

PECOS PLACE

AS OF FEBRUARY 28, 2022

**ASSETS**

**CASH**

1012 CASH-US BANK	41,244.47
1022 RES-US BANK	<u>273,078.75</u>

<b>TOTAL CASH</b>	<u>314,323.22</u>
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**ACCOUNTS RECEIVABLE**

1110 DUES RECEIVABLE	<u>850.00</u>
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<b>TOTAL RECEIVABLES</b>	<u>850.00</u>
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<b>TOTAL ASSETS</b>	<u><u>315,173.22</u></u>
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**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

2115 PREPAID ASSESSMENTS	<u>11,614.55</u>
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<b>TOTAL LIABILITIES</b>	<u>11,614.55</u>
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**EQUITY**

2930 WORKING CAPITAL	9,420.00
2935 MEMBERS EQUITY	3,685.85
2940 CURRENT EARNINGS	11,423.69
2941 CURRENT EARNINGS	(11,423.69)
2950 RESERVE FUND-PRIOR	247,922.18
2955 RESERVE FUND-CURRENT	2,502.18
2960 OPERATING FUND-PRIOR	31,106.95
2965 OPERATING FD-CURRENT	<u>8,921.51</u>

<b>TOTAL EQUITY</b>	<u>303,558.67</u>
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<b>TOT LIABILITY AND EQUITY</b>	<u><u>315,173.22</u></u>
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	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	\$24,320.00	\$24,320.00	\$0.00	\$145,920.00
5210 LATE FEE CHARGE	20.00	30.00	10.00	40.00	30.00	(10.00)	240.00
5218 VIOLATION INCOME	8.00	0.00	(8.00)	16.00	0.00	(16.00)	96.00
5245 INTEREST INCOME	0.00	0.15	0.15	0.00	0.32	0.32	0.00
5450 TRANSFERS TO RESERVE	(1,250.00)	(1,250.00)	0.00	(2,500.00)	(2,500.00)	0.00	(15,000.00)
<b>TOTAL INCOME</b>	<b>10,938.00</b>	<b>10,940.15</b>	<b>2.15</b>	<b>21,876.00</b>	<b>21,850.32</b>	<b>(25.68)</b>	<b>131,256.00</b>
<b>EXPENSES</b>							
7030 MANAGEMENT FEES	1,050.00	1,050.00	0.00	2,100.00	2,100.00	0.00	12,600.00
7045 LEGAL COLLECTIONS	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7055 AUDIT FEES	28.00	0.00	28.00	56.00	0.00	56.00	335.00
7060 PRINTING & COPYING	11.00	5.44	5.56	22.00	18.98	3.02	137.00
7062 POSTAGE	16.00	15.30	0.70	32.00	26.89	5.11	190.00
7090 MISC ADMINISTRATIVE	126.00	179.00	(53.00)	252.00	333.00	(81.00)	1,515.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,314.00</b>	<b>1,249.74</b>	<b>64.26</b>	<b>2,628.00</b>	<b>2,478.87</b>	<b>149.13</b>	<b>15,777.00</b>
7130 INSURANCE	0.00	0.00	0.00	0.00	0.00	0.00	34,719.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>34,719.00</b>
7230 BLDG & FACILITY RPR	83.00	0.00	83.00	166.00	125.00	41.00	1,000.00
7232 HALLWAY CLEANING	880.00	0.00	880.00	1,760.00	1,830.50	(70.50)	10,568.00
7240 LIGHTING SUPPLIES	10.00	0.00	10.00	20.00	0.00	20.00	120.00
7250 LIGHT MAINTENANCE	100.00	0.00	100.00	200.00	0.00	200.00	1,200.00
7270 ROOF REPAIRS	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7280 PLBG & SEWER MAINT	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7284 ELECTRICAL REPAIRS	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7285 PAINTING	42.00	0.00	42.00	84.00	0.00	84.00	500.00
<b>TOTAL BUILDING MAINT</b>	<b>1,364.00</b>	<b>0.00</b>	<b>1,364.00</b>	<b>2,728.00</b>	<b>1,955.50</b>	<b>772.50</b>	<b>16,388.00</b>
7320 ELECTRIC	287.00	313.85	(26.85)	574.00	400.73	173.27	3,441.00
7370 WATER	1,577.00	0.00	1,577.00	3,154.00	1,086.71	2,067.29	18,924.00

Budget Comparison Report  
AS OF FEBRUARY 28, 2022

PECOS PLACE

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR VARIANCE	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	ANNUAL BUDGET
7376 STORM SEWER	693.00	0.00	693.00	1,386.00	3,392.00	(2,006.00)	8,315.00
7380 TRASH REMOVAL	809.00	810.00	(1.00)	1,618.00	1,705.00	(87.00)	9,710.00
<b>TOTAL UTILITIES</b>	<b>3,366.00</b>	<b>1,123.85</b>	<b>2,242.15</b>	<b>6,732.00</b>	<b>6,584.44</b>	<b>147.56</b>	<b>40,390.00</b>
7410 LANDSCAPE MAINT	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
7415 LANDSCAPE CONTRACT	0.00	0.00	0.00	0.00	0.00	0.00	9,090.00
7425 TREES	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	0.00	3,271.00
7460 FENCE REPAIRS	85.00	0.00	85.00	166.00	125.00	41.00	1,000.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>85.00</b>	<b>0.00</b>	<b>85.00</b>	<b>166.00</b>	<b>125.00</b>	<b>41.00</b>	<b>16,362.00</b>
7520 PET PICK UP	42.00	0.00	42.00	84.00	0.00	84.00	500.00
7521 CARPET CLEANING	200.00	0.00	200.00	400.00	0.00	400.00	2,400.00
7526 PEST CONTROL	10.00	0.00	10.00	20.00	0.00	20.00	120.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>252.00</b>	<b>0.00</b>	<b>252.00</b>	<b>504.00</b>	<b>0.00</b>	<b>504.00</b>	<b>3,020.00</b>
7615 ASPHALT REPAIRS	83.00	0.00	83.00	166.00	0.00	166.00	1,000.00
7630 SNOW REMOVAL	600.00	1,020.00	(420.00)	1,200.00	1,785.00	(585.00)	3,600.00
<b>TOTAL SNOW/ROAD MAINT</b>	<b>683.00</b>	<b>1,020.00</b>	<b>(337.00)</b>	<b>1,366.00</b>	<b>1,785.00</b>	<b>(419.00)</b>	<b>4,600.00</b>
<b>TOTAL EXPENSES</b>	<b>7,062.00</b>	<b>3,393.59</b>	<b>3,668.41</b>	<b>14,124.00</b>	<b>12,928.81</b>	<b>1,195.19</b>	<b>131,256.00</b>
<b>NET PROFIT/LOSS</b>	<b>3,876.00</b>	<b>7,546.56</b>	<b>3,670.56</b>	<b>7,752.00</b>	<b>8,921.51</b>	<b>1,169.51</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	2,500.00	2,500.00	0.00	15,000.00
9350 INTEREST INCOME	0.00	1.04	1.04	0.00	2.18	2.18	0.00
<b>TOTAL REVENUE</b>	<b>1,250.00</b>	<b>1,251.04</b>	<b>1.04</b>	<b>2,500.00</b>	<b>2,502.18</b>	<b>2.18</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>1,251.04</b>	<b>1.04</b>	<b>2,500.00</b>	<b>2,502.18</b>	<b>2.18</b>	<b>15,000.00</b>