

THE KEN-CARYL RANCH
AS OF FEBRUARY 28, 2022

ASSETS

CASH

1012 CASH-US BANK	109,367.29
1022 RES-RBC 366	888,071.13
1031 RES-US BANK	<u>270,480.97</u>

TOTAL CASH 1,267,919.39

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	6,741.20
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	<u>19,857.00</u>

TOTAL RECEIVABLES (9,401.85)

TOTAL ASSETS 1,258,517.54

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	<u>34,374.08</u>
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TOTAL LIABILITIES 34,374.08

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	(11,223.55)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	49,668.08
2941 CURRENT EARNINGS	(49,668.08)
2950 RESERVE FUND-PRIOR	1,211,478.87
2955 RESERVE FUND-CURRENT	49,463.81
2960 OPERATING FUND-PRIOR	81,733.07
2965 OPERATING FD-CURRENT	<u>204.27</u>

TOTAL EQUITY 1,224,143.46

TOT LIABILITY AND EQUITY 1,258,517.54

Budget Comparison Report
AS OF FEBRUARY 28, 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	\$128,100.00	\$128,100.00	\$0.00
5210 LATE FEE CHARGE	140.00	200.00	60.00	280.00	175.00	(105.00)
5220 COLLECTION COST REC	1,600.00	3,405.40	1,805.40	3,200.00	4,081.40	881.40
5245 INTEREST INCOME	1.00	0.47	(0.53)	2.00	1.07	(0.93)
5255 MISC INCOME	0.00	700.00	700.00	0.00	700.00	700.00
5450 TRANSFERS TO RESERVE	(24,683.00)	(24,683.00)	0.00	(49,366.00)	(49,366.00)	0.00
TOTAL INCOME	41,108.00	43,672.87	2,564.87	82,216.00	83,691.47	1,475.47
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	112.00	(112.00)
7045 LEGAL COLLECTIONS	1,519.00	3,505.40	(1,986.40)	3,038.00	6,619.80	(3,581.80)
7060 PRINTING & COPYING	56.00	48.02	7.98	112.00	48.02	63.98
7062 POSTAGE	35.00	43.46	(8.46)	70.00	159.18	(89.18)
7090 MISC ADMINISTRATIVE	142.00	55.00	87.00	284.00	160.00	124.00
TOTAL ADMINISTRATIVE	3,752.00	5,651.88	(1,899.88)	7,504.00	11,099.00	(3,595.00)
7120 INCOME TAXES	0.00	905.00	(905.00)	0.00	905.00	(905.00)
TOTAL TAXES & INSURANCE	0.00	905.00	(905.00)	0.00	905.00	(905.00)
7230 BLDG & FACILITY RPR	350.00	410.00	(60.00)	700.00	410.00	290.00
7240 LIGHTING SUPPLIES	5.00	93.92	(88.92)	10.00	93.92	(83.92)
7250 LIGHT MAINTENANCE	200.00	0.00	200.00	400.00	915.51	(515.51)
7258 BRICK REPAIR	400.00	0.00	400.00	800.00	1,925.00	(1,125.00)
7270 ROOF/GUTTER REPAIRS	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00
7280 PLBG & SEWER MAINT	250.00	0.00	250.00	500.00	0.00	500.00
7290 OTHER BUILDING MAINT	50.00	0.00	50.00	100.00	0.00	100.00

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THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL BUILDING MAINT						
	2,255.00	503.92	1,751.08	4,510.00	3,344.43	1,165.57
7320 GAS/ELECTRIC	200.00	187.73	12.27	400.00	369.64	30.36
7370 WATER	6,000.00	3,762.27	2,237.73	12,000.00	5,649.98	6,350.02
7371 SEWER	6,000.00	6,940.50	(940.50)	12,000.00	13,551.30	(1,551.30)
TOTAL UTILITIES	12,200.00	10,890.50	1,309.50	24,400.00	19,570.92	4,829.08
7410 LANDSCAPE MAINT	400.00	168.00	232.00	800.00	546.00	254.00
7415 LANDSCAPE CONTRACT	4,600.00	4,738.00	(138.00)	9,200.00	9,476.00	(276.00)
7425 TREES/SHRUBS	2,000.00	0.00	2,000.00	4,000.00	2,860.00	1,140.00
7430 TREE/SHRUB INSTALL	400.00	0.00	400.00	800.00	0.00	800.00
7440 SPRINKLER SYS MAINT	1,500.00	0.00	1,500.00	3,000.00	0.00	3,000.00
7460 FENCE REPAIRS	500.00	7,710.00	(7,210.00)	1,000.00	7,710.00	(6,710.00)
7490 MISC LANDSCAPE	0.00	1,037.00	(1,037.00)	0.00	1,037.00	(1,037.00)
TOTAL LANDSCAPE MAINT	9,400.00	13,653.00	(4,253.00)	18,800.00	21,629.00	(2,829.00)
7515 CONCRETE REPAIRS	100.00	0.00	100.00	200.00	0.00	200.00
TOTAL GROUNDS MAINTENANCE	100.00	0.00	100.00	200.00	0.00	200.00
7615 ROADS	100.00	0.00	100.00	200.00	0.00	200.00
7630 SNOW REMOVAL	0.00	26,938.85	(26,938.85)	0.00	26,938.85	(26,938.85)
TOTAL SNOW/ROAD MAINT	100.00	26,938.85	(26,838.85)	200.00	26,938.85	(26,738.85)
TOTAL EXPENSES	27,807.00	58,543.15	(30,736.15)	55,614.00	83,487.20	(27,873.20)
NET PROFIT/LOSS	13,301.00	(14,870.28)	(28,171.28)	26,602.00	204.27	(26,397.73)

Budget Comparison Report
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THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	24,683.00	24,683.00	0.00	49,366.00	49,366.00	0.00
9350 INTEREST INCOME	346.00	96.88	(249.12)	692.00	97.81	(594.19)
TOTAL REVENUE	25,029.00	24,779.88	(249.12)	50,058.00	49,463.81	(594.19)
EXPENSE						
9500 ROOF/GUTTERS	6,500.00	0.00	6,500.00	13,000.00	0.00	13,000.00
9510 PAINTING	5,583.00	0.00	5,583.00	11,166.00	0.00	11,166.00
9520 ROADS/ASPHALT	2,083.00	0.00	2,083.00	4,166.00	0.00	4,166.00
9540 CONCRETE & ASPHALT	1,667.00	0.00	1,667.00	3,334.00	0.00	3,334.00
9545 FRONT STOOPS	1,750.00	0.00	1,750.00	3,500.00	0.00	3,500.00
9550 PERIMETER COLUMNS	417.00	0.00	417.00	834.00	0.00	834.00
9556 TREES	1,667.00	0.00	1,667.00	3,334.00	0.00	3,334.00
9558 RECREATION	4,529.00	0.00	4,529.00	9,058.00	0.00	9,058.00
9561 SIDING	833.00	0.00	833.00	1,666.00	0.00	1,666.00
TOTAL EXPENSES	25,029.00	0.00	25,029.00	50,058.00	0.00	50,058.00
EXCESS/LOSS OF RESERVES	0.00	24,779.88	24,779.88	0.00	49,463.81	49,463.81