

PECOS PLACE  
AS OF DECEMBER 31, 2021

ASSETS

CASH

|                   |                   |
|-------------------|-------------------|
| 1012 CASH-US BANK | 33,717.96         |
| 1022 RES-US BANK  | <u>270,576.57</u> |

|            |                   |
|------------|-------------------|
| TOTAL CASH | <u>304,294.53</u> |
|------------|-------------------|

ACCOUNTS RECEIVABLE

|                      |               |
|----------------------|---------------|
| 1110 DUES RECEIVABLE | <u>570.00</u> |
|----------------------|---------------|

|                   |               |
|-------------------|---------------|
| TOTAL RECEIVABLES | <u>570.00</u> |
|-------------------|---------------|

|              |                   |
|--------------|-------------------|
| TOTAL ASSETS | <u>304,864.53</u> |
|--------------|-------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

|                          |                  |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | <u>12,729.55</u> |
|--------------------------|------------------|

|                   |                  |
|-------------------|------------------|
| TOTAL LIABILITIES | <u>12,729.55</u> |
|-------------------|------------------|

EQUITY

|                           |                  |
|---------------------------|------------------|
| 2930 WORKING CAPITAL      | 9,420.00         |
| 2935 MEMBERS EQUITY       | 3,685.85         |
| 2940 CURRENT EARNINGS     | 32,428.03        |
| 2941 CURRENT EARNINGS     | (32,428.03)      |
| 2950 RESERVE FUND-PRIOR   | 232,907.46       |
| 2955 RESERVE FUND-CURRENT | 15,014.72        |
| 2960 OPERATING FUND-PRIOR | 13,693.64        |
| 2965 OPERATING FD-CURRENT | <u>17,413.31</u> |

|              |                   |
|--------------|-------------------|
| TOTAL EQUITY | <u>292,134.98</u> |
|--------------|-------------------|

|                          |                   |
|--------------------------|-------------------|
| TOT LIABILITY AND EQUITY | <u>304,864.53</u> |
|--------------------------|-------------------|

