

THE KEN-CARYL RANCH
AS OF OCTOBER 31, 2021

ASSETS

CASH

1012 CASH-US BANK	60,595.61
1022 RES-RBC 366	891,994.97
1031 RES-US BANK	<u>180,803.32</u>

TOTAL CASH 1,133,393.90

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	11,316.70
1115 ALLOW FOR BAD DEBT	(36,000.05)
1135 PREPAID INSURANCE	<u>19,857.00</u>

TOTAL RECEIVABLES (4,826.35)

TOTAL ASSETS 1,128,567.55

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	<u>22,143.88</u>
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TOTAL LIABILITIES 22,143.88

EQUITY

2931 UNRESTRICTED RESERV	(154,807.92)
2932 UNREALIZ GAIN/LOSS	(6,558.00)
2935 RETAINED EARNINGS	47,294.91
2940 CURRENT EARNINGS	77,441.60
2941 CURRENT EARNINGS	(77,441.60)
2950 RESERVE FUND-PRIOR	1,095,926.53
2955 RESERVE FUND-CURRENT	74,596.79
2960 OPERATING FUND-PRIOR	47,126.55
2965 OPERATING FD-CURRENT	<u>2,844.81</u>

TOTAL EQUITY 1,106,423.67

TOT LIABILITY AND EQUITY 1,128,567.55

Budget Comparison Report
AS OF OCTOBER 31, 2021

THE KEN-CARYL RANCH

PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$63,000.00	\$63,000.00	\$0.00	\$630,000.00	\$630,000.00	\$0.00
5210 LATE FEE CHARGE	83.00	150.00	67.00	830.00	1,550.00	720.00
5220 COLLECTION COST REC	273.00	1,024.80	751.80	2,730.00	12,117.36	9,387.36
5245 INTEREST INCOME	1.00	0.51	(0.49)	10.00	7.38	(2.62)
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	(201,540.00)	(201,540.00)	0.00
TOTAL INCOME	43,203.00	44,021.31	818.31	432,030.00	442,159.74	10,129.74
EXPENSES						
7030 MANAGEMENT FEES	2,000.00	2,000.00	0.00	20,000.00	20,000.00	0.00
7045 LEGAL COLLECTIONS	536.00	924.80	(388.80)	5,360.00	7,658.55	(2,298.55)
7055 AUDIT FEES	0.00	0.00	0.00	400.00	350.00	50.00
7060 PRINTING & COPYING	22.00	494.79	(472.79)	220.00	1,035.09	(815.09)
7062 POSTAGE	35.00	23.88	11.12	350.00	309.85	40.15
7090 MISC ADMINISTRATIVE	118.00	105.00	13.00	1,180.00	1,035.74	144.26
TOTAL ADMINISTRATIVE	2,711.00	3,548.47	(837.47)	27,510.00	30,389.23	(2,879.23)
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	96,952.76	32,167.24
7132 INSURANCE UMBRELLA	0.00	0.00	0.00	2,995.00	2,882.00	113.00
7133 INSURANCE CRIME	860.00	0.00	860.00	860.00	0.00	860.00
TOTAL TAXES & INSURANCE	860.00	0.00	860.00	134,479.00	102,758.76	31,720.24
7230 BLDG & FACILITY RPR	543.00	2,637.00	(2,094.00)	5,430.00	5,050.00	380.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	100.00	49.53	50.47
7250 LIGHT MAINTENANCE	525.00	799.92	(274.92)	5,250.00	1,093.36	4,156.64
7258 BRICK REPAIR	250.00	1,975.00	(1,725.00)	2,500.00	27,880.00	(25,380.00)

