

THE KEN-CARYL RANCH  
AS OF AUGUST 31, 2021

**ASSETS**

**CASH**

1012 CASH-US BANK	174,069.95
1022 RES-RBC 366	894,771.30
1031 RES-US BANK	<u>142,857.96</u>

**TOTAL CASH** 1,211,699.21

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	9,507.70
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	<u>19,857.00</u>

**TOTAL RECEIVABLES** (6,635.35)

**TOTAL ASSETS** 1,205,063.86

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>33,728.08</u>
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**TOTAL LIABILITIES** 33,728.08

**EQUITY**

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	(3,117.77)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	138,913.48
2941 CURRENT EARNINGS	(138,913.48)
2950 RESERVE FUND-PRIOR	1,095,926.53
2955 RESERVE FUND-CURRENT	35,987.53
2960 OPERATING FUND-PRIOR	47,126.55
2965 OPERATING FD-CURRENT	<u>102,925.95</u>

**TOTAL EQUITY** 1,171,335.78

**TOT LIABILITY AND EQUITY** 1,205,063.86

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$63,000.00	\$63,000.00	\$0.00	\$504,000.00	\$504,000.00	\$0.00
5210 LATE FEE CHARGE	83.00	175.00	92.00	664.00	1,250.00	586.00
5220 COLLECTION COST REC	273.00	195.00	(78.00)	2,184.00	9,993.36	7,809.36
5245 INTEREST INCOME	1.00	0.78	(0.22)	8.00	6.13	(1.87)
5255 MISC INCOME	0.00	0.00	0.00	0.00	25.00	25.00
5450 TRANSFERS TO RESERVE	(20,154.00)	(20,154.00)	0.00	(161,232.00)	(161,232.00)	0.00
<b>TOTAL INCOME</b>	<b>43,203.00</b>	<b>43,216.78</b>	<b>13.78</b>	<b>345,624.00</b>	<b>354,042.49</b>	<b>8,418.49</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	16,000.00	16,000.00	0.00
7045 LEGAL COLLECTIONS	536.00	709.00	(173.00)	4,288.00	5,734.55	(1,446.55)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	350.00	50.00
7060 PRINTING & COPYING	22.00	79.58	(57.58)	176.00	497.62	(321.62)
7062 POSTAGE	35.00	34.15	0.85	280.00	259.56	20.44
7090 MISC ADMINISTRATIVE	118.00	55.00	63.00	944.00	875.74	68.26
<b>TOTAL ADMINISTRATIVE</b>	<b>2,711.00</b>	<b>2,877.73</b>	<b>(166.73)</b>	<b>22,088.00</b>	<b>23,717.47</b>	<b>(1,629.47)</b>
7230 BLDG & FACILITY RPR	543.00	465.00	78.00	4,344.00	1,898.00	2,446.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	80.00	34.91	45.09
7250 LIGHT MAINTENANCE	525.00	220.00	305.00	4,200.00	220.00	3,980.00
7258 BRICK REPAIR	250.00	3,950.00	(3,700.00)	2,000.00	17,775.00	(15,775.00)
7270 ROOF/GUTTER REPAIRS	517.00	5,550.00	(5,033.00)	4,136.00	11,520.00	(7,384.00)
7280 PLBG & SEWER MAINT	392.00	0.00	392.00	3,136.00	0.00	3,136.00
7290 OTHER BUILDING MAINT	0.00	162.50	(162.50)	0.00	597.50	(597.50)
<b>TOTAL BUILDING MAINT</b>	<b>2,237.00</b>	<b>10,347.50</b>	<b>(8,110.50)</b>	<b>17,896.00</b>	<b>32,045.41</b>	<b>(14,149.41)</b>