|                                    | 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         | \$145,920.00      | \$145,920.00      | \$0.00          | \$145,920.00      |
| 5210 LATE FEE CHARGE               | 20.00            | 45.00            | 25.00          | 240.00            | 195.00            | (45.00)         | 240.00            |
| 5215 NSF FEE                       | 0.00             | 0.00             | 0.00           | 0.00              | 20.00             | 20.00           | 0.00              |
| 5218 VIOLATION INCOME              | 8.00             | 0.00             | (8.00)         | 96.00             | 0.00              | (96.00)         | 96.00             |
| 5220 COLLECTION COST REC           | 0.00             | 0.00             | 0.00           | 0.00              | 100.00            | 100.00          | 0.00              |
| 5240 CAPITALIZATION                | 50.00            | 0.00             | (50.00)        | 600.00            | 1,410.00          | 810.00          | 600.00            |
| 5245 INTEREST INCOME               | 1.00             | 0.14             | (0.86)         | 12.00             | 1.74              | (10.26)         | 12.00             |
| 5450 TRANSFERS TO RESERVE          | (1,250.00)       | (1,250.00)       | 0.00           | (15,000.00)       | (15,000.00)       | 0.00            | (15,000.00)       |
| <b>TOTAL INCOME</b>                | <b>10,989.00</b> | <b>10,955.14</b> | <b>(33.86)</b> | <b>131,868.00</b> | <b>132,646.74</b> | <b>778.74</b>   | <b>131,868.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                |                   |                   |                 |                   |
| 7030 MANAGEMENT FEES               | 1,000.00         | 1,000.00         | 0.00           | 12,000.00         | 12,000.00         | 0.00            | 12,000.00         |
| 7045 LEGAL COLLECTIONS             | 0.00             | 0.00             | 0.00           | 0.00              | 100.00            | (100.00)        | 0.00              |
| 7055 AUDIT FEES                    | 27.00            | 0.00             | 27.00          | 335.00            | 325.00            | 10.00           | 335.00            |
| 7060 PRINTING & COPYING            | 11.00            | 16.60            | (5.60)         | 121.00            | 839.68            | (718.68)        | 121.00            |
| 7062 POSTAGE                       | 19.00            | 20.73            | (1.73)         | 195.00            | 183.68            | 11.32           | 195.00            |
| 7090 MISC ADMINISTRATIVE           | 107.00           | 99.00            | 8.00           | 1,284.00          | 1,365.00          | (79.00)         | 1,284.00          |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,164.00</b>  | <b>1,136.33</b>  | <b>27.67</b>   | <b>13,935.00</b>  | <b>14,811.36</b>  | <b>(876.36)</b> | <b>13,935.00</b>  |
| 7150 INSURANCE                     | 0.00             | 0.00             | 0.00           | 38,710.00         | 31,765.62         | 6,944.38        | 38,710.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>0.00</b>      | <b>0.00</b>      | <b>0.00</b>    | <b>38,710.00</b>  | <b>31,765.62</b>  | <b>6,944.38</b> | <b>38,710.00</b>  |
| 7230 BLDG & FACILITY RPR           | 150.00           | 0.00             | 150.00         | 1,756.00          | 1,107.95          | 648.05          | 1,756.00          |
| 7232 HALLWAY CLEANING              | 1,030.00         | 542.50           | 487.50         | 12,360.00         | 8,802.50          | 3,557.50        | 12,360.00         |
| 7240 LIGHTING SUPPLIES             | 10.00            | 0.00             | 10.00          | 120.00            | 0.00              | 120.00          | 120.00            |
| 7250 LIGHT MAINTENANCE             | 100.00           | 0.00             | 100.00         | 1,200.00          | 130.00            | 1,070.00        | 1,200.00          |
| 7270 ROOF REPAIRS                  | 49.00            | 0.00             | 49.00          | 500.00            | 0.00              | 500.00          | 500.00            |
| 7280 PLBG & SEWER MAINT            | 151.00           | 0.00             | 151.00         | 1,823.00          | 0.00              | 1,823.00        | 1,823.00          |
| 7284 ELECTRICAL REPAIRS            | 12.00            | 0.00             | 12.00          | 100.00            | 1,014.00          | (914.00)        | 100.00            |
| 7285 PAINTING                      | 38.00            | 0.00             | 38.00          | 500.00            | 0.00              | 500.00          | 500.00            |
| 7290 OTHER BUILDING MAINT          | 0.00             | 0.00             | 0.00           | 0.00              | 72.05             | (72.05)         | 0.00              |

