



PMI DENVER METRO

# **Financial Report Package**

**June 2022**

**Prepared for**

**Sunset Ridge Townhouse**

**By**

**PMI Denver Metro**

**Balance Sheet**

Sunset Ridge Townhouse  
End Date: 06/30/2022

Date: 7/13/2022  
Time: 5:01 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
CenterState Bank - Operating Acct	\$(4,636.58)	\$ -	\$(4,636.58)
US Bank- Operating	99,496.16	-	99,496.16
<b>Total: Operating Accounts</b>	<b>\$ 94,859.58</b>	<b>\$ -</b>	<b>\$ 94,859.58</b>
<b>Reserve Accounts</b>			
CenterState Bank - Reserve	-	49,366.00	49,366.00
US Bank - Reserve	-	214,737.82	214,737.82
Bank Reserve- RBC 366	-	973,920.63	973,920.63
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 1,238,024.45</b>	<b>\$ 1,238,024.45</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	18,671.32	-	18,671.32
AR - Allowance for Bad Debt	(36,000.05)	-	(36,000.05)
<b>Total: Accounts Receivable</b>	<b>\$(17,328.73)</b>	<b>\$ -</b>	<b>\$(17,328.73)</b>
<b>Other Assets</b>			
Prepaid Insurance	19,857.00	-	19,857.00
<b>Total: Other Assets</b>	<b>\$ 19,857.00</b>	<b>\$ -</b>	<b>\$ 19,857.00</b>
<b>Total: Assets</b>	<b>\$ 97,387.85</b>	<b>\$ 1,238,024.45</b>	<b>\$ 1,335,412.30</b>
<b>Liabilities &amp; Equity</b>			
Prepaid Assessment	28,332.89	-	28,332.89
Reserve Fund	-	1,211,478.87	1,211,478.87
Unrestricted Reserve	(154,807.92)	-	(154,807.92)
Unrealized Gain/Loss	(26,183.48)	-	(26,183.48)
Operating Fund	81,733.07	-	81,733.07
Unappropriated Owner's Equity	47,294.91	-	47,294.91
Net Income Gain/Loss	-	91,345.09	91,345.09
Net Income Gain/Loss	56,218.87	-	56,218.87
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 32,588.34</b>	<b>\$ 1,302,823.96</b>	<b>\$ 1,335,412.30</b>

