

PECOS PLACE

AS OF SEPTEMBER 30, 2020

**ASSETS**

**CASH**

1012 CASH-US BANK	2,122.11
1022 RES-US BANK	<u>251,805.49</u>

<b>TOTAL CASH</b>	<u>253,927.60</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	<u>140.00</u>
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<b>TOTAL RECEIVABLES</b>	<u>140.00</u>
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<b>TOTAL ASSETS</b>	<u><u>254,067.60</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>5,849.55</u>
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<b>TOTAL LIABILITIES</b>	<u>5,849.55</u>
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**EQUITY**

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	(7,084.78)
2941 CURRENT EARNINGS	7,084.78
2950 RESERVE FUND-PRIOR	237,645.09
2955 RESERVE FUND-CURRENT	(8,493.99)
2960 OPERATING FUND-PRIOR	4,551.89
2965 OPERATING FD-CURRENT	<u>1,409.21</u>

<b>TOTAL EQUITY</b>	<u>248,218.05</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>254,067.60</u></u>
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Budget Comparison Report  
AS OF SEPTEMBER 30, 2020  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
5110 ASSESSMENTS	\$12,160.00	\$12,160.00	\$0.00	\$109,440.00	\$109,440.00	\$0.00	\$145,920.00
5115 SPECIAL ASSESSMENT	0.00	0.00	0.00	0.00	150.00	150.00	0.00
5210 LATE FEE CHARGE	20.00	10.00	(10.00)	180.00	70.00	(110.00)	240.00
5218 VIOLATION INCOME	8.00	0.00	(8.00)	72.00	0.00	(72.00)	96.00
5240 CAPITALIZATION	50.00	0.00	(50.00)	450.00	90.00	(360.00)	600.00
5245 INTEREST INCOME	1.00	0.10	(0.90)	9.00	2.19	(6.81)	12.00
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(11,250.00)	(11,250.00)	0.00	(15,000.00)
<b>TOTAL INCOME</b>	<b>10,989.00</b>	<b>10,920.10</b>	<b>(68.90)</b>	<b>98,901.00</b>	<b>98,502.19</b>	<b>(398.81)</b>	<b>131,868.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00	12,000.00
7055 AUDIT FEES	0.00	0.00	0.00	360.00	325.00	35.00	360.00
7060 PRINTING & COPYING	30.00	16.24	(13.76)	270.00	95.25	174.75	360.00
7062 POSTAGE	25.00	11.50	(13.50)	225.00	135.60	89.40	300.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	0.00	0.00	300.00
7090 MISC ADMINISTRATIVE	75.00	92.00	(17.00)	675.00	923.00	(248.00)	900.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,130.00</b>	<b>1,119.74</b>	<b>10.26</b>	<b>10,530.00</b>	<b>10,478.85</b>	<b>51.15</b>	<b>14,220.00</b>
7130 INSURANCE	3,000.00	27,660.03	(24,660.03)	31,000.00	27,660.03	3,339.97	40,000.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>3,000.00</b>	<b>27,660.03</b>	<b>(24,660.03)</b>	<b>31,000.00</b>	<b>27,660.03</b>	<b>3,339.97</b>	<b>40,000.00</b>
7230 BLDG & FACILITY RPR	300.00	1,617.00	(1,317.00)	2,700.00	3,322.00	(622.00)	3,600.00
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	9,000.00	9,000.00	0.00	12,000.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	90.00	0.00	90.00	120.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	900.00	0.00	900.00	1,200.00
7280 PLBG & SEWER MAINT	50.00	0.00	50.00	450.00	1,180.00	(730.00)	600.00
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	90.00	0.00	90.00	120.00
7285 PAINTING	0.00	0.00	0.00	1,200.00	0.00	1,200.00	1,200.00
<b>TOTAL BUILDING MAINT</b>	<b>1,470.00</b>	<b>2,617.00</b>	<b>(1,147.00)</b>	<b>14,430.00</b>	<b>13,502.00</b>	<b>928.00</b>	<b>18,840.00</b>
7320 ELECTRIC	267.00	265.77	1.23	2,401.00	2,373.08	27.92	3,200.00
7370 WATER	2,500.00	2,155.31	344.69	13,900.00	12,493.51	1,406.49	18,000.00
7371 SEWER	0.00	0.00	0.00	0.00	2,992.00	(2,992.00)	0.00
7376 STORM SEWER	960.00	0.00	960.00	8,620.00	5,632.00	2,988.00	11,500.00
7380 TRASH REMOVAL	500.00	600.00	(100.00)	4,500.00	5,250.00	(750.00)	6,000.00
<b>TOTAL UTILITIES</b>	<b>4,227.00</b>	<b>3,021.08</b>	<b>1,205.92</b>	<b>29,421.00</b>	<b>28,740.59</b>	<b>680.41</b>	<b>38,700.00</b>
7410 LANDSCAPE MAINT	50.00	0.00	50.00	450.00	1,397.00	(947.00)	600.00
7415 LANDSCAPE CONTRACT	800.00	1,309.37	(509.37)	7,200.00	9,165.62	(1,965.62)	9,600.00
7425 TREES	0.00	0.00	0.00	1,200.00	1,986.00	(786.00)	1,200.00
7440 SPRINKLER SYS MAINT	200.00	0.00	200.00	1,200.00	1,207.69	(7.69)	1,200.00
7460 FENCE REPAIRS	75.00	0.00	75.00	675.00	0.00	675.00	900.00

