



PMI DENVER METRO

Financial Report Package

June 2022

Prepared for

Pecos Place Condominiums

By

PMI Denver Metro

Balance Sheet

Pecos Place Condominiums
End Date: 06/30/2022

Date: 7/14/2022
Time: 4:21 pm
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	Operating	Reserve	Total
Assets			
Operating Accounts			
CenterState Bank - Operating Acct	\$ 56,511.83	\$ -	\$ 56,511.83
US Bank - Operating Acct	46,242.79	-	46,242.79
Cash in Transit	(319,181.32)	-	(319,181.32)
Total: Operating Accounts	\$(216,426.70)	\$ -	\$(216,426.70)
Reserve Accounts			
CenterState Bank - Reserve	-	278,082.20	278,082.20
US Bank - Reserve	-	275,582.20	275,582.20
Total: Reserve Accounts	\$ -	\$ 553,664.40	\$ 553,664.40
Accounts Receivable			
AR - Accounts Receivable	2,180.00	-	2,180.00
Total: Accounts Receivable	\$ 2,180.00	\$ -	\$ 2,180.00
Total: Assets	\$(214,246.70)	\$ 553,664.40	\$ 339,417.70
Liabilities & Equity			
Prepaid Assessment	9,810.00	-	9,810.00
Reserve Fund	-	247,922.18	247,922.18
Operating Fund	31,106.95	-	31,106.95
Member's Equity	3,685.85	-	3,685.85
Working Capital	9,420.00	-	9,420.00
Net Income Gain/Loss	-	5,005.63	5,005.63
Net Income Gain/Loss	32,467.09	-	32,467.09
Total: Liabilities & Equity	\$ 86,489.89	\$ 252,927.81	\$ 339,417.70