**Income Statement - Operating**

Sunset Ridge Townhouse  
6/1/2022 - 6/30/2022

Date: 7/13/2022

Time: 5:01 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Assessment Income</b>							
4000-00 Assessment General	\$64,050.00	\$64,050.00	\$-	\$384,605.00	\$384,300.00	\$305.00	\$768,600.00
<b>Total Assessment Income</b>	<b>\$64,050.00</b>	<b>\$64,050.00</b>	<b>\$-</b>	<b>\$384,605.00</b>	<b>\$384,300.00</b>	<b>\$305.00</b>	<b>\$768,600.00</b>
<b>Other Operating Income</b>							
4570-00 Miscellaneous Income	-	-	-	150.00	-	150.00	-
4600-00 Delinquent Fee Income	700.00	140.00	560.00	1,300.00	840.00	460.00	1,680.00
4606-00 Collection Cost Recovery	2,198.40	1,600.00	598.40	10,725.60	9,600.00	1,125.60	19,200.00
4700-00 Bank Interest Income	0.38	1.00	(0.62)	3.40	6.00	(2.60)	12.00
<b>Total Other Operating Income</b>	<b>\$2,898.78</b>	<b>\$1,741.00</b>	<b>\$1,157.78</b>	<b>\$12,179.00</b>	<b>\$10,446.00</b>	<b>\$1,733.00</b>	<b>\$20,892.00</b>
45-4500-00 Reserve Transfer	-	-	-	(98,732.00)	-	(98,732.00)	-
<b>Total OPERATING INCOME</b>	<b>\$66,948.78</b>	<b>\$65,791.00</b>	<b>\$1,157.78</b>	<b>\$298,052.00</b>	<b>\$394,746.00</b>	<b>(\$96,694.00)</b>	<b>\$789,492.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	2,000.00	2,000.00	-	12,000.00	12,000.00	-	24,000.00
5001-00 Mgmt Misc	68.68	-	(68.68)	132.58	-	(132.58)	-
5010-00 Postage - Mailings	20.07	35.42	15.35	269.15	212.52	(56.63)	425.00
5020-00 Printing	-	56.00	56.00	557.63	336.00	(221.63)	672.00
<b>Total Admin Expense</b>	<b>\$2,088.75</b>	<b>\$2,091.42</b>	<b>\$2.67</b>	<b>\$12,959.36</b>	<b>\$12,548.52</b>	<b>(\$410.84)</b>	<b>\$25,097.00</b>
51-5050-00 Taxes & Fees	-	-	-	905.00	-	(905.00)	-
51-5085-00 Misc Admin Expense	-	142.00	142.00	445.00	852.00	407.00	1,704.00
<b>Other Administrative Expenses</b>							
5047-00 Insurance - D&O	-	207.50	207.50	-	1,245.00	1,245.00	2,490.00
5048-00 Insurance - Hazard	-	8,183.50	8,183.50	-	49,101.00	49,101.00	98,202.00
5105-00 Insurance - Umbrella	-	249.00	249.00	-	1,494.00	1,494.00	2,988.00
5106-00 Insurance - Crime	-	131.50	131.50	-	789.00	789.00	1,578.00
<b>Total Other Administrative Expenses</b>	<b>\$-</b>	<b>\$8,771.50</b>	<b>\$8,771.50</b>	<b>\$-</b>	<b>\$52,629.00</b>	<b>\$52,629.00</b>	<b>\$105,258.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	-	-	-	112.00	-	(112.00)	-
5110-00 Legal Collections	-	1,519.00	1,519.00	8,829.20	9,114.00	284.80	18,228.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	350.00	175.02	(174.98)	350.00
<b>Total Legal and Professional</b>	<b>\$-</b>	<b>\$1,548.17</b>	<b>\$1,548.17</b>	<b>\$9,291.20</b>	<b>\$9,289.02</b>	<b>(\$2.18)</b>	<b>\$18,578.00</b>
<b>Common Utilities</b>							
5500-00 Electricity	13.73	-	(13.73)	191.51	-	(191.51)	-
5510-00 Water	18,650.85	6,000.00	(12,650.85)	45,585.86	36,000.00	(9,585.86)	72,000.00
5511-00 Sewer	-	6,000.00	6,000.00	27,432.30	36,000.00	8,567.70	72,000.00
5520-00 Gas & Electric	-	200.00	200.00	725.92	1,200.00	474.08	2,400.00
<b>Total Common Utilities</b>	<b>\$18,664.58</b>	<b>\$12,200.00</b>	<b>(\$6,464.58)</b>	<b>\$73,935.59</b>	<b>\$73,200.00</b>	<b>(\$735.59)</b>	<b>\$146,400.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	4,880.14	4,715.00	(165.14)	24,116.42	28,290.00	4,173.58	56,580.00
5401-00 Landscape Maintenance	-	285.00	285.00	1,091.00	1,710.00	619.00	3,420.00
5402-00 Tree & Shrubs	-	2,000.00	2,000.00	450.00	12,000.00	11,550.00	24,000.00
5403-00 Tree & Shrubs Install	-	400.00	400.00	-	2,400.00	2,400.00	4,800.00
5404-00 Sprinkler System Repair	1,246.42	1,500.00	253.58	1,246.42	9,000.00	7,753.58	18,000.00
5420-00 Landscape Other	-	-	-	1,037.00	-	(1,037.00)	-
5470-00 Snow / Ice Management	-	4,500.00	4,500.00	57,700.45	27,000.00	(30,700.45)	54,000.00
<b>Total Landscape/Grounds</b>	<b>\$6,126.56</b>	<b>\$13,400.00</b>	<b>\$7,273.44</b>	<b>\$85,641.29</b>	<b>\$80,400.00</b>	<b>(\$5,241.29)</b>	<b>\$160,800.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	200.00	200.00	1,723.77	1,200.00	(523.77)	2,400.00
5456-00 Lighting Supplies	-	5.00	5.00	93.92	30.00	(63.92)	60.00
5752-00 General Maintenance / Repair	-	-	-	389.00	-	(389.00)	-
5757-00 Brick Repair	8,750.00	400.00	(8,350.00)	25,350.00	2,400.00	(22,950.00)	4,800.00
5758-00 Asphalt Maintenance / Repair	-	100.00	100.00	-	600.00	600.00	1,200.00
5760-00 Gutter Maintenance / Repair	-	-	-	4,200.00	-	(4,200.00)	-
5762-00 Concrete Repairs	-	100.00	100.00	-	600.00	600.00	1,200.00
5770-00 Roof Maintenance / Repair	-	1,000.00	1,000.00	689.00	6,000.00	5,311.00	12,000.00
5790-00 Building Maintenance / Repair	-	350.00	350.00	525.00	2,100.00	1,575.00	4,200.00
5791-00 Other Building Maintenance	-	50.00	50.00	475.00	300.00	(175.00)	600.00