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	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
<b>TOTAL LANDSCAPE MAINT</b>	1,125.00	1,309.37	(184.37)	10,725.00	13,756.31	(3,031.31)	13,500.00
7521 CARPET CLEANING	0.00	0.00	0.00	1,200.00	0.00	1,200.00	2,400.00
7526 PEST CONTROL	10.00	220.00	(210.00)	90.00	220.00	(130.00)	120.00
<b>TOTAL GROUNDS MAINTENAN</b>	10.00	220.00	(210.00)	1,290.00	220.00	1,070.00	2,520.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	3,600.00	0.00	3,600.00	3,600.00
7630 SNOW REMOVAL	0.00	0.00	0.00	3,300.00	2,295.00	1,005.00	3,600.00
<b>TOTAL SNOW/ROAD MAINT</b>	0.00	0.00	0.00	6,900.00	2,295.00	4,605.00	7,200.00
7710 FIRE ALARM	0.00	0.00	0.00	300.00	440.20	(140.20)	600.00
<b>TOTAL OTHER EXPENSES</b>	0.00	0.00	0.00	300.00	440.20	(140.20)	600.00
<b>TOTAL EXPENSES</b>	10,962.00	35,947.22	(24,985.22)	104,596.00	97,992.98	7,503.02	135,580.00
<b>NET PROFIT/LOSS</b>	27.00	(25,027.12)	(25,054.12)	(5,695.00)	1,409.21	7,104.21	(3,712.00)

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<b>RESERVE REVENUE</b>							
9200 TRANSFER TO RESERVE	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
9350 INTEREST INCOME	0.00	2.03	2.03	0.00	100.01	100.01	0.00
<b>TOTAL REVENUE</b>	1,250.00	1,252.03	2.03	11,250.00	11,350.01	100.01	15,000.00
<b>EXPENSE</b>							
9521 PLUMBING	0.00	0.00	0.00	0.00	15,965.00	(15,965.00)	0.00
9545 LANDSCAPING	0.00	0.00	0.00	0.00	3,879.00	(3,879.00)	0.00
<b>TOTAL EXPENSES</b>	0.00	0.00	0.00	0.00	19,844.00	(19,844.00)	0.00
<b>EXCESS/LOSS OF RESERVES</b>	1,250.00	1,252.03	2.03	11,250.00	(8,493.99)	(19,743.99)	15,000.00