



PMI DENVER METRO

# **Financial Report Package**

**December 2022**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

**Balance Sheet**

The Village at Highlands Ranch  
End Date: 12/31/2022

Date: 1/6/2023  
Time: 10:56 am  
Page: 1

	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
SouthState Bank - Operating Acct	\$ 11,719.87	\$ -	\$ 11,719.87
<b>Total: Operating Accounts</b>	<b>\$ 11,719.87</b>	<b>\$ -</b>	<b>\$ 11,719.87</b>
<b>Reserve Accounts</b>			
SouthState Bank - Reserve	-	178,461.53	178,461.53
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 178,461.53</b>	<b>\$ 178,461.53</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	2,392.00	-	2,392.00
<b>Total: Accounts Receivable</b>	<b>\$ 2,392.00</b>	<b>\$ -</b>	<b>\$ 2,392.00</b>
<b>Total: Assets</b>	<b>\$ 14,111.87</b>	<b>\$ 178,461.53</b>	<b>\$ 192,573.40</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	4,384.00	-	4,384.00
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	-	68,699.42	68,699.42
Net Income Gain/Loss	(6,008.25)	-	(6,008.25)
<b>Total: Liabilities &amp; Equity</b>	<b>\$(50,176.57)</b>	<b>\$ 242,749.97</b>	<b>\$ 192,573.40</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	\$-	\$247,860.00	\$247,860.00	\$-	\$247,860.00
<b>Total Assessment Income</b>	<b>\$20,655.00</b>	<b>\$20,655.00</b>	<b>\$-</b>	<b>\$247,860.00</b>	<b>\$247,860.00</b>	<b>\$0.00</b>	<b>\$247,860.00</b>
<b>Other Operating Income</b>							
4600-00 Delinquent Fee Income	-	-	-	170.00	-	170.00	-
4601-00 Delinquent Interest	-	-	-	10.24	-	10.24	-
4606-00 Collection Cost Recovery	-	-	-	13.00	-	13.00	-
4700-00 Bank Interest Income	0.14	-	0.14	2.18	-	2.18	-
<b>Total Other Operating Income</b>	<b>\$0.14</b>	<b>\$-</b>	<b>\$0.14</b>	<b>\$195.42</b>	<b>\$-</b>	<b>\$195.42</b>	<b>\$-</b>
45-4500-00 Reserve Transfer	(5,708.00)	(5,708.12)	0.12	(68,496.00)	(68,497.00)	1.00	(68,497.00)
<b>Total OPERATING INCOME</b>	<b>\$14,947.14</b>	<b>\$14,946.88</b>	<b>\$0.26</b>	<b>\$179,559.42</b>	<b>\$179,363.00</b>	<b>\$196.42</b>	<b>\$179,363.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	12,600.00	12,600.00	-	12,600.00
5001-00 Mgmt Misc	206.20	-	(206.20)	1,460.50	-	(1,460.50)	-
5010-00 Postage - Mailings	4.95	20.00	15.05	447.53	240.00	(207.53)	240.00
5020-00 Printing	-	190.88	190.88	231.46	2,291.00	2,059.54	2,291.00
<b>Total Admin Expense</b>	<b>\$1,261.15</b>	<b>\$1,260.88</b>	<b>(\$0.27)</b>	<b>\$14,739.49</b>	<b>\$15,131.00</b>	<b>\$391.51</b>	<b>\$15,131.00</b>
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	600.00	600.00	600.00
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	-	293.00	293.00	4,211.00	3,516.00	(695.00)	3,516.00
<b>Total Other Administrative Expenses</b>	<b>\$-</b>	<b>\$293.00</b>	<b>\$293.00</b>	<b>\$4,211.00</b>	<b>\$3,516.00</b>	<b>(\$695.00)</b>	<b>\$3,516.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	-	66.63	66.63	1,953.00	800.00	(1,153.00)	800.00
5110-00 Legal Collections	-	-	-	13.00	-	(13.00)	-
5152-00 Audit/Tax Preparation	-	29.13	29.13	350.00	350.00	-	350.00
<b>Total Legal and Professional</b>	<b>\$-</b>	<b>\$95.76</b>	<b>\$95.76</b>	<b>\$2,316.00</b>	<b>\$1,150.00</b>	<b>(\$1,166.00)</b>	<b>\$1,150.00</b>
<b>Common Utilities</b>							
5500-00 Electricity	139.79	120.00	(19.79)	1,629.05	1,440.00	(189.05)	1,440.00
5510-00 Water/Sewer	243.74	2,166.63	1,922.89	32,966.01	26,000.00	(6,966.01)	26,000.00
5812-00 Trash/Recycling	-	960.38	960.38	11,158.82	11,525.00	366.18	11,525.00
<b>Total Common Utilities</b>	<b>\$383.53</b>	<b>\$3,247.01</b>	<b>\$2,863.48</b>	<b>\$45,753.88</b>	<b>\$38,965.00</b>	<b>(\$6,788.88)</b>	<b>\$38,965.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	7,688.00	4,994.00	(2,694.00)	62,476.00	59,928.00	(2,548.00)	59,928.00
5420-00 Landscape Other	-	381.12	381.12	1,608.00	4,573.00	2,965.00	4,573.00
5425-00 Tree Maintenance	3,825.00	316.63	(3,508.37)	9,365.00	3,800.00	(5,565.00)	3,800.00
5430-00 Contingency	-	83.37	83.37	900.00	1,000.00	100.00	1,000.00
5455-00 Irrigation Repairs	-	1,041.63	1,041.63	13,243.00	12,500.00	(743.00)	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	25,139.00	36,000.00	10,861.00	36,000.00
<b>Total Landscape/Grounds</b>	<b>\$11,513.00</b>	<b>\$9,816.75</b>	<b>(\$1,696.25)</b>	<b>\$112,731.00</b>	<b>\$117,801.00</b>	<b>\$5,070.00</b>	<b>\$117,801.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.37	33.37	250.00	400.00	150.00	400.00
5790-00 Building Maintenance / Repair	-	-	-	1,292.57	-	(1,292.57)	-
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	300.00	300.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	4,273.73	1,500.00	(2,773.73)	1,500.00
<b>Total Building Repairs and Services</b>	<b>\$-</b>	<b>\$183.37</b>	<b>\$183.37</b>	<b>\$5,816.30</b>	<b>\$2,200.00</b>	<b>(\$3,616.30)</b>	<b>\$2,200.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$13,157.68</b>	<b>\$14,946.77</b>	<b>\$1,789.09</b>	<b>\$185,567.67</b>	<b>\$179,363.00</b>	<b>(\$6,204.67)</b>	<b>\$179,363.00</b>
<b>Net Income:</b>	<b>\$1,789.46</b>	<b>\$0.11</b>	<b>\$1,789.35</b>	<b>(\$6,008.25)</b>	<b>\$0.00</b>	<b>(\$6,008.25)</b>	<b>\$0.00</b>

