



PMI DENVER METRO

Financial Report Package

February 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

Balance Sheet

The Village at Highlands Ranch
End Date: 02/28/2023

Date: 3/8/2023
Time: 10:20 am
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	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 3,018.56	\$ -	\$ 3,018.56
Total: Operating Accounts	\$ 3,018.56	\$ -	\$ 3,018.56
Reserve Accounts			
SouthState Bank - Reserve	-	191,688.90	191,688.90
Total: Reserve Accounts	\$ -	\$ 191,688.90	\$ 191,688.90
Accounts Receivable			
AR - Accounts Receivable	2,093.00	-	2,093.00
Total: Accounts Receivable	\$ 2,093.00	\$ -	\$ 2,093.00
Total: Assets	\$ 5,111.56	\$ 191,688.90	\$ 196,800.46
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	15,997.18	-	15,997.18
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	-	13,227.37	13,227.37
Net Income Gain/Loss	(20,885.09)	-	(20,885.09)
Total: Liabilities & Equity	\$(59,176.88)	\$ 255,977.34	\$ 196,800.46

Income Statement - Operating

The Village at Highlands Ranch
02/01/2023 to 02/28/2023

Date: 3/8/2023

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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	\$-	\$43,740.00	\$43,740.00	\$-	\$262,440.00
Total Assessment Income	\$21,870.00	\$21,870.00	\$-	\$43,740.00	\$43,740.00	\$0.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.07	-	0.07	0.28	-	0.28	-
Total Other Operating Income	\$0.07	\$-	\$0.07	\$0.28	\$-	\$0.28	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(13,105.84)	(13,105.84)	-	(78,635.00)
Total OPERATING INCOME	\$15,317.15	\$15,317.08	\$0.07	\$30,634.44	\$30,634.16	\$0.28	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	2,100.00	2,100.00	-	12,600.00
5001-00 Mgmt Misc	120.87	-	(120.87)	224.80	-	(224.80)	-
5010-00 Postage - Mailings	2.75	29.17	26.42	6.60	58.34	51.74	350.00
5020-00 Printing	-	191.00	191.00	-	382.00	382.00	2,292.00
Total Admin Expense	\$1,173.62	\$1,270.17	\$96.55	\$2,331.40	\$2,540.34	\$208.94	\$15,242.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	100.00	100.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	333.33	333.33	40.00	666.66	626.66	4,000.00
Total Other Administrative Expenses	\$-	\$333.33	\$333.33	\$40.00	\$666.66	\$626.66	\$4,000.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	-	133.34	133.34	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	58.34	58.34	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$191.68	\$191.68	\$1,150.00
Common Utilities							
5500-00 Electricity	158.01	125.00	(33.01)	320.11	250.00	(70.11)	1,500.00
5510-00 Water/Sewer	487.48	2,166.67	1,679.19	487.48	4,333.34	3,845.86	26,000.00
5812-00 Trash/Recycling	2,965.58	1,010.42	(1,955.16)	4,947.82	2,020.84	(2,926.98)	12,125.00
Total Common Utilities	\$3,611.07	\$3,302.09	(\$308.98)	\$5,755.41	\$6,604.18	\$848.77	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	5,224.00	5,224.00	-	10,218.00	10,448.00	230.00	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	833.34	(14,166.66)	5,000.00
5425-00 Tree Maintenance	285.00	316.67	31.67	285.00	633.34	348.34	3,800.00
5430-00 Contingency	-	83.33	83.33	-	166.66	166.66	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	2,083.34	2,083.34	12,500.00
5470-00 Snow / Ice Management	7,141.00	3,000.00	(4,141.00)	17,481.00	6,000.00	(11,481.00)	36,000.00
Total Landscape/Grounds	\$12,650.00	\$10,082.34	(\$2,567.66)	\$42,984.00	\$20,164.68	(\$22,819.32)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	66.66	(342.06)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	50.00	50.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	250.00	250.00	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$408.72	\$366.66	(\$42.06)	\$2,200.00
Total OPERATING EXPENSE	\$17,434.69	\$15,317.10	(\$2,117.59)	\$51,519.53	\$30,634.20	(\$20,885.33)	\$183,805.00
Net Income:	(\$2,117.54)	(\$0.02)	(\$2,117.52)	(\$20,885.09)	(\$0.04)	(\$20,885.05)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
02/01/2023 to 02/28/2023

Date: 3/8/2023

Time: 10:20 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	\$57.87	\$-	\$57.87	\$121.53	\$-	\$121.53	\$-
Total Other Operating Income	\$57.87	\$-	\$57.87	\$121.53	\$-	\$121.53	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	13,105.84	13,105.84	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$13,105.84	\$13,105.84	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,610.79	\$6,552.92	\$57.87	\$13,227.37	\$13,105.84	\$121.53	\$78,635.00
Net Reserve:	\$6,610.79	\$6,552.92	\$57.87	\$13,227.37	\$13,105.84	\$121.53	\$78,635.00