



PMI DENVER METRO

# **Financial Report Package**

**May 2022**

**Prepared for**

**Woodridge Terrace Homeowner's Association,  
Inc.**

**PMI Denver Metro**

**Balance Sheet**

Woodridge Terrace Homeowner's Association, Inc.  
End Date: 05/31/2022

Date: 6/3/2022  
Time: 1:37 pm  
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	Operating	Total
<b>Assets</b>		
<b>Operating Accounts</b>		
CenterState Bank - Operating Acct	\$ 28,384.07	\$ 28,384.07
<b>Total: Operating Accounts</b>	<b>\$ 28,384.07</b>	<b>\$ 28,384.07</b>
<b>Accounts Receivable</b>		
AR - Accounts Receivable	1,080.00	1,080.00
<b>Total: Accounts Receivable</b>	<b>\$ 1,080.00</b>	<b>\$ 1,080.00</b>
<b>Total: Assets</b>	<b>\$ 29,464.07</b>	<b>\$ 29,464.07</b>
<b>Liabilities &amp; Equity</b>		
Prepaid Assessment	4,500.00	4,500.00
Net Income Gain/Loss	24,964.07	24,964.07
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 29,464.07</b>	<b>\$ 29,464.07</b>

**Income Statement - Operating**  
 Woodridge Terrace Homeowner's Association, Inc.  
 5/1/2022 - 5/31/2022

Date: 6/3/2022  
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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	\$30,240.00	\$30,240.00	\$-	\$30,240.00	\$151,200.00	(\$120,960.00)	\$362,880.00
<b>Total Assessment Income</b>	<b>\$30,240.00</b>	<b>\$30,240.00</b>	<b>\$-</b>	<b>\$30,240.00</b>	<b>\$151,200.00</b>	<b>(\$120,960.00)</b>	<b>\$362,880.00</b>
<b>Other Operating Income</b>							
4263-00 Clubhouse Income	-	16.67	(16.67)	-	83.35	(83.35)	200.00
4600-00 Delinquent Fee Income	-	42.00	(42.00)	-	210.00	(210.00)	504.00
4606-00 Collection Recovery	-	33.33	(33.33)	-	166.65	(166.65)	400.00
4700-00 Bank Interest Income	0.17	1.00	(0.83)	0.17	5.00	(4.83)	12.00
<b>Total Other Operating Income</b>	<b>\$0.17</b>	<b>\$93.00</b>	<b>(\$92.83)</b>	<b>\$0.17</b>	<b>\$465.00</b>	<b>(\$464.83)</b>	<b>\$1,116.00</b>
<b>Total OPERATING INCOME</b>	<b>\$30,240.17</b>	<b>\$30,333.00</b>	<b>(\$92.83)</b>	<b>\$30,240.17</b>	<b>\$151,665.00</b>	<b>(\$121,424.83)</b>	<b>\$363,996.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,300.00	1,300.00	-	1,300.00	6,500.00	5,200.00	15,600.00
5001-00 Mgmt Misc	87.34	-	(87.34)	87.34	-	(87.34)	-
5010-00 Postage - Mailings	12.06	62.50	50.44	12.06	312.50	300.44	750.00
5020-00 Printing	-	116.67	116.67	-	583.35	583.35	1,400.00
<b>Total Admin Expense</b>	<b>\$1,399.40</b>	<b>\$1,479.17</b>	<b>\$79.77</b>	<b>\$1,399.40</b>	<b>\$7,395.85</b>	<b>\$5,996.45</b>	<b>\$17,750.00</b>
51-5085-00 Misc Admin Expense	-	41.67	41.67	-	208.35	208.35	500.00
<b>Other Administrative Expenses</b>							
5044-00 Insurance Renewal October	3,117.07	3,337.00	219.93	3,117.07	16,685.00	13,567.93	40,044.00
<b>Total Other Administrative Expenses</b>	<b>\$3,117.07</b>	<b>\$3,337.00</b>	<b>\$219.93</b>	<b>\$3,117.07</b>	<b>\$16,685.00</b>	<b>\$13,567.93</b>	<b>\$40,044.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	-	83.33	83.33	-	416.65	416.65	1,000.00
5110-00 Legal Collections	-	29.17	29.17	-	145.85	145.85	350.00
5152-00 Audit/Tax Preparation	-	125.00	125.00	-	625.00	625.00	1,500.00
<b>Total Legal and Professional</b>	<b>\$-</b>	<b>\$237.50</b>	<b>\$237.50</b>	<b>\$-</b>	<b>\$1,187.50</b>	<b>\$1,187.50</b>	<b>\$2,850.00</b>
<b>Common Utilities</b>							
5510-00 Water/Sewer	-	4,819.92	4,819.92	-	24,099.60	24,099.60	57,839.00
5511-00 Englewood Waste	-	2,052.17	2,052.17	-	10,260.85	10,260.85	24,626.00
5512-00 SE Metro Stormwater	-	21.67	21.67	-	108.35	108.35	260.00
5520-00 Gas	-	314.50	314.50	-	1,572.50	1,572.50	3,774.00
5810-00 Termite/Pest Control	-	20.83	20.83	-	104.15	104.15	250.00
5812-00 Trash/Recycling	-	1,324.00	1,324.00	-	6,620.00	6,620.00	15,888.00
<b>Total Common Utilities</b>	<b>\$-</b>	<b>\$8,553.09</b>	<b>\$8,553.09</b>	<b>\$-</b>	<b>\$42,765.45</b>	<b>\$42,765.45</b>	<b>\$102,637.00</b>
<b>Pool</b>							
6000-00 Pool Management	-	415.00	415.00	-	2,075.00	2,075.00	4,980.00
6020-00 Pool Repairs	-	16.67	16.67	-	83.35	83.35	200.00
6030-00 Pool Supplies	-	104.17	104.17	-	520.85	520.85	1,250.00
6040-00 Clubhouse Expense	-	50.00	50.00	-	250.00	250.00	600.00
6050-00 Pool Keys	-	8.33	8.33	-	41.65	41.65	100.00
<b>Total Pool</b>	<b>\$-</b>	<b>\$594.17</b>	<b>\$594.17</b>	<b>\$-</b>	<b>\$2,970.85</b>	<b>\$2,970.85</b>	<b>\$7,130.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	-	3,999.00	3,999.00	-	19,995.00	19,995.00	47,988.00
5401-00 Landscaping Maintenance	-	458.33	458.33	-	2,291.65	2,291.65	5,500.00
5402-00 Landscape Renovation	-	491.67	491.67	-	2,458.35	2,458.35	5,900.00
5403-00 Tree Pruning	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
5404-00 Savatree	-	433.33	433.33	-	2,166.65	2,166.65	5,200.00
5405-00 Flowers	-	41.67	41.67	-	208.35	208.35	500.00
5407-00 Sprinkler Maint & Repair	759.63	-	(759.63)	759.63	-	(759.63)	-
5425-00 Leaf Clean Up	-	336.25	336.25	-	1,681.25	1,681.25	4,035.00
5470-00 Snow / Ice Management	-	1,583.33	1,583.33	-	7,916.65	7,916.65	19,000.00
<b>Total Landscape/Grounds</b>	<b>\$759.63</b>	<b>\$7,760.25</b>	<b>\$7,000.62</b>	<b>\$759.63</b>	<b>\$38,801.25</b>	<b>\$38,041.62</b>	<b>\$93,123.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	166.65	166.65	400.00
5760-00 Gutter Maintenance / Repair	-	491.67	491.67	-	2,458.35	2,458.35	5,900.00
5770-00 Roof Maintenance / Repair	-	187.50	187.50	-	937.50	937.50	2,250.00
5790-00 Building Maintenance / Repair	-	237.50	237.50	-	1,187.50	1,187.50	2,850.00

