



PMI DENVER METRO

Financial Report Package

October 2022

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 17,630.25	\$ -	\$ 17,630.25
Total: Operating Accounts	\$ 17,630.25	\$ -	\$ 17,630.25
Reserve Accounts			
SouthState Bank - Reserve	-	166,931.96	166,931.96
Total: Reserve Accounts	\$ -	\$ 166,931.96	\$ 166,931.96
Accounts Receivable			
AR - Accounts Receivable	2,372.00	-	2,372.00
Total: Accounts Receivable	\$ 2,372.00	\$ -	\$ 2,372.00
Total: Assets	\$ 20,002.25	\$ 166,931.96	\$ 186,934.21
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	9,327.00	-	9,327.00
Reserve Fund	-	132,850.75	132,850.75
Operating Fund	(22,474.52)	-	(22,474.52)
Working Capital	-	15,122.00	15,122.00
Net Income Gain/Loss	-	57,170.01	57,170.01
Net Income Gain/Loss	(5,061.03)	-	(5,061.03)
Total: Liabilities & Equity	\$(44,286.35)	\$ 231,220.56	\$ 186,934.21

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$20,655.00	\$20,655.00	\$-	\$206,550.00	\$206,550.00	\$-	\$247,860.00
Total Assessment Income	\$20,655.00	\$20,655.00	\$-	\$206,550.00	\$206,550.00	\$0.00	\$247,860.00
Other Operating Income							
4600-00 Delinquent Fee Income	-	-	-	210.00	-	210.00	-
4601-00 Delinquent Interest	-	-	-	10.24	-	10.24	-
4606-00 Collection Cost Recovery	-	-	-	13.00	-	13.00	-
4700-00 Bank Interest Income	0.29	-	0.29	1.91	-	1.91	-
Total Other Operating Income	\$0.29	\$-	\$0.29	\$235.15	\$-	\$235.15	\$-
45-4500-00 Reserve Transfer	(5,708.00)	(5,708.08)	0.08	(57,080.00)	(57,080.80)	0.80	(68,497.00)
Total OPERATING INCOME	\$14,947.29	\$14,946.92	\$0.37	\$149,705.15	\$149,469.20	\$235.95	\$179,363.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	10,500.00	10,500.00	-	12,600.00
5001-00 Mgmt Misc	1.78	-	(1.78)	1,165.44	-	(1,165.44)	-
5010-00 Postage - Mailings	-	20.00	20.00	437.63	200.00	(237.63)	240.00
5020-00 Printing	-	190.92	190.92	231.46	1,909.20	1,677.74	2,291.00
Total Admin Expense	\$1,051.78	\$1,260.92	\$209.14	\$12,334.53	\$12,609.20	\$274.67	\$15,131.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	500.00	500.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	293.00	293.00	4,211.00	2,930.00	(1,281.00)	3,516.00
Total Other Administrative Expenses	\$-	\$293.00	\$293.00	\$4,211.00	\$2,930.00	(\$1,281.00)	\$3,516.00
Legal and Professional							
5100-00 Legal General	630.00	66.67	(563.33)	1,293.00	666.70	(626.30)	800.00
5110-00 Legal Collections	-	-	-	13.00	-	(13.00)	-
5152-00 Audit/Tax Preparation	-	29.17	29.17	350.00	291.70	(58.30)	350.00
Total Legal and Professional	\$630.00	\$95.84	(\$534.16)	\$1,656.00	\$958.40	(\$697.60)	\$1,150.00
Common Utilities							
5500-00 Electricity	131.58	120.00	(11.58)	1,405.64	1,200.00	(205.64)	1,440.00
5510-00 Water/Sewer	22,049.02	2,166.67	(19,882.35)	25,423.39	21,666.70	(3,756.69)	26,000.00
5812-00 Trash/Recycling	-	960.42	960.42	9,303.32	9,604.20	300.88	11,525.00
Total Common Utilities	\$22,180.60	\$3,247.09	(\$18,933.51)	\$36,132.35	\$32,470.90	(\$3,661.45)	\$38,965.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	4,994.00	4,994.00	-	49,794.00	49,940.00	146.00	59,928.00
5420-00 Landscape Other	-	381.08	381.08	-	3,810.80	3,810.80	4,573.00
5425-00 Tree Maintenance	-	316.67	316.67	5,540.00	3,166.70	(2,373.30)	3,800.00
5430-00 Contingency	-	83.33	83.33	900.00	833.30	(66.70)	1,000.00
5455-00 Irrigation Repairs	453.00	1,041.67	588.67	13,243.00	10,416.70	(2,826.30)	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	25,139.00	30,000.00	4,861.00	36,000.00
Total Landscape/Grounds	\$5,447.00	\$9,816.75	\$4,369.75	\$94,616.00	\$98,167.50	\$3,551.50	\$117,801.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	250.00	333.30	83.30	400.00
5790-00 Building Maintenance / Repair	-	-	-	1,292.57	-	(1,292.57)	-
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	250.00	250.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	4,273.73	1,250.00	(3,023.73)	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$5,816.30	\$1,833.30	(\$3,983.00)	\$2,200.00
Total OPERATING EXPENSE	\$29,309.38	\$14,946.93	(\$14,362.45)	\$154,766.18	\$149,469.30	(\$5,296.88)	\$179,363.00
Net Income:	(\$14,362.09)	(\$0.01)	(\$14,362.08)	(\$5,061.03)	(\$0.10)	(\$5,060.93)	\$0.00

Income Statement - Reserve
 The Village at Highlands Ranch
 10/1/2022 - 10/31/2022

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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	\$27.97	\$-	\$27.97	\$90.01	\$-	\$90.01	\$-
Total Other Operating Income	<u>\$27.97</u>	<u>\$-</u>	<u>\$27.97</u>	<u>\$90.01</u>	<u>\$-</u>	<u>\$90.01</u>	<u>\$-</u>
Reserve Income							
4900-00 Reserve Transfer	5,708.00	5,708.08	(0.08)	57,080.00	57,080.80	(0.80)	68,497.00
Total Reserve Income	<u>\$5,708.00</u>	<u>\$5,708.08</u>	<u>(\$0.08)</u>	<u>\$57,080.00</u>	<u>\$57,080.80</u>	<u>(\$0.80)</u>	<u>\$68,497.00</u>
Total RESERVE INCOME	<u>\$5,735.97</u>	<u>\$5,708.08</u>	<u>\$27.89</u>	<u>\$57,170.01</u>	<u>\$57,080.80</u>	<u>\$89.21</u>	<u>\$68,497.00</u>
Net Reserve:	<u><u>\$5,735.97</u></u>	<u><u>\$5,708.08</u></u>	<u><u>\$27.89</u></u>	<u><u>\$57,170.01</u></u>	<u><u>\$57,080.80</u></u>	<u><u>\$89.21</u></u>	<u><u>\$68,497.00</u></u>