# PECOS PLACE CONDOS - 2020

| Code | | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL 2020 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5110 | Maintenance Fees | 149,760 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 12480 | 149,760 |
| 5210 | Late Fees | 240 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 240 |
| 5245 | Interest | 12 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 12 |
| 5220 | Collection Cost Recov | 0 | | | | | | | | | | | | | 0 |
| 5240 | Working Capital | 600 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 5230 | Pet fees | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5255 | Miscellaneous Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5400 | Fines | 96 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 96 |
| 5450 | Transfers to Reserve | -15,000 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -1,250 | -15,000 |
| | Total Income | 135,708 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 11,309 | 135,708 |
| 7030 | Management Fee | 12,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 |
| 7045 | Legal Collections | 0 | | | | | | | | | | | | | 0 |
| 7055 | Audit Fees | 360 | | | | 360 | | | | | | | | | 360 |
| 7060 | Printing / Copying | 360 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 360 |
| 7062 | Postage | 300 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| 7082 | Web Site | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7075 | License / Permits / Fees | 0 | | | | | | | | | | | | | 0 |
| 7085 | Annual Meeting | 300 | | | | | | | | | | | | 300 | 300 |
| 7086 | Bad Debt Allowance | 0 | | | | | | | | | | | | | 0 |
| 7090 | Miscellaneous Administ. | 900 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 900 |
| | Subtotal Administrative | 14,220 | 1,130 | 1,130 | 1,130 | 1,490 | 1,130 | 1,130 | 1,130 | 1,130 | 1,130 | 1,130 | 1,130 | 1,430 | 14,220 |
| 7120 | Income Taxes | 0 | | | | | | | | | | | | | 0 |
| 7130 | Insurance | 40,000 | 7,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 40,000 |
| | Subtotal Tax, Ins. | 40,000 | 7,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 40,000 |
| 7230 | Building / Facility Repair | 3,600 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 3,600 |
| 7232 | Janitorial | 12,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 |
| 7240 | Lighting Supplies | 120 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 120 |
| 7250 | Lighting Maintenance | 1,200 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| 7270 | Roof Repairs | 0 | | | | | | | | | | | | | 0 |
| 7280 | Plumbing / Sewer Maint. | 600 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 7284 | Electrical Repairs | 120 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 120 |
| 7290 | Other Building Maint. | 0 | | | | | | | | | | | | | 0 |
| 7285 | Painting | 1,200 | | | | | | | 1,200 | | | | | | 1,200 |
| | Total Building Maintenance | 18,840 | 1,470 | 1,470 | 1,470 | 1,470 | 1,470 | 1,470 | 2,670 | 1,470 | 1,470 | 1,470 | 1,470 | 1,470 | 18,840 |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7322 | Electric | 3,200 | 266 | 266 | 267 | 267 | 267 | 267 | 267 | 267 | 267 | 267 | 266 | 266 | 3,200 |
| 7370 | Water | 18,000 | 1,000 | 1,000 | 1,000 | 1,200 | 1,500 | 1,400 | 1,800 | 2,500 | 2,500 | 1,800 | 1,200 | 1,100 | 18,000 |
| 7376 | Sewer/Storm Sewer | 11,500 | 940 | 960 | 960 | 960 | 960 | 960 | 960 | 960 | 960 | 960 | 960 | 960 | 11,500 |
| 7380 | Trash Removal | 6,000 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 6,000 |
| | Total Utilities | 38,700 | 2,706 | 2,726 | 2,727 | 2,927 | 3,227 | 3,127 | 3,527 | 4,227 | 4,227 | 3,527 | 2,926 | 2,826 | 38,700 |
| | | | | | | | | | | | | | | | |
| 7410 | Landscape Maintenance | 600 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 7415 | Landscape Contract | 9,600 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 800 | 9,600 |
| 7425 | Tree Pruning | 1,200 | | | | | | 1,200 | | | | | | | 1,200 |
| 7426 | Tree spraying | 0 | | | | | | | | | | | | | 0 |
| 7428 | Flowers | 0 | | | | | | | | | | | | | 0 |
| 7440 | Sprinkler System Repairs | 1,200 | | | | 200 | 200 | 200 | 200 | 200 | 200 | | | | 1,200 |
| 7460 | Fence Repairs | 900 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 900 |
| | Total Landscape Maint. | 13,500 | 925 | 925 | 925 | 1,125 | 1,125 | 2,325 | 1,125 | 1,125 | 1,125 | 925 | 925 | 925 | 13,500 |
| | | | | | | | | | | | | | | | |
| 7275 | Dog Waste Cleanup | 0 | | | | | | | | | | | | | 0 |
| 7521 | Carpet Cleaning | 2,400 | | | | 1,200 | | | | | | 1,200 | | | 2,400 |
| 7526 | Pest Control | 120 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 120 |
| 7610 | Asphalt/Concrete Repair | 3,600 | | | | 2,400 | | 1,200 | | | | | | | 3,600 |
| 7625 | Ice Melt & Sand | 0 | | | | | | | | | | | | | 0 |
| 7630 | Snow Removal | 3,600 | 1,500 | 1,300 | 500 | | | | | | | | | 300 | 3,600 |
| 7267 | Fire Alarm Monitoring/Inspect | 600 | | | 300 | | | | | | | 300 | | | 600 |
| | Total Building and Snow | 10,320 | 1,510 | 1,310 | 810 | 3,610 | 10 | 1,210 | 10 | 10 | 10 | 1,510 | 10 | 310 | 10,320 |
| | | | | | | | | | | | | | | | |
| | Total Expenses | 135,580 | 14,741 | 10,561 | 10,062 | 13,622 | 9,962 | 12,262 | 11,462 | 10,962 | 10,962 | 11,562 | 9,461 | 9,961 | 135,580 |
| | | | | | | | | | | | | | | | |
| | Cash Flow | 128 | -3,432 | 748 | 1,247 | -2,313 | 1,347 | -953 | -153 | 347 | 347 | -253 | 1,848 | 1,348 | 128 |
| | | | | | | | | | | | | | | | |
| | **Reserve Account** | | | | | | | | | | | | | | |
| | **Beginning Balance** | | 67,500 | 68,825 | 70,150 | 71,475 | 68,200 | 69,525 | 70,850 | 72,175 | 73,500 | 74,825 | 76,150 | 77,475 | 76,150 |
| 9200 | Transfers from Operating | 15,000 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 1,250 | 15,000 |
| 9205 | Working Capital | | | | | | | | | | | | | | 0 |
| 9350 | Interest Income | 900 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 900 |
| | Total Reserve Revenues | 15,900 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 15,900 |
| | | | | | | | | | | | | | | | |
| | Entry doors | 600 | | | | 600 | | | | | | | | | 600 |
| | Exterior Painting | 0 | | | | | | | | | | | | | 0 |
| | Fence Repair | 0 | | | | | | | | | | | | | 0 |
| | Asphalt Repair | 4,000 | | | | 4,000 | | | | | | | | | 4,000 |
| | Total Reserve Disbursements | 4,600 | 0 | 0 | 0 | 4,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,600 |

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Net Reserve Income | 11,300 | 1,325 | 1,325 | 1,325 | -3,275 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 1,325 | 21,275 |
| **Ending Balance** | | 68,825 | 70,150 | 71,475 | 68,200 | 69,525 | 70,850 | 72,175 | 73,500 | 74,825 | 76,150 | 77,475 | 78,800 | |