

PECOS PLACE

AS OF JANUARY 31, 2017

**ASSETS**

**CASH**

1012 CASH-US BANK	22,567.21
1022 RES-US BANK	69,711.37

<b>TOTAL CASH</b>	<u>92,278.58</u>
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**ACCOUNTS RECEIVABLE**

<b>TOTAL ASSETS</b>	<u><u>92,278.58</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>5,646.00</u>
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<b>TOTAL LIABILITIES</b>	<u>5,646.00</u>
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**EQUITY**

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	(2,476.78)
2941 CURRENT EARNINGS	2,476.78
2950 RESERVE FUND-PRIOR	45,884.07
2955 RESERVE FUND-CURRENT	1,172.91
2960 OPERATING FUND-PRIOR	30,119.44
2965 OPERATING FD-CURRENT	<u>(3,649.69)</u>

<b>TOTAL EQUITY</b>	<u>86,632.58</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>92,278.58</u></u>
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PECOS PLACE

Budget Comparison Report  
AS OF JANUARY 31, 2017  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
<b>INCOME</b>						
5110 ASSESSMENTS	\$10,880.00	\$10,880.00	\$0.00	\$10,880.00	\$10,880.00	\$0.00
5210 LATE FEE CHARGE	25.00	0.00	(25.00)	25.00	0.00	(25.00)
5220 COLLECTION COST REC	250.00	0.00	(250.00)	250.00	0.00	(250.00)
5240 CAPITALIZATION	100.00	0.00	(100.00)	100.00	0.00	(100.00)
5245 INTEREST INCOME	1.00	0.72	(0.28)	1.00	0.72	(0.28)
5450 TRANSFERS TO RESERVE	(1,170.00)	(1,170.00)	0.00	(1,170.00)	(1,170.00)	0.00
<b>TOTAL INCOME</b>	<b>10,086.00</b>	<b>9,710.72</b>	<b>(375.28)</b>	<b>10,086.00</b>	<b>9,710.72</b>	<b>(375.28)</b>
<b>EXPENSES</b>						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
7045 LEGAL COLLECTIONS	250.00	162.00	88.00	250.00	162.00	88.00
7060 PRINTING & COPYING	50.00	5.15	44.85	50.00	5.15	44.85
7062 POSTAGE	25.00	13.29	11.71	25.00	13.29	11.71
7090 MISC ADMINISTRATIVE	50.00	52.00	(2.00)	50.00	52.00	(2.00)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,375.00</b>	<b>1,232.44</b>	<b>142.56</b>	<b>1,375.00</b>	<b>1,232.44</b>	<b>142.56</b>
7130 INSURANCE	4,320.00	1,799.00	2,521.00	4,320.00	1,799.00	2,521.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>4,320.00</b>	<b>1,799.00</b>	<b>2,521.00</b>	<b>4,320.00</b>	<b>1,799.00</b>	<b>2,521.00</b>
7230 BLDG & FACILITY RPR	400.00	44.72	355.28	400.00	44.72	355.28
7232 HALLWAY CLEANING	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	10.00	0.00	10.00
7250 LIGHT MAINTENANCE	125.00	0.00	125.00	125.00	0.00	125.00
7280 PLBG & SEWER MAINT	25.00	0.00	25.00	25.00	0.00	25.00
7284 ELECTRICAL REPAIRS	10.00	0.00	10.00	10.00	0.00	10.00
<b>TOTAL BUILDING MAINT</b>	<b>1,570.00</b>	<b>1,044.72</b>	<b>525.28</b>	<b>1,570.00</b>	<b>1,044.72</b>	<b>525.28</b>
7320 ELECTRIC	400.00	371.55	28.45	400.00	371.55	28.45
7370 WATER	900.00	4,911.70	(4,011.70)	900.00	4,911.70	(4,011.70)
7376 STORM SEWER	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00
7380 TRASH REMOVAL	450.00	950.00	(500.00)	450.00	950.00	(500.00)
<b>TOTAL UTILITIES</b>	<b>2,750.00</b>	<b>6,233.25</b>	<b>(3,483.25)</b>	<b>2,750.00</b>	<b>6,233.25</b>	<b>(3,483.25)</b>

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Budget Comparison Report  
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WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
7410 LANDSCAPE MAINT	100.00	0.00	100.00	100.00	0.00	100.00
7415 LANDSCAPE CONTRACT	800.00	0.00	800.00	800.00	0.00	800.00
7460 FENCE REPAIRS	20.00	0.00	20.00	20.00	0.00	20.00
<b>TOTAL LANDSCAPE MAINT</b>	920.00	0.00	920.00	920.00	0.00	920.00
7521 CARPET CLEANING	0.00	2,211.00	(2,211.00)	0.00	2,211.00	(2,211.00)
7526 PEST CONTROL	20.00	0.00	20.00	20.00	0.00	20.00
<b>TOTAL GROUNDS MAINTENANCE</b>	20.00	2,211.00	(2,191.00)	20.00	2,211.00	(2,191.00)
7630 SNOW REMOVAL	1,500.00	840.00	660.00	1,500.00	840.00	660.00
<b>TOTAL SNOW/ROAD MAINT</b>	1,500.00	840.00	660.00	1,500.00	840.00	660.00
<b>TOTAL EXPENSES</b>	12,455.00	13,360.41	(905.41)	12,455.00	13,360.41	(905.41)
<b>NET PROFIT/LOSS</b>	(2,369.00)	(3,649.69)	(1,280.69)	(2,369.00)	(3,649.69)	(1,280.69)

