



PMI DENVER METRO

Financial Report Package

November 2022

Prepared for

RB Observatory Park Condominium Association

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 15,907.89	\$ -	\$ 15,907.89
Cash in Transit	(34,572.43)	-	(34,572.43)
Total: Operating Accounts	\$(18,664.54)	\$ -	\$(18,664.54)
Reserve Accounts			
SouthState Bank - Reserve	-	31,565.67	31,565.67
Total: Reserve Accounts	\$ -	\$ 31,565.67	\$ 31,565.67
Accounts Receivable			
AR - Accounts Receivable	4,195.60	-	4,195.60
Total: Accounts Receivable	\$ 4,195.60	\$ -	\$ 4,195.60
Total: Assets	\$(14,468.94)	\$ 31,565.67	\$ 17,096.73
Liabilities & Equity			
Prepaid Assessment	0.03	-	0.03
Net Income Gain/Loss	-	6,757.43	6,757.43
Net Income Gain/Loss	10,339.27	-	10,339.27
Total: Liabilities & Equity	\$ 10,339.30	\$ 6,757.43	\$ 17,096.73

Income Statement - Operating

 RB Observatory Park Condominium Association
 11/01/2022 to 11/30/2022

Date: 12/7/2022

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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	(\$13.81)	\$4,662.17	(\$4,675.98)	\$40,623.85	\$51,283.87	(\$10,660.02)	\$55,946.00
4220-00 Working Capital Assessment	-	-	-	4,103.09	-	4,103.09	-
Total Assessment Income	(\$13.81)	\$4,662.17	(\$4,675.98)	\$44,726.94	\$51,283.87	(\$6,556.93)	\$55,946.00
Other Operating Income							
4275-00 Insurance Reimbursement	-	-	-	3,810.00	-	3,810.00	-
4601-00 Delinquent Interest	-	-	-	167.33	-	167.33	-
4605-00 Collection Admin Fee Income	-	-	-	400.00	-	400.00	-
4700-00 Bank Interest Income	0.18	-	0.18	1.43	-	1.43	-
Total Other Operating Income	\$0.18	\$-	\$0.18	\$4,378.76	\$-	\$4,378.76	\$-
Reserve Income							
4900-00 Reserve transfer	(750.00)	(750.00)	-	(6,750.00)	(8,250.00)	1,500.00	(9,000.00)
Total Reserve Income	(750.00)	(750.00)	\$-	(\$6,750.00)	(\$8,250.00)	\$1,500.00	(\$9,000.00)
Total OPERATING INCOME	(\$763.63)	\$3,912.17	(\$4,675.80)	\$42,355.70	\$43,033.87	(\$678.17)	\$46,946.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	550.00	500.00	(50.00)	5,450.00	5,500.00	50.00	6,000.00
5001-00 Mgmt Misc	15.74	-	(15.74)	120.36	-	(120.36)	-
5010-00 Postage - Mailings	3.85	-	(3.85)	20.90	-	(20.90)	-
Total Admin Expense	\$569.59	\$500.00	(\$69.59)	\$5,591.26	\$5,500.00	(\$91.26)	\$6,000.00
51-5050-00 Taxes & Fees	-	11.25	11.25	-	123.75	123.75	135.00
Other Administrative Expenses							
5045-00 Insurance Expense	3,469.00	-	(3,469.00)	13,001.75	-	(13,001.75)	-
5046-00 Insurance - General Liability	-	880.25	880.25	-	9,682.75	9,682.75	10,563.00
Total Other Administrative Expenses	\$3,469.00	\$880.25	(\$2,588.75)	\$13,001.75	\$9,682.75	(\$3,319.00)	\$10,563.00
Legal and Professional							
5100-00 Legal General	-	145.08	145.08	-	1,595.88	1,595.88	1,741.00
5152-00 Audit/Tax Preparation	-	184.67	184.67	-	2,031.37	2,031.37	2,216.00
Total Legal and Professional	\$-	\$329.75	\$329.75	\$-	\$3,627.25	\$3,627.25	\$3,957.00
Common Utilities							
5505-00 Stormwater	-	-	-	3,445.79	-	(3,445.79)	-
5510-00 Water/Sewer	32.54	319.25	286.71	533.06	3,511.75	2,978.69	3,831.00
5812-00 Trash/Recycling	309.40	-	(309.40)	3,174.56	-	(3,174.56)	-
5815-00 Telephone / Internet	-	-	-	250.00	-	(250.00)	-
Total Common Utilities	\$341.94	\$319.25	(\$22.69)	\$7,403.41	\$3,511.75	(\$3,891.66)	\$3,831.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	644.03	406.25	(237.78)	2,893.26	4,468.75	1,575.49	4,875.00
5455-00 Irrigation Water	75.00	-	(75.00)	75.00	-	(75.00)	-
5470-00 Snow / Ice Management	-	579.83	579.83	2,291.75	6,378.13	4,086.38	6,958.00
Total Landscape/Grounds	\$719.03	\$986.08	\$267.05	\$5,260.01	\$10,846.88	\$5,586.87	\$11,833.00
Building Repairs and Services							
5761-00 Sidewalk/ Walkway Maintenance / Repair	-	-	-	(400.00)	-	400.00	-
5790-00 Building Maintenance / Repair	-	34.83	34.83	1,160.00	383.13	(776.87)	418.00
6045-00 Contingency	-	850.75	850.75	-	9,358.25	9,358.25	10,209.00
Total Building Repairs and Services	\$-	\$885.58	\$885.58	\$760.00	\$9,741.38	\$8,981.38	\$10,627.00
Total OPERATING EXPENSE	\$5,099.56	\$3,912.16	(\$1,187.40)	\$32,016.43	\$43,033.76	\$11,017.33	\$46,946.00
Net Income:	(\$5,863.19)	\$0.01	(\$5,863.20)	\$10,339.27	\$0.11	\$10,339.16	\$0.00

Income Statement - Reserve

RB Observatory Park Condominium Association
11/01/2022 to 11/30/2022

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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	\$2.57	\$-	\$2.57	\$7.43	\$-	\$7.43	\$-
Total Other Operating Income	\$2.57	\$-	\$2.57	\$7.43	\$-	\$7.43	\$-
85-8500-00 Reserve Contribution	750.00	750.00	-	6,750.00	8,250.00	(1,500.00)	9,000.00
Total RESERVE INCOME	\$752.57	\$750.00	\$2.57	\$6,757.43	\$8,250.00	(\$1,492.57)	\$9,000.00
Net Reserve:	\$752.57	\$750.00	\$2.57	\$6,757.43	\$8,250.00	(\$1,492.57)	\$9,000.00