



PMI DENVER METRO

# **Financial Report Package**

**January 2024**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
SouthState Bank - Operating Acct	\$ 8,650.29	\$ -	\$ 8,650.29
<b>Total: Operating Accounts</b>	<b>\$ 8,650.29</b>	<b>\$ -</b>	<b>\$ 8,650.29</b>
<b>Reserve Accounts</b>			
SouthState Bank - Reserve	-	219,553.12	219,553.12
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 219,553.12</b>	<b>\$ 219,553.12</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	2,103.00	-	2,103.00
<b>Total: Accounts Receivable</b>	<b>\$ 2,103.00</b>	<b>\$ -</b>	<b>\$ 2,103.00</b>
<b>Total: Assets</b>	<b>\$ 10,753.29</b>	<b>\$ 219,553.12</b>	<b>\$ 230,306.41</b>
<b>Liabilities &amp; Equity</b>			
<b>Reserve Accounts</b>			
Due to Reserves	-	26,077.80	26,077.80
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 26,077.80</b>	<b>\$ 26,077.80</b>
Due from Operating	(26,077.80)	-	(26,077.80)
Prepaid Assessment	14,720.18	-	14,720.18
Reserve Fund	-	201,550.17	201,550.17
Operating Fund	(28,211.17)	-	(28,211.17)
Working Capital	-	15,692.00	15,692.00
Net Income Gain/Loss	-	6,608.27	6,608.27
Net Income Gain/Loss	2,945.70	-	2,945.70
<b>Total: Liabilities &amp; Equity</b>	<b>\$(36,623.09)</b>	<b>\$ 249,928.24</b>	<b>\$ 213,305.15</b>

**Income Statement - Operating**

The Village at Highlands Ranch  
01/01/2024 to 01/31/2024

Date: 2/5/2024

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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	\$22,275.00	\$22,275.00	\$-	\$22,275.00	\$22,275.00	\$-	\$267,300.00
<b>Total Assessment Income</b>	\$22,275.00	\$22,275.00	\$-	\$22,275.00	\$22,275.00	\$0.00	\$267,300.00
<b>Other Operating Income</b>							
4700-00 Bank Interest Income	0.10	-	0.10	0.10	-	0.10	-
<b>Total Other Operating Income</b>	\$0.10	\$-	\$0.10	\$0.10	\$-	\$0.10	\$-
45-4500-00 Reserve Transfer	(6,505.08)	(6,505.08)	-	(6,505.08)	(6,505.08)	-	(78,061.00)
<b>Total OPERATING INCOME</b>	<b>\$15,770.02</b>	<b>\$15,769.92</b>	<b>\$0.10</b>	<b>\$15,770.02</b>	<b>\$15,769.92</b>	<b>\$0.10</b>	<b>\$189,239.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,083.33	33.33	1,050.00	1,083.33	33.33	13,000.00
5001-00 Mgmt Misc	89.54	-	(89.54)	89.54	-	(89.54)	-
5010-00 Postage - Mailings	2.20	41.67	39.47	2.20	41.67	39.47	500.00
5020-00 Printing	-	191.00	191.00	-	191.00	191.00	2,292.00
5040-00 Bank Charges / NSF	36.00	-	(36.00)	36.00	-	(36.00)	-
<b>Total Admin Expense</b>	\$1,177.74	\$1,316.00	\$138.26	\$1,177.74	\$1,316.00	\$138.26	\$15,792.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	50.00	50.00	600.00
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	11,646.58	350.00	(11,296.58)	11,646.58	350.00	(11,296.58)	4,200.00
<b>Total Other Administrative Expenses</b>	\$11,646.58	\$350.00	(\$11,296.58)	\$11,646.58	\$350.00	(\$11,296.58)	\$4,200.00
<b>Legal and Professional</b>							
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
<b>Total Legal and Professional</b>	\$-	\$95.84	\$95.84	\$-	\$95.84	\$95.84	\$1,150.00
<b>Common Utilities</b>							
5500-00 Electricity	-	130.00	130.00	-	130.00	130.00	1,560.00
5510-00 Water/Sewer	-	2,253.33	2,253.33	-	2,253.33	2,253.33	27,040.00
5812-00 Trash/Recycling	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
<b>Total Common Utilities</b>	\$-	\$3,633.33	\$3,633.33	\$-	\$3,633.33	\$3,633.33	\$43,600.00
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	-	5,381.00	5,381.00	-	5,381.00	5,381.00	64,572.00
5420-00 Landscape Other	-	833.33	833.33	-	833.33	833.33	10,000.00
5425-00 Tree Maintenance	-	41.67	41.67	-	41.67	41.67	500.00
5430-00 Contingency	-	83.33	83.33	-	83.33	83.33	1,000.00
5455-00 Irrigation Repairs	-	833.33	833.33	-	833.33	833.33	10,000.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	-	3,000.00	3,000.00	36,000.00
<b>Total Landscape/Grounds</b>	\$-	\$10,172.66	\$10,172.66	\$-	\$10,172.66	\$10,172.66	\$122,072.00
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	33.33	33.33	400.00
5791-00 Misc. Building Maintenance	-	35.42	35.42	-	35.42	35.42	425.00
6041-00 Fence Maintenance / Repair	-	83.33	83.33	-	83.33	83.33	1,000.00
<b>Total Building Repairs and Services</b>	\$-	\$152.08	\$152.08	\$-	\$152.08	\$152.08	\$1,825.00
<b>Total OPERATING EXPENSE</b>	<b>\$12,824.32</b>	<b>\$15,769.91</b>	<b>\$2,945.59</b>	<b>\$12,824.32</b>	<b>\$15,769.91</b>	<b>\$2,945.59</b>	<b>\$189,239.00</b>
<b>Net Income:</b>	<b>\$2,945.70</b>	<b>\$0.01</b>	<b>\$2,945.69</b>	<b>\$2,945.70</b>	<b>\$0.01</b>	<b>\$2,945.69</b>	<b>\$0.00</b>

