



PMI DENVER METRO

Financial Report Package

May 2022

Prepared for

Sunset Ridge Townhouse

By

PMI Denver Metro

	Operating	Total
Assets		
Operating Accounts		
CenterState Bank - Operating Acct	\$ 18,510.04	\$ 18,510.04
US Bank- Operating	300.00	300.00
Total: Operating Accounts	\$ 18,810.04	\$ 18,810.04
Accounts Receivable		
AR - Accounts Receivable	8,305.00	8,305.00
Total: Accounts Receivable	\$ 8,305.00	\$ 8,305.00
Total: Assets	\$ 27,115.04	\$ 27,115.04
Liabilities & Equity		
Prepaid Assessment	3,570.00	3,570.00
Net Income Gain/Loss	23,545.04	23,545.04
Total: Liabilities & Equity	\$ 27,115.04	\$ 27,115.04

Income Statement - Operating

Sunset Ridge Townhouse
5/1/2022 - 5/31/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$64,355.00	\$64,050.00	\$305.00	\$64,355.00	\$320,250.00	(\$255,895.00)	\$768,600.00
Total Assessment Income	\$64,355.00	\$64,050.00	\$305.00	\$64,355.00	\$320,250.00	(\$255,895.00)	\$768,600.00
Other Operating Income							
4600-00 Delinquent Fee Income	-	140.00	(140.00)	-	700.00	(700.00)	1,680.00
4606-00 Collection Cost Recovery	-	1,600.00	(1,600.00)	-	8,000.00	(8,000.00)	19,200.00
4700-00 Bank Interest Income	0.24	1.00	(0.76)	0.24	5.00	(4.76)	12.00
Total Other Operating Income	\$0.24	\$1,741.00	(\$1,740.76)	\$0.24	\$8,705.00	(\$8,704.76)	\$20,892.00
Total OPERATING INCOME	\$64,355.24	\$65,791.00	(\$1,435.76)	\$64,355.24	\$328,955.00	(\$264,599.76)	\$789,492.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	2,000.00	2,000.00	-	2,000.00	10,000.00	8,000.00	24,000.00
5001-00 Mgmt Misc	63.90	-	(63.90)	63.90	-	(63.90)	-
5010-00 Postage - Mailings	23.65	35.42	11.77	23.65	177.10	153.45	425.00
5020-00 Printing	-	56.00	56.00	-	280.00	280.00	672.00
Total Admin Expense	\$2,087.55	\$2,091.42	\$3.87	\$2,087.55	\$10,457.10	\$8,369.55	\$25,097.00
51-5085-00 Misc Admin Expense	100.00	142.00	42.00	100.00	710.00	610.00	1,704.00
Other Administrative Expenses							
5047-00 Insurance - D&O	-	207.50	207.50	-	1,037.50	1,037.50	2,490.00
5048-00 Insurance - Hazard	-	8,183.50	8,183.50	-	40,917.50	40,917.50	98,202.00
5105-00 Insurance - Umbrella	-	249.00	249.00	-	1,245.00	1,245.00	2,988.00
5106-00 Insurance - Crime	-	131.50	131.50	-	657.50	657.50	1,578.00
Total Other Administrative Expenses	\$-	\$8,771.50	\$8,771.50	\$-	\$43,857.50	\$43,857.50	\$105,258.00
Legal and Professional							
5110-00 Legal Collections	213.00	1,519.00	1,306.00	213.00	7,595.00	7,382.00	18,228.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	145.85	145.85	350.00
Total Legal and Professional	\$213.00	\$1,548.17	\$1,335.17	\$213.00	\$7,740.85	\$7,527.85	\$18,578.00
Common Utilities							
5500-00 Electricity	177.78	-	(177.78)	177.78	-	(177.78)	-
5510-00 Water	12,918.87	6,000.00	(6,918.87)	12,918.87	30,000.00	17,081.13	72,000.00
5511-00 Sewer	-	6,000.00	6,000.00	-	30,000.00	30,000.00	72,000.00
