



PMI DENVER METRO

Financial Report Package

September 2022

Prepared for

Castle Highlands Homeowners Association Inc

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 16,561.54	\$ -	\$ 16,561.54
Total: Operating Accounts	\$ 16,561.54	\$ -	\$ 16,561.54
Reserve Accounts			
SouthState Bank - Reserve	-	89,942.46	89,942.46
Total: Reserve Accounts	\$ -	\$ 89,942.46	\$ 89,942.46
Accounts Receivable			
AR - Accounts Receivable	240.00	-	240.00
Total: Accounts Receivable	\$ 240.00	\$ -	\$ 240.00
Total: Assets	\$ 16,801.54	\$ 89,942.46	\$ 106,744.00
Liabilities & Equity			
Prepaid Assessment	8,590.14	-	8,590.14
Reserve Fund	-	93,193.75	93,193.75
Operating Fund	(1,280.32)	-	(1,280.32)
Net Income Gain/Loss	-	2,717.73	2,717.73
Net Income Gain/Loss	3,522.70	-	3,522.70
Total: Liabilities & Equity	\$ 10,832.52	\$ 95,911.48	\$ 106,744.00

Income Statement - Operating
 Castle Highlands Homeowners Association Inc
 9/1/2022 - 9/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$4,880.00	\$4,880.00	\$-	\$43,960.00	\$43,920.00	\$40.00	\$58,560.00
Total Assessment Income	\$4,880.00	\$4,880.00	\$-	\$43,960.00	\$43,920.00	\$40.00	\$58,560.00
Other Operating Income							
4210-00 Prepayment Discount	-	(73.00)	73.00	(888.00)	(657.00)	(231.00)	(876.00)
4510-00 NSF Fee Income	-	-	-	40.00	-	40.00	-
4600-00 Delinquent Fee Income	(20.00)	-	(20.00)	290.00	-	290.00	-
4606-00 Collection Cost Recovery	-	100.00	(100.00)	-	900.00	(900.00)	1,200.00
4700-00 Bank Interest Income	0.15	-	0.15	1.19	-	1.19	-
Total Other Operating Income	(\$19.85)	\$27.00	(\$46.85)	(\$556.81)	\$243.00	(\$799.81)	\$324.00
45-4500-00 Reserve Transfer	(300.00)	(300.00)	-	(2,700.00)	(2,700.00)	-	(3,600.00)
Total OPERATING INCOME	\$4,560.15	\$4,607.00	(\$46.85)	\$40,703.19	\$41,463.00	(\$759.81)	\$55,284.00
OPERATING EXPENSE							
Assessment Income							
4225-00 Collection Cost Recovery	-	-	-	(300.00)	-	300.00	-
Total Assessment Income	\$-	\$-	\$-	(\$300.00)	\$-	\$300.00	\$-
Admin Expense							
5000-00 Mgmt Contract	735.00	735.00	-	6,615.00	6,615.00	-	8,820.00
5001-00 Mgmt Misc	24.26	-	(24.26)	340.30	-	(340.30)	-
5010-00 Postage - Mailings	5.50	20.00	14.50	99.09	180.00	80.91	240.00
5020-00 Printing	-	100.00	100.00	560.78	900.00	339.22	1,200.00
5040-00 Bank Charges / NSF	-	-	-	72.00	-	(72.00)	-
Total Admin Expense	\$764.76	\$855.00	\$90.24	\$7,687.17	\$7,695.00	\$7.83	\$10,260.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	371.00	450.00	79.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	210.83	210.83	2,132.40	1,897.47	(234.93)	2,530.00
Total Other Administrative Expenses	\$-	\$210.83	\$210.83	\$2,132.40	\$1,897.47	(\$234.93)	\$2,530.00
Legal and Professional							
5100-00 Legal General	-	41.67	41.67	-	375.03	375.03	500.00
5110-00 Legal Collections	-	100.00	100.00	300.00	900.00	600.00	1,200.00
5152-00 Audit/Tax Preparation	-	27.08	27.08	325.00	243.72	(81.28)	325.00
Total Legal and Professional	\$-	\$168.75	\$168.75	\$625.00	\$1,518.75	\$893.75	\$2,025.00
Common Utilities							
5500-00 Electricity	70.12	70.00	(0.12)	629.36	630.00	0.64	840.00
5510-00 Water/Sewer	1,118.14	640.00	(478.14)	6,080.54	5,760.00	(320.54)	7,680.00
5812-00 Trash/Recycling	2,010.49	1,780.00	(230.49)	17,760.02	16,020.00	(1,740.02)	21,360.00
Total Common Utilities	\$3,198.75	\$2,490.00	(\$708.75)	\$24,469.92	\$22,410.00	(\$2,059.92)	\$29,880.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	469.33	469.33	-	4,223.97	4,223.97	5,632.00
5420-00 Landscape Other	-	66.67	66.67	-	600.03	600.03	800.00
5455-00 Irrigation Water	-	42.25	42.25	-	380.25	380.25	507.00
5456-00 Tree / Shrub Car	-	20.83	20.83	-	187.47	187.47	250.00
5470-00 Snow / Ice Management	-	233.33	233.33	2,195.00	2,099.97	(95.03)	2,800.00
Total Landscape/Grounds	\$-	\$832.41	\$832.41	\$2,195.00	\$7,491.69	\$5,296.69	\$9,989.00
Total OPERATING EXPENSE	\$3,963.51	\$4,606.99	\$643.48	\$37,180.49	\$41,462.91	\$4,282.42	\$55,284.00
Net Income:	\$596.64	\$0.01	\$596.63	\$3,522.70	\$0.09	\$3,522.61	\$0.00

Income Statement - Reserve
 Castle Highlands Homeowners Association Inc
 9/1/2022 - 9/30/2022

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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	\$7.38	\$-	\$7.38	\$17.73	\$-	\$17.73	\$-
Total Other Operating Income	\$7.38	\$-	\$7.38	\$17.73	\$-	\$17.73	\$-
Reserve Income							
4900-00 Reserve Transfers	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
Total Reserve Income	\$300.00	\$300.00	\$-	\$2,700.00	\$2,700.00	\$0.00	\$3,600.00
Total RESERVE INCOME	\$307.38	\$300.00	\$7.38	\$2,717.73	\$2,700.00	\$17.73	\$3,600.00
Net Reserve:	\$307.38	\$300.00	\$7.38	\$2,717.73	\$2,700.00	\$17.73	\$3,600.00