**Income Statement - Reserve**

The Village at Highlands Ranch  
01/01/2024 to 01/31/2024

Date: 2/5/2024

Time: 12:50 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Other Operating Income</b>							
4710-00 Bank Interest Reserve	\$103.19	\$-	\$103.19	\$103.19	\$-	\$103.19	\$-
<b>Total Other Operating Income</b>	<b>\$103.19</b>	<b>\$-</b>	<b>\$103.19</b>	<b>\$103.19</b>	<b>\$-</b>	<b>\$103.19</b>	<b>\$-</b>
<b>Reserve Income</b>							
4900-00 Reserve Transfer	6,505.08	6,505.08	-	6,505.08	6,505.08	-	78,061.00
<b>Total Reserve Income</b>	<b>\$6,505.08</b>	<b>\$6,505.08</b>	<b>\$-</b>	<b>\$6,505.08</b>	<b>\$6,505.08</b>	<b>\$0.00</b>	<b>\$78,061.00</b>
<b>Total RESERVE INCOME</b>	<b>\$6,608.27</b>	<b>\$6,505.08</b>	<b>\$103.19</b>	<b>\$6,608.27</b>	<b>\$6,505.08</b>	<b>\$103.19</b>	<b>\$78,061.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserves</b>							
9011-00 Fencing-GlenEagles	-	8,583.33	8,583.33	-	8,583.33	8,583.33	103,000.00
9012-00 Fencing-Open Rail Fence	-	250.00	250.00	-	250.00	250.00	3,000.00
9013-00 Tree Trimming	-	625.00	625.00	-	625.00	625.00	7,500.00
9014-00 Tree-Injections	-	416.67	416.67	-	416.67	416.67	5,000.00
9015-00 Rock and Edging	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
9016-00 Snow Emergency	-	416.67	416.67	-	416.67	416.67	5,000.00
<b>Total Reserves</b>	<b>\$-</b>	<b>\$11,541.67</b>	<b>\$11,541.67</b>	<b>\$-</b>	<b>\$11,541.67</b>	<b>\$11,541.67</b>	<b>\$138,500.00</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$11,541.67</b>	<b>\$11,541.67</b>	<b>\$-</b>	<b>\$11,541.67</b>	<b>\$11,541.67</b>	<b>\$138,500.00</b>
<b>Net Reserve:</b>	<b>\$6,608.27</b>	<b>(\$5,036.59)</b>	<b>\$11,644.86</b>	<b>\$6,608.27</b>	<b>(\$5,036.59)</b>	<b>\$11,644.86</b>	<b>(\$60,439.00)</b>