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7270 ROOF/GUTTER REPAIRS	517.00	2,210.00	(1,693.00)	5,170.00	14,121.00	(8,951.00)
7280 PLBG & SEWER MAINT	392.00	0.00	392.00	3,920.00	14,893.10	(10,973.10)
7290 OTHER BUILDING MAINT	0.00	125.00	(125.00)	0.00	749.74	(749.74)
TOTAL BUILDING MAINT	2,237.00	7,746.92	(5,509.92)	22,370.00	63,836.73	(41,466.73)
7320 GAS/ELECTRIC	187.00	180.66	6.34	1,870.00	1,715.62	154.38
7370 WATER	7,271.00	8,083.48	(822.48)	72,710.00	51,356.03	21,353.97
7371 SEWER	6,203.00	6,610.80	(407.80)	62,030.00	65,914.80	(3,884.80)
TOTAL UTILITIES	13,661.00	14,884.94	(1,223.94)	136,610.00	118,986.45	17,623.55
7410 LANDSCAPE MAINT	170.00	0.00	170.00	1,700.00	5,150.97	(3,450.97)
7415 LANDSCAPE CONTRACT	4,500.00	4,738.00	(238.00)	45,000.00	46,966.00	(1,966.00)
7425 TREES/SHRUBS	2,000.00	0.00	2,000.00	20,000.00	14,588.20	5,411.80
7430 TREE/SHRUB INSTALL	350.00	0.00	350.00	3,500.00	0.00	3,500.00
7440 SPRINKLER SYS MAINT	1,000.00	315.74	684.26	10,000.00	10,290.53	(290.53)
7460 FENCE REPAIRS	350.00	335.00	15.00	3,500.00	5,644.11	(2,144.11)
TOTAL LANDSCAPE MAINT	8,370.00	5,388.74	2,981.26	83,700.00	82,639.81	1,060.19
7515 CONCRETE REPAIRS	100.00	358.00	(258.00)	1,000.00	358.00	642.00
TOTAL GROUNDS MAINTENANCE	100.00	358.00	(258.00)	1,000.00	358.00	642.00
7615 ROADS	100.00	0.00	100.00	1,000.00	0.00	1,000.00
7630 SNOW REMOVAL	0.00	0.00	0.00	33,357.00	40,345.95	(6,988.95)
TOTAL SNOW/ROAD MAINT	100.00	0.00	100.00	34,357.00	40,345.95	(5,988.95)
7830 TENNIS COURTS	200.00	0.00	200.00	2,000.00	0.00	2,000.00
TOTAL REC/FACILITY EXP	200.00	0.00	200.00	2,000.00	0.00	2,000.00

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PREPARED BY WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
TOTAL EXPENSES	28,239.00	31,927.07	(3,688.07)	442,026.00	439,314.93	2,711.07
NET PROFIT/LOSS	14,964.00	12,094.24	(2,869.76)	(9,996.00)	2,844.81	12,840.81

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	20,154.00	20,154.00	0.00	201,540.00	201,540.00	0.00
9350 INTEREST INCOME	346.00	358.03	12.03	3,460.00	7,216.77	3,756.77
TOTAL REVENUE	20,500.00	20,512.03	12.03	205,000.00	208,756.77	3,756.77
			RESERVE EXPENSE			
EXPENSE						
9500 ROOF/GUTTERS	6,500.00	0.00	6,500.00	65,000.00	0.00	65,000.00
9510 PAINTING	5,583.00	0.00	5,583.00	55,830.00	0.00	55,830.00
9520 ROADS/ASPHALT	2,083.00	0.00	2,083.00	20,830.00	86,814.88	(65,984.88)
9540 CONCRETE & ASPHALT	1,667.00	0.00	1,667.00	16,670.00	17,973.10	(1,303.10)
9545 FRONT STOOPS	1,750.00	0.00	1,750.00	17,500.00	0.00	17,500.00
9550 PERIMETER COLUMNS	417.00	0.00	417.00	4,170.00	7,242.00	(3,072.00)
9556 TREES	1,667.00	0.00	1,667.00	16,670.00	22,130.00	(5,460.00)
9561 SIDING	833.00	0.00	833.00	8,330.00	0.00	8,330.00
TOTAL EXPENSES	20,500.00	0.00	20,500.00	205,000.00	134,159.98	70,840.02
EXCESS/LOSS OF RESERVES	0.00	20,512.03	20,512.03	0.00	74,596.79	74,596.79