Budget Comparison Report  
AS OF AUGUST 31, 2021

THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 GAS/ELECTRIC	187.00	177.56	9.44	1,496.00	1,358.67	137.33
7370 WATER	7,271.00	11,909.48	(4,638.48)	58,168.00	32,059.03	26,108.97
7371 SEWER	6,203.00	6,610.80	(407.80)	49,624.00	52,693.20	(3,069.20)
<b>TOTAL UTILITIES</b>	13,661.00	18,697.84	(5,036.84)	109,288.00	86,110.90	23,177.10
7410 LANDSCAPE MAINT	170.00	1,825.00	(1,655.00)	1,360.00	4,030.75	(2,670.75)
7415 LANDSCAPE CONTRACT	4,500.00	4,738.00	(238.00)	36,000.00	37,490.00	(1,490.00)
7425 TREES/SHRUBS	2,000.00	3,075.70	(1,075.70)	16,000.00	14,388.20	1,611.80
7430 TREE/SHRUB INSTALL	350.00	0.00	350.00	2,800.00	0.00	2,800.00
7440 SPRINKLER SYS MAINT	1,000.00	1,310.98	(310.98)	8,000.00	7,998.75	1.25
7460 FENCE REPAIRS	350.00	0.00	350.00	2,800.00	4,989.11	(2,189.11)
<b>TOTAL LANDSCAPE MAINT</b>	8,370.00	10,949.68	(2,579.68)	66,960.00	68,896.81	(1,936.81)
7515 CONCRETE REPAIRS	100.00	0.00	100.00	800.00	0.00	800.00
<b>TOTAL GROUNDS MAINTENANCE</b>	100.00	0.00	100.00	800.00	0.00	800.00
7615 ROADS	100.00	0.00	100.00	800.00	0.00	800.00
7630 SNOW REMOVAL	0.00	0.00	0.00	33,357.00	40,345.95	(6,988.95)
<b>TOTAL SNOW/ROAD MAINT</b>	100.00	0.00	100.00	34,157.00	40,345.95	(6,188.95)
7830 TENNIS COURTS	200.00	0.00	200.00	1,600.00	0.00	1,600.00
<b>TOTAL REC/FACILITY EXP</b>	200.00	0.00	200.00	1,600.00	0.00	1,600.00
<b>TOTAL EXPENSES</b>	27,379.00	42,872.75	(15,493.75)	252,789.00	251,116.54	1,672.46
<b>NET PROFIT/LOSS</b>	15,824.00	344.03	(15,479.97)	92,835.00	102,925.95	10,090.95

	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	161,232.00	161,232.00	0.00
9350 INTEREST INCOME	346.00	1,319.69	973.69	2,768.00	6,551.51	3,783.51
<b>TOTAL REVENUE</b>	<b>20,500.00</b>	<b>21,473.69</b>	<b>973.69</b>	<b>164,000.00</b>	<b>167,783.51</b>	<b>3,783.51</b>
<b>EXPENSE</b>						
9500 ROOF/GUTTERS	6,500.00	0.00	6,500.00	52,000.00	0.00	52,000.00
9510 PAINTING	5,583.00	0.00	5,583.00	44,664.00	0.00	44,664.00
9520 ROADS/ASPHALT	2,083.00	0.00	2,083.00	16,664.00	86,814.88	(70,150.88)
9540 CONCRETE & ASPHALT	1,667.00	9,538.10	(7,871.10)	13,336.00	17,973.10	(4,637.10)
9545 FRONT STOOPS	1,750.00	0.00	1,750.00	14,000.00	0.00	14,000.00
9550 PERIMETER COLUMNS	417.00	0.00	417.00	3,336.00	4,878.00	(1,542.00)
9556 TREES	1,667.00	0.00	1,667.00	13,336.00	22,130.00	(8,794.00)
9561 SIDING	833.00	0.00	833.00	6,664.00	0.00	6,664.00
<b>TOTAL EXPENSES</b>	<b>20,500.00</b>	<b>9,538.10</b>	<b>10,961.90</b>	<b>164,000.00</b>	<b>131,795.98</b>	<b>32,204.02</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>0.00</b>	<b>11,935.59</b>	<b>11,935.59</b>	<b>0.00</b>	<b>35,987.53</b>	<b>35,987.53</b>