



PMI DENVER METRO

Financial Report Package

January 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

Balance Sheet

The Village at Highlands Ranch
End Date: 01/31/2023

Date: 2/6/2023
Time: 11:01 am
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	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 3,079.92	\$ -	\$ 3,079.92
Total: Operating Accounts	\$ 3,079.92	\$ -	\$ 3,079.92
Reserve Accounts			
SouthState Bank - Reserve	-	185,078.11	185,078.11
Total: Reserve Accounts	\$ -	\$ 185,078.11	\$ 185,078.11
Accounts Receivable			
AR - Accounts Receivable	2,599.00	-	2,599.00
Total: Accounts Receivable	\$ 2,599.00	\$ -	\$ 2,599.00
Total: Assets	\$ 5,678.92	\$ 185,078.11	\$ 190,757.03
Liabilities & Equity			
Reserve Accounts			
Due to Reserves	-	26,077.80	26,077.80
Total: Reserve Accounts	\$ -	\$ 26,077.80	\$ 26,077.80
Due from Operating	(26,077.80)	-	(26,077.80)
Prepaid Assessment	14,447.00	-	14,447.00
Reserve Fund	-	201,550.17	201,550.17
Operating Fund	(28,211.17)	-	(28,211.17)
Working Capital	-	15,122.00	15,122.00
Net Income Gain/Loss	-	6,616.58	6,616.58
Net Income Gain/Loss	(18,767.55)	-	(18,767.55)
Total: Liabilities & Equity	\$(58,609.52)	\$ 249,366.55	\$ 190,757.03

Income Statement - Operating

The Village at Highlands Ranch
01/01/2023 to 01/31/2023

Date: 2/6/2023

Time: 11:01 am

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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	\$21,870.00	\$21,870.00	\$-	\$21,870.00	\$21,870.00	\$-	\$262,440.00
Total Assessment Income	\$21,870.00	\$21,870.00	\$-	\$21,870.00	\$21,870.00	\$0.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.21	-	0.21	0.21	-	0.21	-
Total Other Operating Income	\$0.21	\$-	\$0.21	\$0.21	\$-	\$0.21	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(6,552.92)	(6,552.92)	-	(78,635.00)
Total OPERATING INCOME	\$15,317.29	\$15,317.08	\$0.21	\$15,317.29	\$15,317.08	\$0.21	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	1,050.00	1,050.00	-	12,600.00
5001-00 Mgmt Misc	103.93	-	(103.93)	103.93	-	(103.93)	-
5010-00 Postage - Mailings	3.85	29.17	25.32	3.85	29.17	25.32	350.00
5020-00 Printing	-	191.00	191.00	-	191.00	191.00	2,292.00
Total Admin Expense	\$1,157.78	\$1,270.17	\$112.39	\$1,157.78	\$1,270.17	\$112.39	\$15,242.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	50.00	50.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	40.00	333.33	293.33	40.00	333.33	293.33	4,000.00
Total Other Administrative Expenses	\$40.00	\$333.33	\$293.33	\$40.00	\$333.33	\$293.33	\$4,000.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	-	66.67	66.67	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	29.17	29.17	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$95.84	\$95.84	\$1,150.00
Common Utilities							
5500-00 Electricity	162.10	125.00	(37.10)	162.10	125.00	(37.10)	1,500.00
5510-00 Water/Sewer	-	2,166.67	2,166.67	-	2,166.67	2,166.67	26,000.00
5812-00 Trash/Recycling	1,982.24	1,010.42	(971.82)	1,982.24	1,010.42	(971.82)	12,125.00
Total Common Utilities	\$2,144.34	\$3,302.09	\$1,157.75	\$2,144.34	\$3,302.09	\$1,157.75	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	4,994.00	5,224.00	230.00	4,994.00	5,224.00	230.00	62,688.00
5420-00 Landscape Other	15,000.00	416.67	(14,583.33)	15,000.00	416.67	(14,583.33)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	-	316.67	316.67	3,800.00
5430-00 Contingency	-	83.33	83.33	-	83.33	83.33	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	1,041.67	1,041.67	12,500.00
5470-00 Snow / Ice Management	10,340.00	3,000.00	(7,340.00)	10,340.00	3,000.00	(7,340.00)	36,000.00
Total Landscape/Grounds	\$30,334.00	\$10,082.34	(\$20,251.66)	\$30,334.00	\$10,082.34	(\$20,251.66)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	408.72	33.33	(375.39)	408.72	33.33	(375.39)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	25.00	25.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	125.00	125.00	1,500.00
Total Building Repairs and Services	\$408.72	\$183.33	(\$225.39)	\$408.72	\$183.33	(\$225.39)	\$2,200.00
Total OPERATING EXPENSE	\$34,084.84	\$15,317.10	(\$18,767.74)	\$34,084.84	\$15,317.10	(\$18,767.74)	\$183,805.00
Net Income:	(\$18,767.55)	(\$0.02)	(\$18,767.53)	(\$18,767.55)	(\$0.02)	(\$18,767.53)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
01/01/2023 to 01/31/2023

Date: 2/6/2023

Time: 11:01 am

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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	\$63.66	\$-	\$63.66	\$63.66	\$-	\$63.66	\$-
Total Other Operating Income	\$63.66	\$-	\$63.66	\$63.66	\$-	\$63.66	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	6,552.92	6,552.92	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$6,552.92	\$6,552.92	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,616.58	\$6,552.92	\$63.66	\$6,616.58	\$6,552.92	\$63.66	\$78,635.00
Net Reserve:	\$6,616.58	\$6,552.92	\$63.66	\$6,616.58	\$6,552.92	\$63.66	\$78,635.00