

PECOS PLACE

AS OF FEBRUARY 28, 2019

**ASSETS**

**CASH**

1012 CASH-US BANK	20,606.15
1022 RES-US BANK	246,816.03

<b>TOTAL CASH</b>	<u>267,422.18</u>
-------------------	-------------------

**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	655.00
----------------------	--------

<b>TOTAL RECEIVABLES</b>	<u>655.00</u>
--------------------------	---------------

<b>TOTAL ASSETS</b>	<u><u>268,077.18</u></u>
---------------------	--------------------------

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	4,369.55
--------------------------	----------

<b>TOTAL LIABILITIES</b>	<u>4,369.55</u>
--------------------------	-----------------

**EQUITY**

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	9,761.36
2941 CURRENT EARNINGS	(9,761.36)
2950 RESERVE FUND-PRIOR	221,404.16
2955 RESERVE FUND-CURRENT	2,757.48
2960 OPERATING FUND-PRIOR	19,436.26
2965 OPERATING FD-CURRENT	7,003.88

<b>TOTAL EQUITY</b>	<u>263,707.63</u>
---------------------	-------------------

<b>TOT LIABILITY AND EQUITY</b>	<u><u>268,077.18</u></u>
---------------------------------	--------------------------

PECOS PLACE

Budget Comparison Report  
AS OF FEBRUARY 28, 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	\$24,320.00	\$24,320.00	\$0.00
5210 LATE FEE CHARGE	10.00	30.00	20.00	20.00	30.00	10.00
5218 VIOLATION INCOME	0.00	0.00	0.00	10.00	0.00	(10.00)
5220 COLLECTION COST REC	75.00	0.00	(75.00)	150.00	0.00	(150.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	200.00	0.00	(200.00)
5245 INTEREST INCOME	2.00	0.94	(1.06)	4.00	1.78	(2.22)
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(2,500.00)	(2,500.00)	0.00
<b>TOTAL INCOME</b>	<b>11,097.00</b>	<b>10,940.94</b>	<b>(156.06)</b>	<b>22,204.00</b>	<b>21,851.78</b>	<b>(352.22)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00
7045 LEGAL COLLECTIONS	100.00	0.00	100.00	200.00	0.00	200.00
7060 PRINTING & COPYING	25.00	234.56	(209.56)	50.00	239.56	(189.56)
7062 POSTAGE	25.00	24.45	0.55	50.00	38.21	11.79
7090 MISC ADMINISTRATIVE	72.00	278.97	(206.97)	144.00	450.97	(306.97)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,222.00</b>	<b>1,537.98</b>	<b>(315.98)</b>	<b>2,444.00</b>	<b>2,728.74</b>	<b>(284.74)</b>
7130 INSURANCE	3,000.00	0.00	3,000.00	10,000.00	0.00	10,000.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,000.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>10,000.00</b>	<b>0.00</b>	<b>10,000.00</b>
7230 BLDG & FACILITY RPR	150.00	0.00	150.00	300.00	0.00	300.00
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	20.00	0.00	20.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	250.00	0.00	250.00
7280 PLBG & SEWER MAINT	75.00	0.00	75.00	150.00	0.00	150.00
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	20.00	0.00	20.00
<b>TOTAL BUILDING MAINT</b>	<b>1,370.00</b>	<b>1,000.00</b>	<b>370.00</b>	<b>2,740.00</b>	<b>2,000.00</b>	<b>740.00</b>
7320 ELECTRIC	250.00	286.77	(36.77)	500.00	819.25	(319.25)
7370 WATER	1,000.00	880.53	119.47	2,000.00	2,768.91	(768.91)
7376 STORM SEWER	960.00	0.00	960.00	1,900.00	2,816.00	(916.00)
7380 TRASH REMOVAL	500.00	595.00	(95.00)	1,000.00	1,095.00	(95.00)
<b>TOTAL UTILITIES</b>	<b>2,710.00</b>	<b>1,762.30</b>	<b>947.70</b>	<b>5,400.00</b>	<b>7,499.16</b>	<b>(2,099.16)</b>
7410 LANDSCAPE MAINT	50.00	0.00	50.00	100.00	394.00	(294.00)

PECOS PLACE

Budget Comparison Report  
AS OF FEBRUARY 28, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7415 LANDSCAPE CONTRACT	800.00	0.00	800.00	1,600.00	0.00	1,600.00
7460 FENCE REPAIRS	20.00	200.00	(180.00)	40.00	200.00	(160.00)
<b>TOTAL LANDSCAPE MAINT</b>	870.00	200.00	670.00	1,740.00	594.00	1,146.00
7526 PEST CONTROL	10.00	425.00	(415.00)	20.00	425.00	(405.00)
<b>TOTAL GROUNDS MAINTENAN</b>	10.00	425.00	(415.00)	20.00	425.00	(405.00)
7630 SNOW REMOVAL	1,300.00	1,020.00	280.00	2,800.00	1,377.00	1,423.00
<b>TOTAL SNOW/ROAD MAINT</b>	1,300.00	1,020.00	280.00	2,800.00	1,377.00	1,423.00
7710 FIRE ALARM	0.00	0.00	0.00	0.00	224.00	(224.00)
<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	0.00	224.00	(224.00)
<b>TOTAL EXPENSES</b>	10,482.00	5,945.28	4,536.72	25,144.00	14,847.90	10,296.10
<b>NET PROFIT/LOSS</b>	615.00	4,995.66	4,380.66	(2,940.00)	7,003.88	9,943.88

PECOS PLACE

Budget Comparison Report  
AS OF FEBRUARY 28, 2019  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>RESERVE REVENUE</b>						
9200 TRANSFER TO RESERVE	1,250.00	1,250.00	0.00	2,500.00	2,500.00	0.00
9350 INTEREST INCOME	4.00	122.72	118.72	8.00	257.48	249.48
<b>TOTAL REVENUE</b>	1,254.00	1,372.72	118.72	2,508.00	2,757.48	249.48
<b>EXPENSE</b>						
9518 DOORS	0.00	0.00	0.00	1,800.00	0.00	1,800.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	1,800.00	0.00	1,800.00
<b>EXCESS/LOSS OF RESERVES</b>	1,254.00	1,372.72	118.72	708.00	2,757.48	2,049.48