



PMI DENVER METRO

Financial Report Package

May 2022

Prepared for

Pecos Place Condominiums

By

PMI Denver Metro

	Operating	Total
Assets		
Operating Accounts		
CenterState Bank - Operating Acct	\$ 8,773.66	\$ 8,773.66
US Bank - Operating Acct	190.00	190.00
Total: Operating Accounts	\$ 8,963.66	\$ 8,963.66
Accounts Receivable		
AR - Accounts Receivable	1,520.00	1,520.00
Total: Accounts Receivable	\$ 1,520.00	\$ 1,520.00
Total: Assets	\$ 10,483.66	\$ 10,483.66
Liabilities & Equity		
Prepaid Assessment	440.00	440.00
Net Income Gain/Loss	10,043.66	10,043.66
Total: Liabilities & Equity	\$ 10,483.66	\$ 10,483.66

Income Statement - Operating

Pecos Place Condominiums
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	\$12,160.00	\$12,160.00	\$-	\$12,160.00	\$60,800.00	(\$48,640.00)	\$145,920.00
Total Assessment Income	\$12,160.00	\$12,160.00	\$-	\$12,160.00	\$60,800.00	(\$48,640.00)	\$145,920.00
Other Operating Income							
4255-00 Dues and Charges	-	8.00	(8.00)	-	40.00	(40.00)	96.00
4600-00 Delinquent Fee Income	-	20.00	(20.00)	-	100.00	(100.00)	240.00
4700-00 Bank Interest Income	0.05	-	0.05	0.05	-	0.05	-
Total Other Operating Income	\$0.05	\$28.00	(\$27.95)	\$0.05	\$140.00	(\$139.95)	\$336.00
Total OPERATING INCOME	\$12,160.05	\$12,188.00	(\$27.95)	\$12,160.05	\$60,940.00	(\$48,779.95)	\$146,256.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	1,050.00	5,250.00	4,200.00	12,600.00
5001-00 Mgmt Misc	59.66	-	(59.66)	59.66	-	(59.66)	-
5010-00 Postage - Mailings	14.24	15.83	1.59	14.24	79.15	64.91	190.00
5020-00 Printing	-	11.42	11.42	-	57.10	57.10	137.00
Total Admin Expense	\$1,123.90	\$1,077.25	(\$46.65)	\$1,123.90	\$5,386.25	\$4,262.35	\$12,927.00
51-5085-00 Misc Admin Expense	-	126.25	126.25	-	631.25	631.25	1,515.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	2,893.25	2,893.25	-	14,466.25	14,466.25	34,719.00
Total Other Administrative Expenses	\$-	\$2,893.25	\$2,893.25	\$-	\$14,466.25	\$14,466.25	\$34,719.00
Legal and Professional							
5110-00 Legal Collections	-	83.33	83.33	-	416.65	416.65	1,000.00
5152-00 Audit/Tax Preparation	-	27.92	27.92	-	139.60	139.60	335.00
Total Legal and Professional	\$-	\$111.25	\$111.25	\$-	\$556.25	\$556.25	\$1,335.00
Common Utilities							
5500-00 Electricity	272.49	286.75	14.26	272.49	1,433.75	1,161.26	3,441.00
5510-00 Water/Sewer	-	1,577.00	1,577.00	-	7,885.00	7,885.00	18,924.00
5511-00 Sewer / Storm Sewer	-	692.92	692.92	-	3,464.60	3,464.60	8,315.00
5810-00 Termite/Pest Control	-	10.00	10.00	-	50.00	50.00	120.00
5812-00 Trash/Recycling	-	809.17	809.17	-	4,045.85	4,045.85	9,710.00
Total Common Utilities	\$272.49	\$3,375.84	\$3,103.35	\$272.49	\$16,879.20	\$16,606.71	\$40,510.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	674.17	674.17	-	3,370.85	3,370.85	8,090.00
5401-00 Landscaping Maintenance	-	83.33	83.33	-	416.65	416.65	1,000.00
5402-00 Tree Pruning / Planting	-	166.67	166.67	-	833.35	833.35	2,000.00
5403-00 Sprinkler Sys Repairs	-	272.67	272.67	-	1,363.35	1,363.35	3,272.00
5404-00 Flowers	-	83.33	83.33	-	416.65	416.65	1,000.00
5470-00 Snow / Ice Management	100.00	300.00	200.00	100.00	1,500.00	1,400.00	3,600.00
Total Landscape/Grounds	\$100.00	\$1,580.17	\$1,480.17	\$100.00	\$7,900.85	\$7,800.85	\$18,962.00
Building Repairs and Services							
5423-00 Painting	-	41.67	41.67	-	208.35	208.35	500.00
5455-00 Lighting Maintenance / Repair	-	100.00	100.00	-	500.00	500.00	1,200.00
5456-00 Lighting Supplies	-	10.00	10.00	-	50.00	50.00	120.00
5750-00 Electric Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5758-00 Asphalt Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5770-00 Roof Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5790-00 Building Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5795-00 Plumbing Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
5800-00 Janitorial Service / Supplies	620.00	880.67	260.67	620.00	4,403.35	3,783.35	10,568.00
5801-00 Carpet Cleaning	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
5802-00 Dog Waste Clean Up	-	41.67	41.67	-	208.35	208.35	500.00
6041-00 Fence Maintenance / Repair	-	83.33	83.33	-	416.65	416.65	1,000.00
Total Building Repairs and Services	\$620.00	\$1,773.99	\$1,153.99	\$620.00	\$8,869.95	\$8,249.95	\$21,288.00
Total OPERATING EXPENSE	\$2,116.39	\$10,938.00	\$8,821.61	\$2,116.39	\$54,690.00	\$52,573.61	\$131,256.00
Net Income:	\$10,043.66	\$1,250.00	\$8,793.66	\$10,043.66	\$6,250.00	\$3,793.66	\$15,000.00

Income Statement - Reserve

Pecos Place Condominiums
5/1/2022 - 5/31/2022

Date: 6/3/2022

Time: 5:21 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 Reserve	-	(1,250.00)	1,250.00	-	(6,250.00)	6,250.00	(15,000.00)
Total Reserve Income	\$-	(\$1,250.00)	\$1,250.00	\$-	(\$6,250.00)	\$6,250.00	(\$15,000.00)
Total RESERVE INCOME	\$0.00	(\$1,250.00)	\$1,250.00	\$-	(\$6,250.00)	\$6,250.00	(\$15,000.00)
Net Reserve:	\$0.00	(\$1,250.00)	\$1,250.00	\$0.00	(\$6,250.00)	\$6,250.00	(\$15,000.00)