

PECOS PLACE

AS OF OCTOBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	6,802.49
1022 RES-US BANK	246,716.54

<b>TOTAL CASH</b>	<u>253,519.03</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	215.00
1130 DUE TO RESERVES	11,000.00

<b>TOTAL RECEIVABLES</b>	<u>11,215.00</u>
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<b>TOTAL ASSETS</b>	<u><u>264,734.03</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	3,354.55
2190 DUE FROM OPERATING	11,000.00

<b>TOTAL LIABILITIES</b>	<u>14,354.55</u>
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EQUITY

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	(3,566.79)
2941 CURRENT EARNINGS	3,566.79
2950 RESERVE FUND-PRIOR	221,404.16
2955 RESERVE FUND-CURRENT	13,657.99
2960 OPERATING FUND-PRIOR	19,436.26
2965 OPERATING FD-CURRENT	(17,224.78)

<b>TOTAL EQUITY</b>	<u>250,379.48</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>264,734.03</u></u>
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Budget Comparison Report  
AS OF OCTOBER 31, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$12,160.00	\$12,160.00	\$0.00	\$12,160.00	\$12,160.00	\$0.00
5210 LATE FEE CHARGE	10.00	15.00	5.00	100.00	285.00	185.00
5218 VIOLATION INCOME	0.00	0.00	0.00	70.00	0.00	(70.00)
5220 COLLECTION COST REC	75.00	0.00	(75.00)	750.00	0.00	(750.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	1,000.00	440.00	(560.00)
5245 INTEREST INCOME	2.00	0.08	(1.92)	20.00	11.13	(8.87)
5255 MISC INCOME	0.00	25.00	25.00	0.00	25.00	25.00
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(12,500.00)	(12,500.00)	0.00
<b>TOTAL INCOME</b>	<b>11,097.00</b>	<b>10,950.08</b>	<b>(146.92)</b>	<b>111,040.00</b>	<b>109,861.13</b>	<b>(1,178.87)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	10,000.00	10,000.00	0.00
7045 LEGAL COLLECTIONS	100.00	0.00	100.00	1,000.00	51.75	948.25
7055 AUDIT FEES	0.00	0.00	0.00	360.00	325.00	35.00
7060 PRINTING & COPYING	25.00	5.30	19.70	250.00	303.26	(53.26)
7062 POSTAGE	25.00	17.90	7.10	250.00	246.60	3.40
7090 MISC ADMINISTRATIVE	72.00	77.00	(5.00)	720.00	1,091.97	(371.97)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,222.00</b>	<b>1,102.20</b>	<b>121.80</b>	<b>12,580.00</b>	<b>12,018.58</b>	<b>561.42</b>
7130 INSURANCE	3,000.00	0.00	3,000.00	34,000.00	39,023.08	(5,023.08)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>34,000.00</b>	<b>39,023.08</b>	<b>(5,023.08)</b>
7230 BLDG & FACILITY RPR	150.00	0.00	150.00	1,500.00	7,568.73	(6,068.73)
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	10,000.00	10,000.00	0.00
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	0.00	1,250.00
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	750.00	0.00	750.00
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
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	1,235.00	(1,235.00)
<b>TOTAL BUILDING MAINT</b>	<b>1,370.00</b>	<b>1,000.00</b>	<b>370.00</b>	<b>14,600.00</b>	<b>18,803.73</b>	<b>(4,203.73)</b>
7320 ELECTRIC	250.00	286.24	(36.24)	2,500.00	2,937.16	(437.16)
7370 WATER	1,800.00	1,625.19	174.81	15,700.00	14,151.96	1,548.04
7371 SEWER	0.00	2,816.00	(2,816.00)	0.00	8,448.00	(8,448.00)
7376 STORM SEWER	960.00	0.00	960.00	9,580.00	2,816.00	6,764.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7380 TRASH REMOVAL	500.00	540.00	(40.00)	5,000.00	5,560.00	(560.00)
<b>TOTAL UTILITIES</b>	3,510.00	5,267.43	(1,757.43)	32,780.00	33,913.12	(1,133.12)
7410 LANDSCAPE MAINT	50.00	0.00	50.00	500.00	394.00	106.00
7415 LANDSCAPE CONTRACT	800.00	1,247.00	(447.00)	8,000.00	9,976.00	(1,976.00)
7425 TREES	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	991.42	(991.42)
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	2,400.00	197.18	2,202.82
7460 FENCE REPAIRS	20.00	0.00	20.00	200.00	2,145.00	(1,945.00)
<b>TOTAL LANDSCAPE MAINT</b>	870.00	1,247.00	(377.00)	12,300.00	13,703.60	(1,403.60)
7521 CARPET CLEANING	1,200.00	0.00	1,200.00	2,400.00	0.00	2,400.00
7526 PEST CONTROL	10.00	0.00	10.00	100.00	425.00	(325.00)
<b>TOTAL GROUNDS MAINTENAN</b>	1,210.00	0.00	1,210.00	2,500.00	425.00	2,075.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,200.00	6,832.80	(5,632.80)
7630 SNOW REMOVAL	0.00	0.00	0.00	3,300.00	2,142.00	1,158.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	4,500.00	8,974.80	(4,474.80)
7710 FIRE ALARM	300.00	0.00	300.00	600.00	224.00	376.00
<b>TOTAL OTHER EXPENSES</b>	300.00	0.00	300.00	600.00	224.00	376.00
<b>TOTAL EXPENSES</b>	11,482.00	8,614.63	2,867.37	113,860.00	127,085.91	(13,225.91)
<b>NET PROFIT/LOSS</b>	(385.00)	2,335.45	2,720.45	(2,820.00)	(17,224.78)	(14,404.78)

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<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	1,250.00	1,250.00	0.00	12,500.00	12,500.00	0.00
9350 INTEREST INCOME	4.00	62.07	58.07	40.00	1,157.99	1,117.99
<b>TOTAL REVENUE</b>	1,254.00	1,312.07	58.07	12,540.00	13,657.99	1,117.99
<b>EXPENSE</b>						
9518 DOORS	0.00	0.00	0.00	1,800.00	0.00	1,800.00
9520 ASPHALT	0.00	0.00	0.00	4,000.00	0.00	4,000.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	5,800.00	0.00	5,800.00
<b>EXCESS/LOSS OF RESERVES</b>	1,254.00	1,312.07	58.07	6,740.00	13,657.99	6,917.99