

PECOS PLACE

AS OF DECEMBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	11,532.90
1022 RES-US BANK	249,299.48

TOTAL CASH	<u>260,832.38</u>
-------------------	-------------------

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	160.00
1130 DUE TO RESERVES	11,000.00

TOTAL RECEIVABLES	<u>11,160.00</u>
--------------------------	------------------

TOTAL ASSETS	<u><u>271,992.38</u></u>
---------------------	--------------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,689.55
2190 DUE FROM OPERATING	11,000.00

TOTAL LIABILITIES	<u>16,689.55</u>
--------------------------	------------------

EQUITY

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	1,356.56
2941 CURRENT EARNINGS	(1,356.56)
2950 RESERVE FUND-PRIOR	221,404.16
2955 RESERVE FUND-CURRENT	16,240.93
2960 OPERATING FUND-PRIOR	19,436.26
2965 OPERATING FD-CURRENT	(14,884.37)

TOTAL EQUITY	<u>255,302.83</u>
---------------------	-------------------

TOT LIABILITY AND EQUITY	<u><u>271,992.38</u></u>
---------------------------------	--------------------------

PECOS PLACE

Budget Comparison Report
AS OF DECEMBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
INCOME						
5110 ASSESSMENTS	\$12,160.00	\$12,160.00	\$0.00	\$145,920.00	\$145,920.00	\$0.00
5210 LATE FEE CHARGE	10.00	15.00	5.00	120.00	315.00	195.00
5218 VIOLATION INCOME	10.00	0.00	(10.00)	100.00	0.00	(100.00)
5220 COLLECTION COST REC	75.00	0.00	(75.00)	900.00	0.00	(900.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	1,200.00	440.00	(760.00)
5245 INTEREST INCOME	2.00	0.12	(1.88)	24.00	11.35	(12.65)
5255 MISC INCOME	0.00	0.00	0.00	0.00	25.00	25.00
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(15,000.00)	(15,000.00)	0.00
TOTAL INCOME	11,107.00	10,925.12	(181.88)	133,264.00	131,711.35	(1,552.65)
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00
7045 LEGAL COLLECTIONS	100.00	0.00	100.00	1,200.00	51.75	1,148.25
7055 AUDIT FEES	0.00	0.00	0.00	360.00	325.00	35.00
7060 PRINTING & COPYING	25.00	579.56	(554.56)	300.00	888.27	(588.27)
7062 POSTAGE	25.00	21.40	3.60	300.00	290.40	9.60
7085 ANNUAL MEETING	300.00	0.00	300.00	300.00	0.00	300.00
7090 MISC ADMINISTRATIVE	72.00	77.00	(5.00)	864.00	1,245.97	(381.97)
TOTAL ADMINISTRATIVE	1,522.00	1,677.96	(155.96)	15,324.00	14,801.39	522.61
7130 INSURANCE	3,000.00	0.00	3,000.00	40,000.00	39,023.08	976.92
TOTAL TAXES & INSURANCE	3,000.00	0.00	3,000.00	40,000.00	39,023.08	976.92
7230 BLDG & FACILITY RPR	150.00	1,504.78	(1,354.78)	1,800.00	10,010.53	(8,210.53)
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	120.00	0.00	120.00
7250 LIGHT MAINTENANCE	125.00	95.00	30.00	1,500.00	95.00	1,405.00
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	900.00	0.00	900.00
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
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	0.00	1,235.00	(1,235.00)
TOTAL BUILDING MAINT	1,370.00	2,599.78	(1,229.78)	17,340.00	23,340.53	(6,000.53)
7320 ELECTRIC	250.00	53.36	196.64	3,000.00	3,223.66	(223.66)
7370 WATER	1,100.00	0.00	1,100.00	18,000.00	15,258.66	2,741.34
7371 SEWER	0.00	0.00	0.00	0.00	8,448.00	(8,448.00)

PECOS PLACE

Budget Comparison Report
AS OF DECEMBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7376 STORM SEWER	960.00	0.00	960.00	11,500.00	2,816.00	8,684.00
7380 TRASH REMOVAL	500.00	565.00	(65.00)	6,000.00	6,665.00	(665.00)
TOTAL UTILITIES	2,810.00	618.36	2,191.64	38,500.00	36,411.32	2,088.68
7410 LANDSCAPE MAINT	50.00	0.00	50.00	600.00	7,381.00	(6,781.00)
7415 LANDSCAPE CONTRACT	800.00	0.00	800.00	9,600.00	9,976.00	(376.00)
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	240.00	2,145.00	(1,905.00)
TOTAL LANDSCAPE MAINT	870.00	0.00	870.00	14,040.00	20,690.60	(6,650.60)
7521 CARPET CLEANING	0.00	0.00	0.00	2,400.00	0.00	2,400.00
7526 PEST CONTROL	10.00	0.00	10.00	120.00	425.00	(305.00)
TOTAL GROUNDS MAINTENAN	10.00	0.00	10.00	2,520.00	425.00	2,095.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,200.00	6,832.80	(5,632.80)
7630 SNOW REMOVAL	300.00	1,940.00	(1,640.00)	3,600.00	4,847.00	(1,247.00)
TOTAL SNOW/ROAD MAINT	300.00	1,940.00	(1,640.00)	4,800.00	11,679.80	(6,879.80)
7710 FIRE ALARM	0.00	0.00	0.00	600.00	224.00	376.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	600.00	224.00	376.00
TOTAL EXPENSES	9,882.00	6,836.10	3,045.90	133,124.00	146,595.72	(13,471.72)
NET PROFIT/LOSS	1,225.00	4,089.02	2,864.02	140.00	(14,884.37)	(15,024.37)

PECOS PLACE

Budget Comparison Report
AS OF DECEMBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
RESERVE REVENUE						
9200 TRANSFER TO RESERVE	1,250.00	1,250.00	0.00	15,000.00	15,000.00	0.00
9350 INTEREST INCOME	4.00	42.26	38.26	48.00	1,240.93	1,192.93
TOTAL REVENUE	1,254.00	1,292.26	38.26	15,048.00	16,240.93	1,192.93
EXPENSE						
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
TOTAL EXPENSES	0.00	0.00	0.00	5,800.00	0.00	5,800.00
EXCESS/LOSS OF RESERVES	1,254.00	1,292.26	38.26	9,248.00	16,240.93	6,992.93