



PMI DENVER METRO

Financial Report Package

January 2024

Prepared for

Sunset Ridge Townhouse

By

PMI Denver Metro

Balance Sheet

Sunset Ridge Townhouse
End Date: 01/31/2024

Date: 2/7/2024
Time: 11:25 am
Page: 1

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 53,233.81	\$ -	\$ 53,233.81
Total: Operating Accounts	\$ 53,233.81	\$ -	\$ 53,233.81
Reserve Accounts			
SouthState Bank - Reserve	-	94,066.19	94,066.19
Bank Reserve- RBC 366	-	749,521.67	749,521.67
Total: Reserve Accounts	\$ -	\$ 843,587.86	\$ 843,587.86
Accounts Receivable			
AR - Accounts Receivable	22,071.01	-	22,071.01
AR - Allowance for Bad Debt	(36,000.05)	-	(36,000.05)
Total: Accounts Receivable	\$(13,929.04)	\$ -	\$(13,929.04)
Other Assets			
Insurance Premium	(3,735.00)	-	(3,735.00)
Prepaid Insurance	19,857.00	-	19,857.00
Total: Other Assets	\$ 16,122.00	\$ -	\$ 16,122.00
Total: Assets	\$ 55,426.77	\$ 843,587.86	\$ 899,014.63
Liabilities & Equity			
Prepaid Assessment	27,924.96	-	27,924.96
Reserve Fund	-	1,126,824.60	1,126,824.60
Unrestricted Reserve	-	(154,807.92)	(154,807.92)
Unrealized Gain/Loss	-	(108,758.37)	(108,758.37)
Operating Fund	(67,807.73)	-	(67,807.73)
Unappropriated Owner's Equity	47,294.91	-	47,294.91
Net Income Gain/Loss	-	20,487.32	20,487.32
Net Income Gain/Loss	7,856.86	-	7,856.86
Total: Liabilities & Equity	\$ 15,269.00	\$ 883,745.63	\$ 899,014.63

Income Statement - Operating

Sunset Ridge Townhouse
01/01/2024 to 01/31/2024

Date: 2/7/2024

Time: 11:25 am

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$76,640.00	\$76,650.00	(\$10.00)	\$76,640.00	\$76,650.00	(\$10.00)	\$919,800.00
Total Assessment Income	\$76,640.00	\$76,650.00	(\$10.00)	\$76,640.00	\$76,650.00	(\$10.00)	\$919,800.00
Other Operating Income							
4600-00 Delinquent Fee Income	-	150.00	(150.00)	-	150.00	(150.00)	1,800.00
4606-00 Collection Cost Recovery	-	500.00	(500.00)	-	500.00	(500.00)	6,000.00
4700-00 Bank Interest Income	0.64	1.00	(0.36)	0.64	1.00	(0.36)	12.00
Total Other Operating Income	\$0.64	\$651.00	(\$650.36)	\$0.64	\$651.00	(\$650.36)	\$7,812.00
45-4500-00 Reserve Transfer	(20,468.92)	(20,468.92)	-	(20,468.92)	(20,468.92)	-	(245,627.00)
Total OPERATING INCOME	\$56,171.72	\$56,832.08	(\$660.36)	\$56,171.72	\$56,832.08	(\$660.36)	\$681,985.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	2,000.00	2,000.00	-	2,000.00	2,000.00	-	24,000.00
5001-00 Mgmt Misc	427.34	-	(427.34)	427.34	-	(427.34)	-
5010-00 Postage - Mailings	8.25	35.42	27.17	8.25	35.42	27.17	425.00
5020-00 Printing	-	200.00	200.00	-	200.00	200.00	2,400.00
Total Admin Expense	\$2,435.59	\$2,235.42	(\$200.17)	\$2,435.59	\$2,235.42	(\$200.17)	\$26,825.00
51-5085-00 Misc Admin Expense	-	100.00	100.00	-	100.00	100.00	1,200.00
Other Administrative Expenses							
5045-00 Insurance Expense	19,749.58	21,361.17	1,611.59	19,749.58	21,361.17	1,611.59	256,334.00
Total Other Administrative Expenses	\$19,749.58	\$21,361.17	\$1,611.59	\$19,749.58	\$21,361.17	\$1,611.59	\$256,334.00
Legal and Professional							
5110-00 Legal Collections	-	500.00	500.00	-	500.00	500.00	6,000.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	29.17	29.17	350.00
Total Legal and Professional	\$-	\$529.17	\$529.17	\$-	\$529.17	\$529.17	\$6,350.00
Common Utilities							
5500-00 Electricity	191.13	-	(191.13)	191.13	-	(191.13)	-
5510-00 Water	9,080.46	5,800.00	(3,280.46)	9,080.46	5,800.00	(3,280.46)	69,600.00
5511-00 Sewer	-	6,700.00	6,700.00	-	6,700.00	6,700.00	80,400.00
5520-00 Gas & Electric	-	200.00	200.00	-	200.00	200.00	2,400.00
Total Common Utilities	\$9,271.59	\$12,700.00	\$3,428.41	\$9,271.59	\$12,700.00	\$3,428.41	\$152,400.00
Pool							
6040-00 Tennis Court Maintenance	-	50.00	50.00	-	50.00	50.00	600.00
Total Pool	\$-	\$50.00	\$50.00	\$-	\$50.00	\$50.00	\$600.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	4,856.33	4,856.33	-	4,856.33	4,856.33	58,276.00
5401-00 Landscape Maintenance	-	670.00	670.00	-	670.00	670.00	8,040.00
5402-00 Tree & Shrubs	2,600.00	2,000.00	(600.00)	2,600.00	2,000.00	(600.00)	24,000.00
5403-00 Tree & Shrubs Install	-	400.00	400.00	-	400.00	400.00	4,800.00
5404-00 Sprinkler System Repair	-	1,500.00	1,500.00	-	1,500.00	1,500.00	18,000.00
5470-00 Snow / Ice Management	11,793.10	5,500.00	(6,293.10)	11,793.10	5,500.00	(6,293.10)	66,000.00
Total Landscape/Grounds	\$14,393.10	\$14,926.33	\$533.23	\$14,393.10	\$14,926.33	\$533.23	\$179,116.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	300.00	300.00	-	300.00	300.00	3,600.00
5456-00 Lighting Supplies	-	5.00	5.00	-	5.00	5.00	60.00
5757-00 Brick Repair	-	450.00	450.00	-	450.00	450.00	5,400.00
5758-00 Asphalt Maintenance / Repair	-	100.00	100.00	-	100.00	100.00	1,200.00
5762-00 Concrete Repairs	-	100.00	100.00	-	100.00	100.00	1,200.00
5770-00 Roof Maintenance / Repair	-	1,550.00	1,550.00	-	1,550.00	1,550.00	18,600.00
5790-00 Building Maintenance / Repair	2,465.00	500.00	(1,965.00)	2,465.00	500.00	(1,965.00)	6,000.00
5791-00 Other Building Maintenance	-	175.00	175.00	-	175.00	175.00	2,100.00
5795-00 Plumbing Maintenance / Repair	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
6041-00 Fence Maintenance / Repair	-	500.00	500.00	-	500.00	500.00	6,000.00
Total Building Repairs and Services	\$2,465.00	\$4,930.00	\$2,465.00	\$2,465.00	\$4,930.00	\$2,465.00	\$59,160.00
Total OPERATING EXPENSE	\$48,314.86	\$56,832.09	\$8,517.23	\$48,314.86	\$56,832.09	\$8,517.23	\$681,985.00