|                                  | BUDGET          | ACTUAL          | CURR VARIANCE   | YTD BUDGET        | YTD ACTUAL        | YTD VARIANCE      | ANNUAL BUDGET     |
|----------------------------------|-----------------|-----------------|-----------------|-------------------|-------------------|-------------------|-------------------|
| TOTAL BUILDING MAINT             | 1,540.00        | 542.50          | 997.50          | 18,359.00         | 11,126.50         | 7,232.50          | 18,359.00         |
| 7320 ELECTRIC                    | 292.00          | 508.61          | (216.61)        | 3,515.00          | 3,399.32          | 115.68            | 3,515.00          |
| 7370 WATER                       | 1,331.00        | 1,028.97        | 302.03          | 15,972.00         | 15,260.79         | 711.21            | 15,972.00         |
| 7376 STORM SEWER                 | 1,114.00        | 0.00            | 1,114.00        | 13,324.00         | 8,672.00          | 4,652.00          | 13,324.00         |
| 7380 TRASH REMOVAL               | 595.00          | 930.00          | (335.00)        | 7,184.00          | 9,300.00          | (2,116.00)        | 7,184.00          |
| <b>TOTAL UTILITIES</b>           | <b>3,332.00</b> | <b>2,467.58</b> | <b>864.42</b>   | <b>39,995.00</b>  | <b>36,632.11</b>  | <b>3,362.89</b>   | <b>39,995.00</b>  |
| 7410 LANDSCAPE MAINT             | 0.00            | 0.00            | 0.00            | 1,439.00          | 0.00              | 1,439.00          | 1,439.00          |
| 7415 LANDSCAPE CONTRACT          | 0.00            | 0.00            | 0.00            | 8,091.00          | 10,475.00         | (2,384.00)        | 8,091.00          |
| 7425 TREES                       | 0.00            | 0.00            | 0.00            | 1,000.00          | 1,000.00          | 0.00              | 1,000.00          |
| 7440 SPRINKLER SYS MAINT         | 0.00            | 0.00            | 0.00            | 1,866.00          | 3,284.84          | (1,418.84)        | 1,866.00          |
| 7460 FENCE REPAIRS               | 0.00            | 0.00            | 0.00            | 900.00            | 0.00              | 900.00            | 900.00            |
| <b>TOTAL LANDSCAPE MAINT</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     | <b>13,296.00</b>  | <b>14,759.84</b>  | <b>(1,463.84)</b> | <b>13,296.00</b>  |
| 7521 CARPET CLEANING             | 200.00          | 0.00            | 200.00          | 2,400.00          | 2,563.00          | (163.00)          | 2,400.00          |
| 7526 PEST CONTROL                | 10.00           | 0.00            | 10.00           | 120.00            | 430.00            | (310.00)          | 120.00            |
| <b>TOTAL GROUNDS MAINTENANCE</b> | <b>210.00</b>   | <b>0.00</b>     | <b>210.00</b>   | <b>2,520.00</b>   | <b>2,993.00</b>   | <b>(473.00)</b>   | <b>2,520.00</b>   |
| 7615 ASPHALT REPAIRS             | 87.00           | 0.00            | 87.00           | 1,000.00          | 0.00              | 1,000.00          | 1,000.00          |
| 7630 SNOW REMOVAL                | 600.00          | 0.00            | 600.00          | 3,600.00          | 3,145.00          | 455.00            | 3,600.00          |
| <b>TOTAL SNOW/ROAD MAINT</b>     | <b>687.00</b>   | <b>0.00</b>     | <b>687.00</b>   | <b>4,600.00</b>   | <b>3,145.00</b>   | <b>1,455.00</b>   | <b>4,600.00</b>   |
| 7710 FIRE ALARM                  | 35.00           | 0.00            | 35.00           | 453.00            | 0.00              | 453.00            | 453.00            |
| <b>TOTAL OTHER EXPENSES</b>      | <b>35.00</b>    | <b>0.00</b>     | <b>35.00</b>    | <b>453.00</b>     | <b>0.00</b>       | <b>453.00</b>     | <b>453.00</b>     |
| <b>TOTAL EXPENSES</b>            | <b>6,968.00</b> | <b>4,146.41</b> | <b>2,821.59</b> | <b>131,868.00</b> | <b>115,233.43</b> | <b>16,634.57</b>  | <b>131,868.00</b> |
| <b>NET PROFIT/LOSS</b>           | <b>4,021.00</b> | <b>6,808.73</b> | <b>2,787.73</b> | <b>0.00</b>       | <b>17,413.31</b>  | <b>17,413.31</b>  | <b>0.00</b>       |

|                                | BUDGET          | ACTUAL          | CURR VARIANCE | YTD BUDGET       | YTD ACTUAL       | YTD VARIANCE | ANNUAL BUDGET    |
|--------------------------------|-----------------|-----------------|---------------|------------------|------------------|--------------|------------------|
| <b>RESERVE REVENUE</b>         |                 |                 |               |                  |                  |              |                  |
| 9200 TRANSFER TO RESERVE       | 1,250.00        | 1,250.00        | 0.00          | 15,000.00        | 15,000.00        | 0.00         | 15,000.00        |
| 9350 INTEREST INCOME           | 0.00            | 1.14            | 1.14          | 0.00             | 14.72            | 14.72        | 0.00             |
| <b>TOTAL REVENUE</b>           | <b>1,250.00</b> | <b>1,251.14</b> | <b>1.14</b>   | <b>15,000.00</b> | <b>15,014.72</b> | <b>14.72</b> | <b>15,000.00</b> |
| <b>EXPENSE</b>                 |                 |                 |               |                  |                  |              |                  |
| <b>RESERVE EXPENSE</b>         |                 |                 |               |                  |                  |              |                  |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>1,250.00</b> | <b>1,251.14</b> | <b>1.14</b>   | <b>15,000.00</b> | <b>15,014.72</b> | <b>14.72</b> | <b>15,000.00</b> |