Income Statement - Operating

Pecos Place Condominiums
6/1/2022 - 6/30/2022

Date: 7/14/2022

Time: 4:21 pm

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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	\$12,310.00	\$12,160.00	\$150.00	\$73,110.00	\$72,960.00	\$150.00	\$145,920.00
4300-00 Special Assessment	-	-	-	125.00	-	125.00	-
Total Assessment Income	\$12,310.00	\$12,160.00	\$150.00	\$73,235.00	\$72,960.00	\$275.00	\$145,920.00
Other Operating Income							
4255-00 Dues and Charges	-	8.00	(8.00)	-	48.00	(48.00)	96.00
4600-00 Delinquent Fee Income	-	20.00	(20.00)	120.00	120.00	-	240.00
4606-00 Collection Recovery	-	-	-	100.00	-	100.00	-
4700-00 Bank Interest Income	(0.60)	-	(0.60)	1.06	-	1.06	-
Total Other Operating Income	(\$0.60)	\$28.00	(\$28.60)	\$221.06	\$168.00	\$53.06	\$336.00
45-4500-00 Reserve Transfer	-	-	-	(5,000.00)	-	(5,000.00)	-
Total OPERATING INCOME	\$12,309.40	\$12,188.00	\$121.40	\$68,456.06	\$73,128.00	(\$4,671.94)	\$146,256.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	6,300.00	6,300.00	-	12,600.00
5001-00 Mgmt Misc	109.30	-	(109.30)	168.96	-	(168.96)	-
5010-00 Postage - Mailings	12.12	15.83	3.71	83.32	94.98	11.66	190.00
5020-00 Printing	-	11.42	11.42	30.24	68.52	38.28	137.00
Total Admin Expense	\$1,171.42	\$1,077.25	(\$94.17)	\$6,582.52	\$6,463.50	(\$119.02)	\$12,927.00
51-5085-00 Misc Admin Expense	-	126.25	126.25	591.00	757.50	166.50	1,515.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	2,893.25	2,893.25	-	17,359.50	17,359.50	34,719.00
Total Other Administrative Expenses	\$-	\$2,893.25	\$2,893.25	\$-	\$17,359.50	\$17,359.50	\$34,719.00
Legal and Professional							
5110-00 Legal Collections	-	83.33	83.33	100.00	499.98	399.98	1,000.00
5152-00 Audit/Tax Preparation	-	27.92	27.92	325.00	167.52	(157.48)	335.00
Total Legal and Professional	\$-	\$111.25	\$111.25	\$425.00	\$667.50	\$242.50	\$1,335.00
Common Utilities							
5500-00 Electricity	269.49	286.75	17.26	1,719.15	1,720.50	1.35	3,441.00
5510-00 Water/Sewer	1,405.60	1,577.00	171.40	7,870.80	9,462.00	1,591.20	18,924.00
5511-00 Sewer / Storm Sewer	-	692.92	692.92	3,392.00	4,157.52	765.52	8,315.00
5810-00 Termite/Pest Control	-	10.00	10.00	-	60.00	60.00	120.00
5812-00 Trash/Recycling	-	809.17	809.17	3,225.00	4,855.02	1,630.02	9,710.00
Total Common Utilities	\$1,675.09	\$3,375.84	\$1,700.75	\$16,206.95	\$20,255.04	\$4,048.09	\$40,510.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	674.17	674.17	-	4,045.02	4,045.02	8,090.00
5401-00 Landscaping Maintenance	-	83.33	83.33	-	499.98	499.98	1,000.00
5402-00 Tree Pruning / Planting	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
5403-00 Sprinkler Sys Repairs	-	272.67	272.67	-	1,636.02	1,636.02	3,272.00
5404-00 Flowers	-	83.33	83.33	-	499.98	499.98	1,000.00
5470-00 Snow / Ice Management	-	300.00	300.00	4,390.00	1,800.00	(2,590.00)	3,600.00
Total Landscape/Grounds	\$-	\$1,580.17	\$1,580.17	\$4,390.00	\$9,481.02	\$5,091.02	\$18,962.00
Building Repairs and Services							
5400-00 Hallway Maintenance / Repair	-	-	-	6,078.50	-	(6,078.50)	-
5423-00 Painting	-	41.67	41.67	-	250.02	250.02	500.00
5455-00 Lighting Maintenance / Repair	-	100.00	100.00	-	600.00	600.00	1,200.00
5456-00 Lighting Supplies	-	10.00	10.00	-	60.00	60.00	120.00
5750-00 Electric Maintenance / Repair	100.00	83.33	(16.67)	100.00	499.98	399.98	1,000.00
5758-00 Asphalt Maintenance / Repair	-	83.33	83.33	-	499.98	499.98	1,000.00
5770-00 Roof Maintenance / Repair	-	83.33	83.33	-	499.98	499.98	1,000.00
5790-00 Building Maintenance / Repair	-	83.33	83.33	125.00	499.98	374.98	1,000.00
5795-00 Plumbing Maintenance / Repair	-	83.33	83.33	425.00	499.98	74.98	1,000.00
5800-00 Janitorial Service / Supplies	-	880.67	880.67	620.00	5,284.02	4,664.02	10,568.00
5801-00 Carpet Cleaning	-	200.00	200.00	-	1,200.00	1,200.00	2,400.00
5802-00 Dog Waste Clean Up	-	41.67	41.67	-	250.02	250.02	500.00
6041-00 Fence Maintenance / Repair	320.00	83.33	(236.67)	445.00	499.98	54.98	1,000.00
Total Building Repairs and Services	\$420.00	\$1,773.99	\$1,353.99	\$7,793.50	\$10,643.94	\$2,850.44	\$21,288.00

Income Statement - Operating

Pecos Place Condominiums
6/1/2022 - 6/30/2022

Date: 7/14/2022

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$3,266.51	\$10,938.00	\$7,671.49	\$35,988.97	\$65,628.00	\$29,639.03	\$131,256.00
Net Income:	<u>\$9,042.89</u>	<u>\$1,250.00</u>	<u>\$7,792.89</u>	<u>\$32,467.09</u>	<u>\$7,500.00</u>	<u>\$24,967.09</u>	<u>\$15,000.00</u>

Income Statement - Reserve

Pecos Place Condominiums
6/1/2022 - 6/30/2022

Date: 7/14/2022

Time: 4:21 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Other Operating Income							
4710-00 Bank Interest Reserve	\$-	\$-	\$-	\$5.63	\$-	\$5.63	\$-
Total Other Operating Income	\$-	\$-	\$-	\$5.63	\$-	\$5.63	\$-
Reserve Income							
4900-00 Transfer to Reserve	-	(1,250.00)	1,250.00	5,000.00	(7,500.00)	12,500.00	(15,000.00)
Total Reserve Income	\$-	(\$1,250.00)	\$1,250.00	\$5,000.00	(\$7,500.00)	\$12,500.00	(\$15,000.00)
Total RESERVE INCOME	\$0.00	(\$1,250.00)	\$1,250.00	\$5,005.63	(\$7,500.00)	\$12,505.63	(\$15,000.00)
Net Reserve:	\$0.00	(\$1,250.00)	\$1,250.00	\$5,005.63	(\$7,500.00)	\$12,505.63	(\$15,000.00)