

PECOS PLACE
AS OF FEBRUARY 28, 2021

ASSETS

CASH

1012 CASH-US BANK	23,807.46
1022 RES-US BANK	<u>258,065.56</u>

TOTAL CASH	<u>281,873.02</u>
------------	-------------------

ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	<u>425.00</u>
----------------------	---------------

TOTAL RECEIVABLES	<u>425.00</u>
-------------------	---------------

TOTAL ASSETS	<u>282,298.02</u>
--------------	-------------------

LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	<u>9,039.55</u>
--------------------------	-----------------

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

EQUITY

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	13,551.52
2941 CURRENT EARNINGS	(13,551.52)
2950 RESERVE FUND-PRIOR	232,907.46
2955 RESERVE FUND-CURRENT	2,503.71
2960 OPERATING FUND-PRIOR	13,693.64
2965 OPERATING FD-CURRENT	<u>11,047.81</u>

TOTAL EQUITY	<u>273,258.47</u>
--------------	-------------------

TOT LIABILITY AND EQUITY	<u>282,298.02</u>
--------------------------	-------------------

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
INCOME							
5110 ASSESSMENTS	\$12,160.00	\$12,160.00	\$0.00	\$24,320.00	\$24,320.00	\$0.00	\$145,920.00
5210 LATE FEE CHARGE	20.00	0.00	(20.00)	40.00	0.00	(40.00)	240.00
5218 VIOLATION INCOME	8.00	0.00	(8.00)	16.00	0.00	(16.00)	96.00
5240 CAPITALIZATION	50.00	0.00	(50.00)	100.00	440.00	340.00	600.00
5245 INTEREST INCOME	1.00	0.15	(0.85)	2.00	0.33	(1.67)	12.00
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(2,500.00)	(2,500.00)	0.00	(15,000.00)
TOTAL INCOME	10,989.00	10,910.15	(78.85)	21,978.00	22,260.33	282.33	131,868.00
EXPENSES							
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	2,000.00	2,000.00	0.00	12,000.00
7055 AUDIT FEES	28.00	325.00	(297.00)	56.00	325.00	(269.00)	335.00
7060 PRINTING & COPYING	10.00	21.00	(11.00)	20.00	34.36	(14.36)	121.00
7062 POSTAGE	16.00	13.00	3.00	32.00	29.00	3.00	195.00
7090 MISC ADMINISTRATIVE	107.00	174.00	(67.00)	214.00	323.00	(109.00)	1,284.00
TOTAL ADMINISTRATIVE	1,161.00	1,533.00	(372.00)	2,322.00	2,711.36	(389.36)	13,935.00
7130 INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	38,710.00
TOTAL TAXES & INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	38,710.00
7230 BLDG & FACILITY RPR	146.00	0.00	146.00	292.00	0.00	292.00	1,756.00
7232 HALLWAY CLEANING	1,030.00	1,000.00	30.00	2,060.00	2,000.00	60.00	12,360.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	20.00	0.00	20.00	120.00
7250 LIGHT MAINTENANCE	100.00	130.00	(30.00)	200.00	130.00	70.00	1,200.00
7270 ROOF REPAIRS	41.00	0.00	41.00	82.00	0.00	82.00	500.00
7280 PLEB & SEWER MAINT	132.00	0.00	132.00	304.00	0.00	304.00	1,823.00
7284 ELECTRICAL REPAIRS	8.00	0.00	8.00	16.00	0.00	16.00	100.00
7285 PAINTING	42.00	0.00	42.00	84.00	0.00	84.00	500.00
7290 OTHER BUILDING MAINT	0.00	144.10	(144.10)	0.00	144.10	(144.10)	0.00
TOTAL BUILDING MAINT	1,529.00	1,274.10	254.90	3,058.00	2,274.10	783.90	18,359.00
7320 ELECTRIC	293.00	286.46	6.54	586.00	354.69	231.31	3,515.00

7370 WATER	1,331.00	1,088.37	242.63	2,662.00	1,088.37	1,573.63	15,972.00
7376 STORM SEWER	1,110.00	0.00	1,110.00	2,220.00	2,464.00	(244.00)	13,324.00
7380 TRASH REMOVAL	599.00	685.00	(86.00)	1,198.00	1,300.00	(102.00)	7,184.00
TOTAL UTILITIES	3,333.00	2,059.83	1,273.17	6,666.00	5,207.06	1,458.94	39,995.00
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	0.00	0.00	1,439.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	8,091.00
7425 TREES	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
7440 SPRINKLER SIS MAINT	0.00	0.00	0.00	0.00	0.00	0.00	1,866.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	900.00
TOTAL LANDSCAPE MAINT	0.00	0.00	0.00	0.00	0.00	0.00	13,296.00
7521 CARPET CLEANING	200.00	0.00	200.00	400.00	0.00	400.00	2,400.00
7526 PEST CONTROL	10.00	0.00	10.00	20.00	0.00	20.00	120.00
TOTAL GROUNDS MAINTENANCE	210.00	0.00	210.00	420.00	0.00	420.00	2,520.00
7615 ASPHALT REPAIRS	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7630 SNOW REMOVAL	600.00	255.00	345.00	1,200.00	1,028.00	180.00	3,600.00
TOTAL SNOW/ROAD MAINT	683.00	255.00	428.00	1,366.00	1,028.00	346.00	4,600.00
7710 FIRE ALARM	38.00	0.00	38.00	76.00	0.00	76.00	453.00
TOTAL OTHER EXPENSES	38.00	0.00	38.00	76.00	0.00	76.00	453.00
TOTAL EXPENSES	6,954.00	5,121.93	1,832.07	13,908.00	11,212.52	2,695.48	131,868.00
NET PROFIT/LOSS	4,035.00	5,788.22	1,753.22	8,070.00	11,047.81	2,977.81	0.00

Budget Comparison Report
AS OF FEBRUARY 28, 2021

PECOS PLACE

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

RESERVE REVENUE									
9200 TRANSFER TO RESERVE	1,250.00	1,250.00	0.00	2,500.00	2,500.00	0.00	15,000.00	0.00	
9350 INTEREST INCOME	0.00	1.54	1.54	0.00	3.71	3.71			
TOTAL REVENUE	1,250.00	1,251.54	1.54	2,500.00	2,503.71	3.71	15,000.00	3.71	0.00
RESERVE EXPENSE									
EXPENSE									
EXCESS/LOSS OF RESERVES	1,250.00	1,251.54	1.54	2,500.00	2,503.71	3.71	15,000.00	3.71	15,000.00