

PECOS PLACE

AS OF JULY 31, 2019

ASSETS

CASH

| | |
|-------------------|------------|
| 1012 CASH-US BANK | 27,129.88 |
| 1022 RES-US BANK | 253,748.63 |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>280,878.51</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|----------------------|--------|
| 1110 DUES RECEIVABLE | 560.00 |
|----------------------|--------|

| | |
|--------------------------|---------------|
| TOTAL RECEIVABLES | <u>560.00</u> |
|--------------------------|---------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>281,438.51</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|----------|
| 2115 PREPAID ASSESSMENTS | 5,229.55 |
|--------------------------|----------|

| | |
|--------------------------|-----------------|
| TOTAL LIABILITIES | <u>5,229.55</u> |
|--------------------------|-----------------|

EQUITY

| | |
|---------------------------|-------------|
| 2930 WORKING CAPITAL | 9,420.00 |
| 2935 MEMBERS EQUITY | 3,685.85 |
| 2940 CURRENT EARNINGS | 22,262.69 |
| 2941 CURRENT EARNINGS | (22,262.69) |
| 2950 RESERVE FUND-PRIOR | 221,404.16 |
| 2955 RESERVE FUND-CURRENT | 9,690.08 |
| 2960 OPERATING FUND-PRIOR | 19,436.26 |
| 2965 OPERATING FD-CURRENT | 12,572.61 |

| | |
|---------------------|-------------------|
| TOTAL EQUITY | <u>276,208.96</u> |
|---------------------|-------------------|

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|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>281,438.51</u></u> |
|---------------------------------|--------------------------|

PECOS PLACE

Budget Comparison Report
AS OF JULY 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 | \$85,120.00 | \$85,120.00 | \$0.00 |
| 5210 LATE FEE CHARGE | 10.00 | 30.00 | 20.00 | 70.00 | 240.00 | 170.00 |
| 5218 VIOLATION INCOME | 20.00 | 0.00 | (20.00) | 50.00 | 0.00 | (50.00) |
| 5220 COLLECTION COST REC | 75.00 | 0.00 | (75.00) | 525.00 | 0.00 | (525.00) |
| 5240 CAPITALIZATION | 100.00 | 0.00 | (100.00) | 700.00 | 60.00 | (640.00) |
| 5245 INTEREST INCOME | 2.00 | 1.91 | (0.09) | 14.00 | 10.57 | (3.43) |
| 5450 TRANSFERS TO RESERVE | (1,250.00) | (1,250.00) | 0.00 | (8,750.00) | (8,750.00) | 0.00 |
| TOTAL INCOME | 11,117.00 | 10,941.91 | (175.09) | 77,729.00 | 76,680.57 | (1,048.43) |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,000.00 | 1,000.00 | 0.00 | 7,000.00 | 7,000.00 | 0.00 |
| 7045 LEGAL COLLECTIONS | 100.00 | 0.00 | 100.00 | 700.00 | 51.75 | 648.25 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 360.00 | 325.00 | 35.00 |
| 7060 PRINTING & COPYING | 25.00 | 5.00 | 20.00 | 175.00 | 268.16 | (93.16) |
| 7062 POSTAGE | 25.00 | 23.70 | 1.30 | 175.00 | 157.94 | 17.06 |
| 7090 MISC ADMINISTRATIVE | 72.00 | 77.00 | (5.00) | 504.00 | 860.97 | (356.97) |
| TOTAL ADMINISTRATIVE | 1,222.00 | 1,105.70 | 116.30 | 8,914.00 | 8,663.82 | 250.18 |
| 7130 INSURANCE | 3,000.00 | 0.00 | 3,000.00 | 25,000.00 | 0.00 | 25,000.00 |
| TOTAL TAXES & INSURANCE | 3,000.00 | 0.00 | 3,000.00 | 25,000.00 | 0.00 | 25,000.00 |
| 7230 BLDG & FACILITY RPR | 150.00 | 1,835.77 | (1,685.77) | 1,050.00 | 5,923.73 | (4,873.73) |
| 7232 HALLWAY CLEANING | 1,000.00 | 1,000.00 | 0.00 | 7,000.00 | 7,000.00 | 0.00 |
| 7240 LIGHTING SUPPLIES | 10.00 | 0.00 | 10.00 | 70.00 | 0.00 | 70.00 |
| 7250 LIGHT MAINTENANCE | 125.00 | 0.00 | 125.00 | 875.00 | 0.00 | 875.00 |
| 7280 PLBG & SEWER MAINT | 75.00 | 0.00 | 75.00 | 525.00 | 0.00 | 525.00 |
| 7284 ELECTRICAL REPAIRS | 10.00 | 0.00 | 10.00 | 70.00 | 0.00 | 70.00 |
| 7285 PAINTING | 900.00 | 0.00 | 900.00 | 900.00 | 0.00 | 900.00 |
| TOTAL BUILDING MAINT | 2,270.00 | 2,835.77 | (565.77) | 10,490.00 | 12,923.73 | (2,433.73) |
| 7320 ELECTRIC | 250.00 | 269.41 | (19.41) | 1,750.00 | 2,066.35 | (316.35) |
| 7370 WATER | 1,800.00 | 1,710.24 | 89.76 | 8,900.00 | 8,781.84 | 118.16 |
| 7371 SEWER | 0.00 | 2,816.00 | (2,816.00) | 0.00 | 5,632.00 | (5,632.00) |
| 7376 STORM SEWER | 960.00 | 0.00 | 960.00 | 6,700.00 | 2,816.00 | 3,884.00 |
| 7380 TRASH REMOVAL | 500.00 | 540.00 | (40.00) | 3,500.00 | 3,835.00 | (335.00) |

