

PECOS PLACE

AS OF NOVEMBER 30, 2020

ASSETS

CASH

| | |
|-------------------|------------|
| 1012 CASH-US BANK | 7,758.22 |
| 1022 RES-US BANK | 254,309.69 |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>262,067.91</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|----------------------|--------|
| 1110 DUES RECEIVABLE | 615.00 |
|----------------------|--------|

| | |
|--------------------------|---------------|
| TOTAL RECEIVABLES | <u>615.00</u> |
|--------------------------|---------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>262,682.91</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|----------|
| 2115 PREPAID ASSESSMENTS | 9,039.55 |
|--------------------------|----------|

| | |
|--------------------------|-----------------|
| TOTAL LIABILITIES | <u>9,039.55</u> |
|--------------------------|-----------------|

EQUITY

| | |
|---------------------------|------------|
| 2930 WORKING CAPITAL | 9,420.00 |
| 2935 MEMBERS EQUITY | 3,685.85 |
| 2940 CURRENT EARNINGS | (1,659.47) |
| 2941 CURRENT EARNINGS | 1,659.47 |
| 2950 RESERVE FUND-PRIOR | 237,645.09 |
| 2955 RESERVE FUND-CURRENT | (5,989.79) |
| 2960 OPERATING FUND-PRIOR | 4,551.89 |
| 2965 OPERATING FD-CURRENT | 4,330.32 |

| | |
|---------------------|-------------------|
| TOTAL EQUITY | <u>253,643.36</u> |
|---------------------|-------------------|

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|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>262,682.91</u></u> |
|---------------------------------|--------------------------|

PECOS PLACE

Budget Comparison Report
AS OF NOVEMBER 30, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| INCOME | | | | | | | |
| 5110 ASSESSMENTS | \$12,160.00 | \$12,160.00 | \$0.00 | \$133,760.00 | \$133,760.00 | \$0.00 | \$145,920.00 |
| 5115 SPECIAL ASSESSMENT | 0.00 | 0.00 | 0.00 | 0.00 | 1,050.00 | 1,050.00 | 0.00 |
| 5210 LATE FEE CHARGE | 20.00 | 0.00 | (20.00) | 220.00 | 100.00 | (120.00) | 240.00 |
| 5218 VIOLATION INCOME | 8.00 | 0.00 | (8.00) | 88.00 | 0.00 | (88.00) | 96.00 |
| 5240 CAPITALIZATION | 50.00 | 0.00 | (50.00) | 550.00 | 90.00 | (460.00) | 600.00 |
| 5245 INTEREST INCOME | 1.00 | 0.09 | (0.91) | 11.00 | 2.34 | (8.66) | 12.00 |
| 5450 TRANSFERS TO RESERVE | (1,250.00) | (1,250.00) | 0.00 | (13,750.00) | (13,750.00) | 0.00 | (15,000.00) |
| TOTAL INCOME | 10,989.00 | 10,910.09 | (78.91) | 120,879.00 | 121,252.34 | 373.34 | 131,868.00 |
| EXPENSES | | | | | | | |
| 7030 MANAGEMENT FEES | 1,000.00 | 1,000.00 | 0.00 | 11,000.00 | 11,000.00 | 0.00 | 12,000.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 360.00 | 325.00 | 35.00 | 360.00 |
| 7060 PRINTING & COPYING | 30.00 | 589.16 | (559.16) | 330.00 | 693.73 | (363.73) | 360.00 |
| 7062 POSTAGE | 25.00 | 13.58 | 11.42 | 275.00 | 162.68 | 112.32 | 300.00 |
| 7085 ANNUAL MEETING | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| 7090 MISC ADMINISTRATIVE | 75.00 | 92.00 | (17.00) | 825.00 | 1,107.00 | (282.00) | 900.00 |
| TOTAL ADMINISTRATIVE | 1,130.00 | 1,694.74 | (564.74) | 12,790.00 | 13,288.41 | (498.41) | 14,220.00 |
| 7130 INSURANCE | 3,000.00 | 143.00 | 2,857.00 | 37,000.00 | 27,803.03 | 9,196.97 | 40,000.00 |
| TOTAL TAXES & INSURANCE | 3,000.00 | 143.00 | 2,857.00 | 37,000.00 | 27,803.03 | 9,196.97 | 40,000.00 |
| 7230 BLDG & FACILITY RPR | 300.00 | 860.00 | (560.00) | 3,300.00 | 4,182.00 | (882.00) | 3,600.00 |
| 7232 HALLWAY CLEANING | 1,000.00 | 1,000.00 | 0.00 | 11,000.00 | 11,000.00 | 0.00 | 12,000.00 |
| 7240 LIGHTING SUPPLIES | 10.00 | 0.00 | 10.00 | 110.00 | 0.00 | 110.00 | 120.00 |
| 7250 LIGHT MAINTENANCE | 100.00 | 0.00 | 100.00 | 1,100.00 | 0.00 | 1,100.00 | 1,200.00 |
| 7280 PLBG & SEWER MAINT | 50.00 | 350.00 | (300.00) | 550.00 | 1,530.00 | (980.00) | 600.00 |
| 7284 ELECTRICAL REPAIRS | 10.00 | 0.00 | 10.00 | 110.00 | 0.00 | 110.00 | 120.00 |
| 7285 PAINTING | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 1,200.00 | 1,200.00 |
| TOTAL BUILDING MAINT | 1,470.00 | 2,210.00 | (740.00) | 17,370.00 | 16,712.00 | 658.00 | 18,840.00 |
| 7320 ELECTRIC | 266.00 | 233.88 | 32.12 | 2,934.00 | 2,884.18 | 49.82 | 3,200.00 |
| 7370 WATER | 1,200.00 | 0.00 | 1,200.00 | 16,900.00 | 16,482.83 | 417.17 | 18,000.00 |
| 7371 SEWER | 0.00 | 0.00 | 0.00 | 0.00 | 2,992.00 | (2,992.00) | 0.00 |
| 7376 STORM SEWER | 960.00 | 0.00 | 960.00 | 10,540.00 | 8,800.00 | 1,740.00 | 11,500.00 |
| 7380 TRASH REMOVAL | 500.00 | 795.00 | (295.00) | 5,500.00 | 6,740.00 | (1,240.00) | 6,000.00 |
| TOTAL UTILITIES | 2,926.00 | 1,028.88 | 1,897.12 | 35,874.00 | 37,899.01 | (2,025.01) | 38,700.00 |
| 7410 LANDSCAPE MAINT | 50.00 | 485.00 | (435.00) | 550.00 | 1,882.00 | (1,332.00) | 600.00 |
| 7415 LANDSCAPE CONTRACT | 800.00 | 0.00 | 800.00 | 8,800.00 | 10,475.00 | (1,675.00) | 9,600.00 |
| 7425 TREES | 0.00 | 0.00 | 0.00 | 1,200.00 | 1,986.00 | (786.00) | 1,200.00 |
| 7440 SPRINKLER SYS MAINT | 0.00 | 0.00 | 0.00 | 1,200.00 | 1,937.37 | (737.37) | 1,200.00 |
| 7460 FENCE REPAIRS | 75.00 | 0.00 | 75.00 | 825.00 | 1,294.00 | (469.00) | 900.00 |

