

PECOS PLACE

AS OF OCTOBER 31, 2017

ASSETS

CASH		
1012 CASH-US BANK	31,460.71	
1022 RES-US BANK	<u>259,562.04</u>	
TOTAL CASH		<u>291,022.75</u>
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	<u>19,537.50</u>	
TOTAL RECEIVABLES		<u>19,537.50</u>
TOTAL ASSETS		<u><u>310,560.25</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES		
2115 PREPAID ASSESSMENTS	2,975.00	
2150 INSURANCE CLAIM	<u>45,703.49</u>	
TOTAL LIABILITIES		<u>48,678.49</u>
EQUITY		
2930 WORKING CAPITAL	9,420.00	
2935 MEMBERS EQUITY	3,685.85	
2940 CURRENT EARNINGS	172,772.40	
2941 CURRENT EARNINGS	(172,772.40)	
2950 RESERVE FUND-PRIOR	45,884.07	
2955 RESERVE FUND-CURRENT	145,320.09	
2960 OPERATING FUND-PRIOR	30,119.44	
2965 OPERATING FD-CURRENT	<u>27,452.31</u>	
TOTAL EQUITY		<u>261,881.76</u>
TOT LIABILITY AND EQUITY		<u><u>310,560.25</u></u>

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Budget Comparison Report
AS OF OCTOBER 31, 2017

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$10,880.00	\$10,880.00	\$0.00	\$108,800.00	\$108,800.00	\$0.00
5115 SPECIAL ASSESSMENT	0.00	100.00	100.00	0.00	164,644.00	164,644.00
5210 LATE FEE CHARGE	25.00	105.00	80.00	250.00	240.00	(10.00)
5218 VIOLATION INCOME	0.00	0.00	0.00	0.00	50.00	50.00
5220 COLLECTION COST REC	250.00	0.00	(250.00)	2,500.00	0.00	(2,500.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	1,000.00	1,370.00	370.00
5245 INTEREST INCOME	1.00	1.16	0.16	10.00	12.33	2.33
5450 TRANSFERS TO RESERVE	(1,170.00)	(1,170.00)	0.00	(11,700.00)	(11,700.00)	0.00
5451 TRANS SPECIAL TO MM	0.00	(7,683.00)	(7,683.00)	0.00	(142,660.50)	(142,660.50)
TOTAL INCOME	10,086.00	2,233.16	(7,852.84)	100,860.00	120,755.83	19,895.83
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	10,000.00	10,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	364.00	(364.00)
7045 LEGAL COLLECTIONS	250.00	0.00	250.00	2,500.00	1,416.60	1,083.40
7055 AUDIT FEES	0.00	0.00	0.00	350.00	325.00	25.00
7060 PRINTING & COPYING	50.00	7.25	42.75	500.00	107.10	392.90
7062 POSTAGE	25.00	18.74	6.26	250.00	268.80	(18.80)
7090 MISC ADMINISTRATIVE	50.00	67.00	(17.00)	500.00	730.00	(230.00)
TOTAL ADMINISTRATIVE	1,375.00	1,092.99	282.01	14,100.00	13,211.50	888.50
7130 INSURANCE	1,700.00	2,059.83	(359.83)	19,620.00	20,630.32	(1,010.32)
TOTAL TAXES & INSURANCE	1,700.00	2,059.83	(359.83)	19,620.00	20,630.32	(1,010.32)
7230 BLDG & FACILITY RPR	400.00	0.00	400.00	4,000.00	2,287.87	1,712.13
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	10,000.00	10,050.00	(50.00)
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	100.00	0.00	100.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	1,250.00	618.95	631.05
7280 PLBG & SEWER MAINT	25.00	0.00	25.00	250.00	0.00	250.00
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	100.00	0.00	100.00
7285 PAINTING	0.00	0.00	0.00	900.00	0.00	900.00
TOTAL BUILDING MAINT	1,570.00	1,000.00	570.00	16,600.00	12,956.82	3,643.18

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7320 ELECTRIC	380.00	293.39	86.61	3,800.00	2,858.56	941.44
7370 WATER	2,600.00	2,816.00	(216.00)	17,500.00	19,114.55	(1,614.55)
7371 SEWER	0.00	0.00	0.00	0.00	5,632.00	(5,632.00)
7376 STORM SEWER	1,000.00	0.00	1,000.00	10,000.00	0.00	10,000.00
7380 TRASH REMOVAL	450.00	470.00	(20.00)	4,500.00	5,202.50	(702.50)
TOTAL UTILITIES	4,430.00	3,579.39	850.61	35,800.00	32,807.61	2,992.39
7410 LANDSCAPE MAINT	100.00	0.00	100.00	1,000.00	0.00	1,000.00
7415 LANDSCAPE CONTRACT	800.00	1,122.62	(322.62)	8,000.00	8,981.00	(981.00)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	300.00	1,070.06	(770.06)
7460 FENCE REPAIRS	20.00	0.00	20.00	200.00	0.00	200.00
TOTAL LANDSCAPE MAINT	920.00	1,122.62	(202.62)	9,500.00	10,051.06	(551.06)
7521 CARPET CLEANING	1,650.00	0.00	1,650.00	1,650.00	2,211.00	(561.00)
7526 PEST CONTROL	20.00	0.00	20.00	200.00	0.00	200.00
TOTAL GROUNDS MAINTENANCE	1,670.00	0.00	1,670.00	1,850.00	2,211.00	(361.00)
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,500.00	840.00	2,660.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	4,700.00	840.00	3,860.00
7710 FIRE ALARM	300.00	0.00	300.00	600.00	595.21	4.79
TOTAL OTHER EXPENSES	300.00	0.00	300.00	600.00	595.21	4.79
TOTAL EXPENSES	11,965.00	8,854.83	3,110.17	102,770.00	93,303.52	9,466.48
NET PROFIT/LOSS	(1,879.00)	(6,621.67)	(4,742.67)	(1,910.00)	27,452.31	29,362.31

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RESERVE REVENUE						
9200 TRANSFER TO RESERVE	1,170.00	1,170.00	0.00	11,700.00	11,700.00	0.00
9205 TRANS SPECIAL TO MM	0.00	7,683.00	7,683.00	0.00	142,660.50	142,660.50
9350 INTEREST INCOME	4.00	36.91	32.91	40.00	167.59	127.59
TOTAL REVENUE	1,174.00	8,889.91	7,715.91	11,740.00	154,528.09	142,788.09
EXPENSE						
9515 PAINTING	0.00	0.00	0.00	6,000.00	0.00	6,000.00
9520 ASPHALT	0.00	0.00	0.00	2,500.00	0.00	2,500.00
9560 SPECIAL EQUIPMENT	0.00	9,208.00	(9,208.00)	0.00	9,208.00	(9,208.00)
TOTAL EXPENSES	0.00	9,208.00	(9,208.00)	8,500.00	9,208.00	(708.00)
EXCESS/LOSS OF RESERVES	1,174.00	(318.09)	(1,492.09)	3,240.00	145,320.09	142,080.09