5520-00 Gas & Electric	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
Total Common Utilities	\$13,096.65	\$12,200.00	(\$896.65)	\$13,096.65	\$61,000.00	\$47,903.35	\$146,400.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	4,715.00	4,715.00	-	23,575.00	23,575.00	56,580.00
5401-00 Landscape Maintenance	545.00	285.00	(260.00)	545.00	1,425.00	880.00	3,420.00
5402-00 Tree & Shrubs	450.00	2,000.00	1,550.00	450.00	10,000.00	9,550.00	24,000.00
5403-00 Tree & Shrubs Install	-	400.00	400.00	-	2,000.00	2,000.00	4,800.00
5404-00 Sprinkler System Repair	-	1,500.00	1,500.00	-	7,500.00	7,500.00	18,000.00
5470-00 Snow / Ice Management	-	4,500.00	4,500.00	-	22,500.00	22,500.00	54,000.00
Total Landscape/Grounds	\$995.00	\$13,400.00	\$12,405.00	\$995.00	\$67,000.00	\$66,005.00	\$160,800.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
5456-00 Lighting Supplies	-	5.00	5.00	-	25.00	25.00	60.00
5752-00 General Maintenance / Repair	389.00	-	(389.00)	389.00	-	(389.00)	-
5757-00 Brick Repair	5,925.00	400.00	(5,525.00)	5,925.00	2,000.00	(3,925.00)	4,800.00
5758-00 Asphalt Maintenance / Repair	-	100.00	100.00	-	500.00	500.00	1,200.00
5760-00 Gutter Maintenance / Repair	4,200.00	-	(4,200.00)	4,200.00	-	(4,200.00)	-
5762-00 Concrete Repairs	-	100.00	100.00	-	500.00	500.00	1,200.00
5770-00 Roof Maintenance / Repair	689.00	1,000.00	311.00	689.00	5,000.00	4,311.00	12,000.00
5790-00 Building Maintenance / Repair	115.00	350.00	235.00	115.00	1,750.00	1,635.00	4,200.00
5791-00 Other Building Maintenance	-	50.00	50.00	-	250.00	250.00	600.00
5795-00 Plumbing Maintenance / Repair	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
6041-00 Fence Maintenance / Repair	13,000.00	500.00	(12,500.00)	13,000.00	2,500.00	(10,500.00)	6,000.00
Total Building Repairs and Services	\$24,318.00	\$2,955.00	(\$21,363.00)	\$24,318.00	\$14,775.00	(\$9,543.00)	\$35,460.00
Total OPERATING EXPENSE	\$40,810.20	\$41,108.09	\$297.89	\$40,810.20	\$205,540.45	\$164,730.25	\$493,297.00

Income Statement - Operating

Sunset Ridge Townhouse
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$23,545.04</u>	<u>\$24,682.91</u>	<u>(\$1,137.87)</u>	<u>\$23,545.04</u>	<u>\$123,414.55</u>	<u>(\$99,869.51)</u>	<u>\$296,195.00</u>

Income Statement - Reserve

Sunset Ridge Townhouse
5/1/2022 - 5/31/2022

Date: 6/3/2022

Time: 4:12 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
4900-00 Transfer to Reserves	-	(24,682.92)	24,682.92	-	(123,414.60)	123,414.60	(296,195.00)
Total Reserve Income	\$-	(\$24,682.92)	\$24,682.92	\$-	(\$123,414.60)	\$123,414.60	(\$296,195.00)
Total RESERVE INCOME	\$0.00	(\$24,682.92)	\$24,682.92	\$-	(\$123,414.60)	\$123,414.60	(\$296,195.00)
RESERVE EXPENSE							
Total RESERVE EXPENSE	\$0.00	\$-	\$-	\$-	\$-	\$-	\$-
Net Reserve:	\$0.00	(\$24,682.92)	\$24,682.92	\$0.00	(\$123,414.60)	\$123,414.60	(\$296,195.00)