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AS OF NOVEMBER 30, 2020
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE | ANNUAL BUDGET |
|--------------------------------|----------|----------|---------------|------------|------------|--------------|---------------|
| TOTAL LANDSCAPE MAINT | 925.00 | 485.00 | 440.00 | 12,575.00 | 17,574.37 | (4,999.37) | 13,500.00 |
| 7521 CARPET CLEANING | 0.00 | 0.00 | 0.00 | 2,400.00 | 0.00 | 2,400.00 | 2,400.00 |
| 7526 PEST CONTROL | 10.00 | 0.00 | 10.00 | 110.00 | 400.00 | (290.00) | 120.00 |
| TOTAL GROUNDS MAINTENAN | 10.00 | 0.00 | 10.00 | 2,510.00 | 400.00 | 2,110.00 | 2,520.00 |
| 7615 ASPHALT REPAIRS | 0.00 | 0.00 | 0.00 | 3,600.00 | 0.00 | 3,600.00 | 3,600.00 |
| 7630 SNOW REMOVAL | 0.00 | 510.00 | (510.00) | 3,300.00 | 2,805.00 | 495.00 | 3,600.00 |
| TOTAL SNOW/ROAD MAINT | 0.00 | 510.00 | (510.00) | 6,900.00 | 2,805.00 | 4,095.00 | 7,200.00 |
| 7710 FIRE ALARM | 0.00 | 0.00 | 0.00 | 600.00 | 440.20 | 159.80 | 600.00 |
| TOTAL OTHER EXPENSES | 0.00 | 0.00 | 0.00 | 600.00 | 440.20 | 159.80 | 600.00 |
| TOTAL EXPENSES | 9,461.00 | 6,071.62 | 3,389.38 | 125,619.00 | 116,922.02 | 8,696.98 | 135,580.00 |
| NET PROFIT/LOSS | 1,528.00 | 4,838.47 | 3,310.47 | (4,740.00) | 4,330.32 | 9,070.32 | (3,712.00) |

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|--------------------------------|----------|----------|---------------|------------|------------|--------------|---------------|
| RESERVE REVENUE | | | | | | | |
| 9200 TRANSFER TO RESERVE | 1,250.00 | 1,250.00 | 0.00 | 13,750.00 | 13,750.00 | 0.00 | 15,000.00 |
| 9350 INTEREST INCOME | 0.00 | 2.07 | 2.07 | 0.00 | 104.21 | 104.21 | 0.00 |
| TOTAL REVENUE | 1,250.00 | 1,252.07 | 2.07 | 13,750.00 | 13,854.21 | 104.21 | 15,000.00 |
| EXPENSE | | | | | | | |
| 9521 PLUMBING | 0.00 | 0.00 | 0.00 | 0.00 | 15,965.00 | (15,965.00) | 0.00 |
| 9545 LANDSCAPING | 0.00 | 0.00 | 0.00 | 0.00 | 3,879.00 | (3,879.00) | 0.00 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.00 | 0.00 | 19,844.00 | (19,844.00) | 0.00 |
| EXCESS/LOSS OF RESERVES | 1,250.00 | 1,252.07 | 2.07 | 13,750.00 | (5,989.79) | (19,739.79) | 15,000.00 |