**Income Statement - Operating**

Sunset Ridge Townhouse  
6/1/2022 - 6/30/2022

Date: 7/13/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5795-00 Plumbing Maintenance / Repair	\$-	\$250.00	\$250.00	\$-	\$1,500.00	\$1,500.00	\$3,000.00
6041-00 Fence Maintenance / Repair	-	500.00	500.00	25,210.00	3,000.00	(22,210.00)	6,000.00
<b>Total Building Repairs and Services</b>	<b>\$8,750.00</b>	<b>\$2,955.00</b>	<b>(\$5,795.00)</b>	<b>\$58,655.69</b>	<b>\$17,730.00</b>	<b>(\$40,925.69)</b>	<b>\$35,460.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$35,629.89</b>	<b>\$41,108.09</b>	<b>\$5,478.20</b>	<b>\$241,833.13</b>	<b>\$246,648.54</b>	<b>\$4,815.41</b>	<b>\$493,297.00</b>
<b>Net Income:</b>	<b>\$31,318.89</b>	<b>\$24,682.91</b>	<b>\$6,635.98</b>	<b>\$56,218.87</b>	<b>\$148,097.46</b>	<b>(\$91,878.59)</b>	<b>\$296,195.00</b>

**Income Statement - Reserve**

Sunset Ridge Townhouse  
6/1/2022 - 6/30/2022

Date: 7/13/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Other Operating Income</b>							
4710-00 Bank Interest Reserve	\$-	\$-	\$-	\$909.49	\$-	\$909.49	\$-
<b>Total Other Operating Income</b>	\$-	\$-	\$-	\$909.49	\$-	\$909.49	\$-
<b>Reserve Income</b>							
4900-00 Transfer to Reserves	-	(24,682.92)	24,682.92	98,732.00	(148,097.52)	246,829.52	(296,195.00)
<b>Total Reserve Income</b>	\$-	(\$24,682.92)	\$24,682.92	\$98,732.00	(\$148,097.52)	\$246,829.52	(\$296,195.00)
<b>Total RESERVE INCOME</b>	<b>\$0.00</b>	<b>(\$24,682.92)</b>	<b>\$24,682.92</b>	<b>\$99,641.49</b>	<b>(\$148,097.52)</b>	<b>\$247,739.01</b>	<b>(\$296,195.00)</b>
<b>RESERVE EXPENSE</b>							
<b>Reserves</b>							
9001-00 Roof & Gutters	-	-	-	325.00	-	(325.00)	-
9013-00 Front Stoops	-	-	-	5,111.40	-	(5,111.40)	-
9015-00 Trees	-	-	-	2,860.00	-	(2,860.00)	-
<b>Total Reserves</b>	\$-	\$-	\$-	\$8,296.40	\$-	(\$8,296.40)	\$-
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$8,296.40</b>	<b>\$-</b>	<b>(\$8,296.40)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$0.00</b>	<b>(\$24,682.92)</b>	<b>\$24,682.92</b>	<b>\$91,345.09</b>	<b>(\$148,097.52)</b>	<b>\$239,442.61</b>	<b>(\$296,195.00)</b>