**Income Statement - Operating**  
 Woodridge Terrace Homeowner's Association, Inc.  
 5/1/2022 - 5/31/2022

Date: 6/3/2022  
 Time: 1:37 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Building Repairs and Services	\$-	\$950.00	\$950.00	\$-	\$4,750.00	\$4,750.00	\$11,400.00
<b>Total OPERATING EXPENSE</b>	<b>\$5,276.10</b>	<b>\$22,952.85</b>	<b>\$17,676.75</b>	<b>\$5,276.10</b>	<b>\$114,764.25</b>	<b>\$109,488.15</b>	<b>\$275,434.00</b>
<b>Net Income:</b>	<b>\$24,964.07</b>	<b>\$7,380.15</b>	<b>\$17,583.92</b>	<b>\$24,964.07</b>	<b>\$36,900.75</b>	<b>(\$11,936.68)</b>	<b>\$88,562.00</b>

**Income Statement - Reserve**

Woodridge Terrace Homeowner's Association, Inc.  
5/1/2022 - 5/31/2022

Date: 6/3/2022

Time: 1:37 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
4900-00 Reserve Transfers	-	(6,496.00)	6,496.00	-	(32,480.00)	32,480.00	(77,952.00)
<b>Total Reserve Income</b>	\$-	(\$6,496.00)	\$6,496.00	\$-	(\$32,480.00)	\$32,480.00	(\$77,952.00)
<b>Total RESERVE INCOME</b>	<b>\$0.00</b>	<b>(\$6,496.00)</b>	<b>\$6,496.00</b>	<b>\$-</b>	<b>(\$32,480.00)</b>	<b>\$32,480.00</b>	<b>(\$77,952.00)</b>
<b>Net Reserve:</b>	<b>\$0.00</b>	<b>(\$6,496.00)</b>	<b>\$6,496.00</b>	<b>\$0.00</b>	<b>(\$32,480.00)</b>	<b>\$32,480.00</b>	<b>(\$77,952.00)</b>