**Income Statement - Reserve**

The Village at Highlands Ranch  
12/01/2022 to 12/31/2022

Date: 1/6/2023

Time: 10:56 am

Page: 2

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	\$57.53	\$-	\$57.53	\$203.42	\$-	\$203.42	\$-
<b>Total Other Operating Income</b>	<b>\$57.53</b>	<b>\$-</b>	<b>\$57.53</b>	<b>\$203.42</b>	<b>\$-</b>	<b>\$203.42</b>	<b>\$-</b>
<b>Reserve Income</b>							
4900-00 Reserve Transfer	5,708.00	5,708.12	(0.12)	68,496.00	68,497.00	(1.00)	68,497.00
<b>Total Reserve Income</b>	<b>\$5,708.00</b>	<b>\$5,708.12</b>	<b>(\$0.12)</b>	<b>\$68,496.00</b>	<b>\$68,497.00</b>	<b>(\$1.00)</b>	<b>\$68,497.00</b>
<b>Total RESERVE INCOME</b>	<b>\$5,765.53</b>	<b>\$5,708.12</b>	<b>\$57.41</b>	<b>\$68,699.42</b>	<b>\$68,497.00</b>	<b>\$202.42</b>	<b>\$68,497.00</b>
<b>Net Reserve:</b>	<b>\$5,765.53</b>	<b>\$5,708.12</b>	<b>\$57.41</b>	<b>\$68,699.42</b>	<b>\$68,497.00</b>	<b>\$202.42</b>	<b>\$68,497.00</b>