | 0.00            | 517.00            | 6,204.00          | 18,321.00         | (12,117.00)        |
| 7280 PLBG & SEWER MAINT          | 392.00           | 0.00            | 392.00            | 4,704.00          | 14,893.10         | (10,189.10)        |
| 7290 OTHER BUILDING MAINT        | 0.00             | 1,280.00        | (1,280.00)        | 0.00              | 2,029.74          | (2,029.74)         |
| <b>TOTAL BUILDING MAINT</b>      | <b>2,237.00</b>  | <b>8,650.00</b> | <b>(6,413.00)</b> | <b>26,844.00</b>  | <b>76,686.73</b>  | <b>(49,842.73)</b> |
| 7320 GAS/ELECTRIC                | 187.00           | 182.36          | 4.64              | 2,244.00          | 2,078.08          | 165.92             |
| 7370 WATER                       | 7,271.00         | 1,658.75        | 5,612.25          | 87,252.00         | 57,244.56         | 30,007.44          |
| 7371 SEWER                       | 6,203.00         | 6,610.80        | (407.80)          | 74,436.00         | 79,136.40         | (4,700.40)         |
| <b>TOTAL UTILITIES</b>           | <b>13,661.00</b> | <b>8,451.91</b> | <b>5,209.09</b>   | <b>163,932.00</b> | <b>138,459.04</b> | <b>25,472.96</b>   |
| 7410 LANDSCAPE MAINT             | 170.00           | 632.52          | (462.52)          | 2,040.00          | 7,941.01          | (5,901.01)         |
| 7415 LANDSCAPE CONTRACT          | 4,500.00         | 4,738.00        | (238.00)          | 54,000.00         | 56,442.00         | (2,442.00)         |
| 7425 TREES/SHRUBS                | 2,000.00         | 0.00            | 2,000.00          | 24,000.00         | 16,538.20         | 7,461.80           |
| 7430 TREE/SHRUB INSTALL          | 350.00           | 0.00            | 350.00            | 4,200.00          | 0.00              | 4,200.00           |
| 7440 SPRINKLER SYS MAINT         | 1,000.00         | 113.25          | 886.75            | 12,000.00         | 10,734.66         | 1,265.34           |
| 7460 FENCE REPAIRS               | 350.00           | 1,122.00        | (772.00)          | 4,200.00          | 6,766.11          | (2,566.11)         |
| <b>TOTAL LANDSCAPE MAINT</b>     | <b>8,370.00</b>  | <b>6,605.77</b> | <b>1,764.23</b>   | <b>100,440.00</b> | <b>98,421.98</b>  | <b>2,018.02</b>    |
| 7515 CONCRETE REPAIRS            | 100.00           | 295.00          | (195.00)          | 1,200.00          | 653.00            | 547.00             |
| <b>TOTAL GROUNDS MAINTENANCE</b> | <b>100.00</b>    | <b>295.00</b>   | <b>(195.00)</b>   | <b>1,200.00</b>   | <b>653.00</b>     | <b>547.00</b>      |
| 7615 ROADS                       | 100.00           | 0.00            | 100.00            | 1,200.00          | 0.00              | 1,200.00           |
| 7630 SNOW REMOVAL                | 21,643.00        | 0.00            | 21,643.00         | 55,000.00         | 40,345.95         | 14,654.05          |
| 7635 SIGN PURCH & REPAIRS        | 0.00             | 180.59          | (180.59)          | 0.00              | 180.59            | (180.59)           |
| <b>TOTAL SNOW/ROAD MAINT</b>     | <b>21,743.00</b> | <b>180.59</b>   | <b>21,562.41</b>  | <b>56,200.00</b>  | <b>40,526.54</b>  | <b>15,673.46</b>   |
| 7830 TENNIS COURTS               | 200.00           | 328.00          | (128.00)          | 2,400.00          | 328.00            | 2,072.00           |

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|                        | BUDGET     | ACTUAL    | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|------------------------|------------|-----------|----------------|------------|------------|--------------|
| TOTAL REC/FACILITY EXP | 200.00     | 328.00    | (128.00)       | 2,400.00   | 328.00     | 2,072.00     |
| TOTAL EXPENSES         | 49,027.00  | 27,914.91 | 21,112.09      | 518,432.00 | 495,024.96 | 23,407.04    |
| NET PROFIT/LOSS        | (5,824.00) | 16,375.49 | 22,199.49      | 4.00       | 34,606.52  | 34,602.52    |

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|                                | BUDGET    | ACTUAL    | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|-----------|-----------|----------------|------------|------------|--------------|
| <b>RESERVE REVENUE</b>         |           |           |                |            |            |              |
| 9200 TRANSFER TO RESERVE       | 20,154.00 | 20,154.00 | 0.00           | 241,848.00 | 241,848.00 | 0.00         |
| 9350 INTEREST INCOME           | 346.00    | 340.11    | (5.89)         | 4,152.00   | 7,864.32   | 3,712.32     |
| <b>TOTAL REVENUE</b>           | 20,500.00 | 20,494.11 | (5.89)         | 246,000.00 | 249,712.32 | 3,712.32     |
|                                |           |           |                |            |            |              |
| <b>EXPENSE</b>                 |           |           |                |            |            |              |
| 9500 ROOF/GUTTERS              | 6,500.00  | 0.00      | 6,500.00       | 78,000.00  | 0.00       | 78,000.00    |
| 9510 PAINTING                  | 5,583.00  | 0.00      | 5,583.00       | 66,996.00  | 0.00       | 66,996.00    |
| 9520 ROADS/ASPHALT             | 2,083.00  | 0.00      | 2,083.00       | 24,996.00  | 86,814.88  | (61,818.88)  |
| 9540 CONCRETE & ASPHALT        | 1,667.00  | 0.00      | 1,667.00       | 20,004.00  | 17,973.10  | 2,030.90     |
| 9545 FRONT STOOPS              | 1,750.00  | 0.00      | 1,750.00       | 21,000.00  | 0.00       | 21,000.00    |
| 9550 PERIMETER COLUMNS         | 417.00    | 0.00      | 417.00         | 5,004.00   | 7,242.00   | (2,238.00)   |
| 9556 TREES                     | 1,667.00  | 0.00      | 1,667.00       | 20,004.00  | 22,130.00  | (2,126.00)   |
| 9561 SIDING                    | 833.00    | 0.00      | 833.00         | 9,996.00   | 0.00       | 9,996.00     |
| <b>TOTAL EXPENSES</b>          | 20,500.00 | 0.00      | 20,500.00      | 246,000.00 | 134,159.98 | 111,840.02   |
|                                |           |           |                |            |            |              |
| <b>EXCESS/LOSS OF RESERVES</b> | 0.00      | 20,494.11 | 20,494.11      | 0.00       | 115,552.34 | 115,552.34   |