Income Statement - Operating

Sunset Ridge Townhouse
01/01/2024 to 01/31/2024

Date: 2/7/2024

Time: 11:25 am

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income:	<u>\$7,856.86</u>	<u>(\$0.01)</u>	<u>\$7,856.87</u>	<u>\$7,856.86</u>	<u>(\$0.01)</u>	<u>\$7,856.87</u>	<u>\$0.00</u>

Income Statement - Reserve

Sunset Ridge Townhouse
01/01/2024 to 01/31/2024

Date: 2/7/2024

Time: 11:25 am

Page: 3

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Other Operating Income							
4710-00 Bank Interest Reserve	\$18.40	\$346.00	(\$327.60)	\$18.40	\$346.00	(\$327.60)	\$4,152.00
Total Other Operating Income	\$18.40	\$346.00	(\$327.60)	\$18.40	\$346.00	(\$327.60)	\$4,152.00
Reserve Income							
4900-00 Transfer to Reserves	20,468.92	20,468.92	-	20,468.92	20,468.92	-	245,627.00
Total Reserve Income	\$20,468.92	\$20,468.92	\$-	\$20,468.92	\$20,468.92	\$0.00	\$245,627.00
Total RESERVE INCOME	\$20,487.32	\$20,814.92	(\$327.60)	\$20,487.32	\$20,814.92	(\$327.60)	\$249,779.00
RESERVE EXPENSE							
Reserves							
9001-00 Roof & Gutters	-	5,833.33	5,833.33	-	5,833.33	5,833.33	70,000.00
9002-00 Gutter Replacement	-	666.67	666.67	-	666.67	666.67	8,000.00
9003-00 Siding	-	833.33	833.33	-	833.33	833.33	10,000.00
9004-00 Painting	-	1,369.00	1,369.00	-	1,369.00	1,369.00	16,428.00
9011-00 Roads & Asphalt (Annual Sections)	-	2,083.33	2,083.33	-	2,083.33	2,083.33	25,000.00
9012-00 Concrete & Asphalt (Long Term)	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9013-00 Front Stoops	-	1,750.00	1,750.00	-	1,750.00	1,750.00	21,000.00
9014-00 Perimeter Fence, Columns, Toppers	-	416.67	416.67	-	416.67	416.67	5,000.00
9015-00 Trees	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
9020-00 Tennis Court Maintenance	-	4,529.00	4,529.00	-	4,529.00	4,529.00	54,348.00
Total Reserves	\$-	\$20,814.67	\$20,814.67	\$-	\$20,814.67	\$20,814.67	\$249,776.00
Total RESERVE EXPENSE	\$0.00	\$20,814.67	\$20,814.67	\$-	\$20,814.67	\$20,814.67	\$249,776.00
Net Reserve:	\$20,487.32	\$0.25	\$20,487.07	\$20,487.32	\$0.25	\$20,487.07	\$3.00