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PREPARED BY
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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|-----------|-----------|----------------|------------|------------|--------------|
| TOTAL UTILITIES | 3,510.00 | 5,335.65 | (1,825.65) | 20,850.00 | 23,131.19 | (2,281.19) |
| 7410 LANDSCAPE MAINT | 50.00 | 0.00 | 50.00 | 350.00 | 394.00 | (44.00) |
| 7415 LANDSCAPE CONTRACT | 800.00 | 1,247.00 | (447.00) | 5,600.00 | 6,235.00 | (635.00) |
| 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 | 400.00 | 0.00 | 400.00 | 1,600.00 | 0.00 | 1,600.00 |
| 7460 FENCE REPAIRS | 20.00 | 0.00 | 20.00 | 140.00 | 2,145.00 | (2,005.00) |
| TOTAL LANDSCAPE MAINT | 1,270.00 | 1,247.00 | 23.00 | 8,890.00 | 9,765.42 | (875.42) |
| 7521 CARPET CLEANING | 0.00 | 0.00 | 0.00 | 1,200.00 | 0.00 | 1,200.00 |
| 7526 PEST CONTROL | 10.00 | 0.00 | 10.00 | 70.00 | 425.00 | (355.00) |
| TOTAL GROUNDS MAINTENAN | 10.00 | 0.00 | 10.00 | 1,270.00 | 425.00 | 845.00 |
| 7615 ASPHALT REPAIRS | 0.00 | 0.00 | 0.00 | 1,200.00 | 6,832.80 | (5,632.80) |
| 7630 SNOW REMOVAL | 0.00 | 0.00 | 0.00 | 3,300.00 | 2,142.00 | 1,158.00 |
| TOTAL SNOW/ROAD MAINT | 0.00 | 0.00 | 0.00 | 4,500.00 | 8,974.80 | (4,474.80) |
| 7710 FIRE ALARM | 0.00 | 0.00 | 0.00 | 300.00 | 224.00 | 76.00 |
| TOTAL OTHER EXPENSES | 0.00 | 0.00 | 0.00 | 300.00 | 224.00 | 76.00 |
| TOTAL EXPENSES | 11,282.00 | 10,524.12 | 757.88 | 80,214.00 | 64,107.96 | 16,106.04 |
| NET PROFIT/LOSS | (165.00) | 417.79 | 582.79 | (2,485.00) | 12,572.61 | 15,057.61 |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | YTD VARIANCE |
|--------------------------------|----------|----------|----------------|------------|------------|--------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVE | 1,250.00 | 1,250.00 | 0.00 | 8,750.00 | 8,750.00 | 0.00 |
| 9350 INTEREST INCOME | 4.00 | 139.86 | 135.86 | 28.00 | 940.08 | 912.08 |
| TOTAL REVENUE | 1,254.00 | 1,389.86 | 135.86 | 8,778.00 | 9,690.08 | 912.08 |
| 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 | 1,389.86 | 135.86 | 2,978.00 | 9,690.08 | 6,712.08 |