



PMI DENVER METRO

# **Financial Report Package**

**May 2022**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

	<b>Operating</b>	<b>Total</b>
<b>Assets</b>		
<b>Operating Accounts</b>		
CenterState Bank - Operating Acct	\$ 7,618.11	\$ 7,618.11
<b>Total: Operating Accounts</b>	<b>\$ 7,618.11</b>	<b>\$ 7,618.11</b>
<b>Accounts Receivable</b>		
AR - Accounts Receivable	2,574.00	2,574.00
<b>Total: Accounts Receivable</b>	<b>\$ 2,574.00</b>	<b>\$ 2,574.00</b>
<b>Total: Assets</b>	<b>\$ 10,192.11</b>	<b>\$ 10,192.11</b>
<b>Liabilities &amp; Equity</b>		
Prepaid Assessment	3,415.00	3,415.00
Net Income Gain/Loss	6,777.11	6,777.11
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 10,192.11</b>	<b>\$ 10,192.11</b>

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	\$20,655.00	\$20,655.00	\$-	\$20,655.00	\$103,275.00	(\$82,620.00)	\$247,860.00
<b>Total Assessment Income</b>	<b>\$20,655.00</b>	<b>\$20,655.00</b>	<b>\$-</b>	<b>\$20,655.00</b>	<b>\$103,275.00</b>	<b>(\$82,620.00)</b>	<b>\$247,860.00</b>
<b>Other Operating Income</b>							
4700-00 Bank Interest Income	0.04	-	0.04	0.04	-	0.04	-
<b>Total Other Operating Income</b>	<b>\$0.04</b>	<b>\$-</b>	<b>\$0.04</b>	<b>\$0.04</b>	<b>\$-</b>	<b>\$0.04</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$20,655.04</b>	<b>\$20,655.00</b>	<b>\$0.04</b>	<b>\$20,655.04</b>	<b>\$103,275.00</b>	<b>(\$82,619.96)</b>	<b>\$247,860.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	1,050.00	5,250.00	4,200.00	12,600.00
5001-00 Mgmt Misc	58.66	-	(58.66)	58.66	-	(58.66)	-
5010-00 Postage - Mailings	13.18	20.00	6.82	13.18	100.00	86.82	240.00
5020-00 Printing	-	190.92	190.92	-	954.60	954.60	2,291.00
<b>Total Admin Expense</b>	<b>\$1,121.84</b>	<b>\$1,260.92</b>	<b>\$139.08</b>	<b>\$1,121.84</b>	<b>\$6,304.60</b>	<b>\$5,182.76</b>	<b>\$15,131.00</b>
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	250.00	250.00	600.00
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	-	293.00	293.00	-	1,465.00	1,465.00	3,516.00
<b>Total Other Administrative Expenses</b>	<b>\$-</b>	<b>\$293.00</b>	<b>\$293.00</b>	<b>\$-</b>	<b>\$1,465.00</b>	<b>\$1,465.00</b>	<b>\$3,516.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	213.00	66.67	(146.33)	213.00	333.35	120.35	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	145.85	145.85	350.00
<b>Total Legal and Professional</b>	<b>\$213.00</b>	<b>\$95.84</b>	<b>(\$117.16)</b>	<b>\$213.00</b>	<b>\$479.20</b>	<b>\$266.20</b>	<b>\$1,150.00</b>
<b>Common Utilities</b>							
5500-00 Electricity	121.60	120.00	(1.60)	121.60	600.00	478.40	1,440.00
5510-00 Water/Sewer	243.74	2,166.67	1,922.93	243.74	10,833.35	10,589.61	26,000.00
5812-00 Trash/Recycling	927.75	960.42	32.67	927.75	4,802.10	3,874.35	11,525.00
<b>Total Common Utilities</b>	<b>\$1,293.09</b>	<b>\$3,247.09</b>	<b>\$1,954.00</b>	<b>\$1,293.09</b>	<b>\$16,235.45</b>	<b>\$14,942.36</b>	<b>\$38,965.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	4,994.00	4,994.00	-	4,994.00	24,970.00	19,976.00	59,928.00
5420-00 Landscape Other	4,456.00	381.08	(4,074.92)	4,456.00	1,905.40	(2,550.60)	4,573.00
5425-00 Tree Maintenance	-	316.67	316.67	-	1,583.35	1,583.35	3,800.00
5430-00 Contingency	-	83.33	83.33	-	416.65	416.65	1,000.00
5455-00 Irrigation Water	-	1,041.67	1,041.67	-	5,208.35	5,208.35	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	-	15,000.00	15,000.00	36,000.00
<b>Total Landscape/Grounds</b>	<b>\$9,450.00</b>	<b>\$9,816.75</b>	<b>\$366.75</b>	<b>\$9,450.00</b>	<b>\$49,083.75</b>	<b>\$39,633.75</b>	<b>\$117,801.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	166.65	166.65	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	125.00	125.00	300.00
6041-00 Fence Maintenance / Repair	1,800.00	125.00	(1,675.00)	1,800.00	625.00	(1,175.00)	1,500.00
<b>Total Building Repairs and Services</b>	<b>\$1,800.00</b>	<b>\$183.33</b>	<b>(\$1,616.67)</b>	<b>\$1,800.00</b>	<b>\$916.65</b>	<b>(\$883.35)</b>	<b>\$2,200.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$13,877.93</b>	<b>\$14,946.93</b>	<b>\$1,069.00</b>	<b>\$13,877.93</b>	<b>\$74,734.65</b>	<b>\$60,856.72</b>	<b>\$179,363.00</b>
<b>Net Income:</b>	<b>\$6,777.11</b>	<b>\$5,708.07</b>	<b>\$1,069.04</b>	<b>\$6,777.11</b>	<b>\$28,540.35</b>	<b>(\$21,763.24)</b>	<b>\$68,497.00</b>

**Income Statement - Reserve**  
 The Village at Highlands Ranch  
 5/1/2022 - 5/31/2022

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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 Transfer	-	(5,708.08)	5,708.08	-	(28,540.40)	28,540.40	(68,497.00)
<b>Total Reserve Income</b>	\$-	(\$5,708.08)	\$5,708.08	\$-	(\$28,540.40)	\$28,540.40	(\$68,497.00)
<b>Total RESERVE INCOME</b>	<b>\$0.00</b>	<b>(\$5,708.08)</b>	<b>\$5,708.08</b>	<b>\$-</b>	<b>(\$28,540.40)</b>	<b>\$28,540.40</b>	<b>(\$68,497.00)</b>
<b>Net Reserve:</b>	<b>\$0.00</b>	<b>(\$5,708.08)</b>	<b>\$5,708.08</b>	<b>\$0.00</b>	<b>(\$28,540.40)</b>	<b>\$28,540.40</b>	<b>(\$68,497.00)</b>