

PECOS PLACE

AS OF DECEMBER 31, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	27,173.74
1022 RES-US BANK	<u>256,052.49</u>

<b>TOTAL CASH</b>		<u>283,226.23</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	<u>8,321.00</u>
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<b>TOTAL RECEIVABLES</b>		<u>8,321.00</u>
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<b>TOTAL ASSETS</b>		<u><u>291,547.23</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	2,730.00
2150 INSURANCE CLAIM	<u>17,909.49</u>

<b>TOTAL LIABILITIES</b>		<u>20,639.49</u>
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**EQUITY**

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	181,798.38
2941 CURRENT EARNINGS	(181,798.38)
2950 RESERVE FUND-PRIOR	45,884.07
2955 RESERVE FUND-CURRENT	169,604.54
2960 OPERATING FUND-PRIOR	30,119.44
2965 OPERATING FD-CURRENT	<u>12,193.84</u>

<b>TOTAL EQUITY</b>		<u>270,907.74</u>
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<b>TOT LIABILITY AND EQUITY</b>		<u><u>291,547.23</u></u>
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PECOS PLACE

Budget Comparison Report  
AS OF DECEMBER 31, 2017

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$10,880.00	\$10,880.00	\$0.00	\$130,560.00	\$130,560.00	\$0.00
5115 SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00	164,644.00	164,644.00
5210 LATE FEE CHARGE	25.00	15.00	(10.00)	300.00	360.00	60.00
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)	3,000.00	567.00	(2,433.00)
5240 CAPITALIZATION	100.00	340.00	240.00	1,200.00	1,730.00	530.00
5245 INTEREST INCOME	1.00	1.16	0.16	12.00	14.54	2.54
5450 TRANSFERS TO RESERVE	(1,170.00)	(1,170.00)	0.00	(14,040.00)	(14,040.00)	0.00
5451 TRANS SPECIAL TO MM	0.00	(20,398.00)	(20,398.00)	0.00	(164,544.00)	(164,544.00)
<b>TOTAL INCOME</b>	<b>10,086.00</b>	<b>(10,331.84)</b>	<b>(20,417.84)</b>	<b>121,032.00</b>	<b>119,341.54</b>	<b>(1,690.46)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00
7040 LEGAL FEES	0.00	0.00	0.00	0.00	364.00	(364.00)
7045 LEGAL COLLECTIONS	250.00	567.00	(317.00)	3,000.00	1,983.60	1,016.40
7055 AUDIT FEES	0.00	0.00	0.00	350.00	325.00	25.00
7060 PRINTING & COPYING	50.00	216.80	(166.80)	600.00	588.08	11.92
7062 POSTAGE	25.00	41.28	(16.28)	300.00	379.66	(79.66)
7085 ANNUAL MEETING	300.00	0.00	300.00	300.00	0.00	300.00
7090 MISC ADMINISTRATIVE	50.00	67.00	(17.00)	600.00	864.00	(264.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,675.00</b>	<b>1,892.08</b>	<b>(217.06)</b>	<b>17,150.00</b>	<b>16,504.34</b>	<b>645.66</b>
7130 INSURANCE	1,700.00	2,059.83	(359.83)	23,020.00	24,764.98	(1,744.98)
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>1,700.00</b>	<b>2,059.83</b>	<b>(359.83)</b>	<b>23,020.00</b>	<b>24,764.98</b>	<b>(1,744.98)</b>
7230 BLDG & FACILITY RPR	400.00	1,675.00	(1,275.00)	4,800.00	3,962.87	837.13
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	12,000.00	12,050.00	(50.00)
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	120.00	0.00	120.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	1,500.00	618.95	881.05
7280 PLBG & SEWER MAINT	25.00	0.00	25.00	300.00	0.00	300.00
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	120.00	0.00	120.00
7285 PAINTING	0.00	0.00	0.00	900.00	0.00	900.00
<b>TOTAL BUILDING MAINT</b>	<b>1,570.00</b>	<b>2,675.00</b>	<b>(1,105.00)</b>	<b>19,740.00</b>	<b>16,631.82</b>	<b>3,108.18</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7320 ELECTRIC	400.00	293.39	106.61	4,600.00	3,391.70	1,208.30
7370 WATER	1,000.00	0.00	1,000.00	20,000.00	20,258.09	(258.09)
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	12,000.00	0.00	12,000.00
7380 TRASH REMOVAL	450.00	470.00	(20.00)	5,400.00	6,142.50	(742.50)
<b>TOTAL UTILITIES</b>	<b>2,850.00</b>	<b>763.39</b>	<b>2,086.61</b>	<b>42,000.00</b>	<b>35,424.29</b>	<b>6,575.71</b>
7410 LANDSCAPE MAINT	100.00	0.00	100.00	1,200.00	0.00	1,200.00
7415 LANDSCAPE CONTRACT	800.00	0.00	800.00	9,600.00	8,981.00	619.00
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	240.00	0.00	240.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>920.00</b>	<b>0.00</b>	<b>920.00</b>	<b>11,340.00</b>	<b>10,051.06</b>	<b>1,288.94</b>
7521 CARPET CLEANING	0.00	0.00	0.00	1,650.00	2,211.00	(561.00)
7526 PEST CONTROL	20.00	0.00	20.00	240.00	0.00	240.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>20.00</b>	<b>0.00</b>	<b>20.00</b>	<b>1,890.00</b>	<b>2,211.00</b>	<b>(321.00)</b>
7610 STREET PAINTING	0.00	0.00	0.00	0.00	125.00	(125.00)
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,200.00	0.00	1,200.00
7630 SNOW REMOVAL	500.00	0.00	500.00	4,000.00	840.00	3,160.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>500.00</b>	<b>0.00</b>	<b>500.00</b>	<b>5,200.00</b>	<b>965.00</b>	<b>4,235.00</b>
7710 FIRE ALARM	0.00	0.00	0.00	600.00	595.21	4.79
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>600.00</b>	<b>595.21</b>	<b>4.79</b>
<b>TOTAL EXPENSES</b>	<b>9,235.00</b>	<b>7,390.30</b>	<b>1,844.70</b>	<b>120,940.00</b>	<b>107,147.70</b>	<b>13,792.30</b>
<b>NET PROFIT/LOSS</b>	<b>851.00</b>	<b>(17,722.14)</b>	<b>(18,573.14)</b>	<b>92.00</b>	<b>12,193.84</b>	<b>12,101.84</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	1,170.00	1,170.00	0.00	14,040.00	14,040.00	0.00
9205 TRANS SPECIAL TO MM	0.00	20,398.00	20,398.00	0.00	164,544.00	164,544.00
9350 INTEREST INCOME	4.00	30.18	26.18	48.00	228.54	180.54
<b>TOTAL REVENUE</b>	<b>1,174.00</b>	<b>21,598.18</b>	<b>20,424.18</b>	<b>14,088.00</b>	<b>178,812.54</b>	<b>164,724.54</b>
<b>EXPENSE</b>						
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	0.00	0.00	0.00	9,208.00	(9,208.00)
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,500.00</b>	<b>9,208.00</b>	<b>(708.00)</b>
<b>EXCESS/LOSS OF RESERVES</b>	<b>1,174.00</b>	<b>21,598.18</b>	<b>20,424.18</b>	<b>5,588.00</b>	<b>169,604.54</b>	<b>164,016.54</b>