



PMI DENVER METRO

Financial Report Package

February 2024

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 16,159.15	\$ -	\$ 16,159.15
Total: Operating Accounts	\$ 16,159.15	\$ -	\$ 16,159.15
Reserve Accounts			
SouthState Bank - Reserve	-	213,274.87	213,274.87
Total: Reserve Accounts	\$ -	\$ 213,274.87	\$ 213,274.87
Accounts Receivable			
AR - Accounts Receivable	1,823.00	-	1,823.00
Total: Accounts Receivable	\$ 1,823.00	\$ -	\$ 1,823.00
Total: Assets	\$ 17,982.15	\$ 213,274.87	\$ 231,257.02
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	15,020.18	-	15,020.18
Reserve Fund	-	201,550.17	201,550.17
Operating Fund	(28,211.17)	-	(28,211.17)
Working Capital	-	15,906.00	15,906.00
Net Income Gain/Loss	-	13,221.86	13,221.86
Net Income Gain/Loss	(3,231.28)	-	(3,231.28)
Total: Liabilities & Equity	\$(42,500.07)	\$ 256,755.83	\$ 214,255.76

Income Statement - Operating

The Village at Highlands Ranch
02/01/2024 to 02/29/2024

Date: 3/5/2024

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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	\$22,275.00	\$22,275.00	\$-	\$44,540.00	\$44,550.00	(\$10.00)	\$267,300.00
Total Assessment Income	\$22,275.00	\$22,275.00	\$-	\$44,540.00	\$44,550.00	(\$10.00)	\$267,300.00
Other Operating Income							
4700-00 Bank Interest Income	0.16	-	0.16	0.26	-	0.26	-
Total Other Operating Income	\$0.16	\$-	\$0.16	\$0.26	\$-	\$0.26	\$-
45-4500-00 Reserve Transfer	(6,505.08)	(6,505.08)	-	(13,010.16)	(13,010.16)	-	(78,061.00)
Total OPERATING INCOME	\$15,770.08	\$15,769.92	\$0.16	\$31,530.10	\$31,539.84	(\$9.74)	\$189,239.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,083.33	33.33	2,100.00	2,166.66	66.66	13,000.00
5001-00 Mgmt Misc	190.86	-	(190.86)	280.40	-	(280.40)	-
5010-00 Postage - Mailings	3.30	41.67	38.37	5.50	83.34	77.84	500.00
5020-00 Printing	-	191.00	191.00	-	382.00	382.00	2,292.00
5040-00 Bank Charges / NSF	-	-	-	36.00	-	(36.00)	-
Total Admin Expense	\$1,244.16	\$1,316.00	\$71.84	\$2,421.90	\$2,632.00	\$210.10	\$15,792.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	100.00	100.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	11,646.58	350.00	(11,296.58)	23,293.16	700.00	(22,593.16)	4,200.00
Total Other Administrative Expenses	\$11,646.58	\$350.00	(\$11,296.58)	\$23,293.16	\$700.00	(\$22,593.16)	\$4,200.00
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	139.18	130.00	(9.18)	139.18	260.00	120.82	1,560.00
5510-00 Water/Sewer	-	2,253.33	2,253.33	-	4,506.66	4,506.66	27,040.00
5812-00 Trash/Recycling	418.64	1,250.00	831.36	418.64	2,500.00	2,081.36	15,000.00
Total Common Utilities	\$557.82	\$3,633.33	\$3,075.51	\$557.82	\$7,266.66	\$6,708.84	\$43,600.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	-	5,381.00	5,381.00	-	10,762.00	10,762.00	64,572.00
5420-00 Landscape Other	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5425-00 Tree Maintenance	-	41.67	41.67	-	83.34	83.34	500.00
5430-00 Contingency	-	83.33	83.33	-	166.66	166.66	1,000.00
5455-00 Irrigation Repairs	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
5470-00 Snow / Ice Management	8,488.50	3,000.00	(5,488.50)	8,488.50	6,000.00	(2,488.50)	36,000.00
Total Landscape/Grounds	\$8,488.50	\$10,172.66	\$1,684.16	\$8,488.50	\$20,345.32	\$11,856.82	\$122,072.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	66.66	66.66	400.00
5791-00 Misc. Building Maintenance	-	35.42	35.42	-	70.84	70.84	425.00
6041-00 Fence Maintenance / Repair	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Building Repairs and Services	\$-	\$152.08	\$152.08	\$-	\$304.16	\$304.16	\$1,825.00
Total OPERATING EXPENSE	\$21,937.06	\$15,769.91	(\$6,167.15)	\$34,761.38	\$31,539.82	(\$3,221.56)	\$189,239.00
Net Income:	(\$6,166.98)	\$0.01	(\$6,166.99)	(\$3,231.28)	\$0.02	(\$3,231.30)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
02/01/2024 to 02/29/2024

Date: 3/5/2024

Time: 8:12 pm

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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	\$108.51	\$-	\$108.51	\$211.70	\$-	\$211.70	\$-
Total Other Operating Income	\$108.51	\$-	\$108.51	\$211.70	\$-	\$211.70	\$-
Reserve Income							
4900-00 Reserve Transfer	6,505.08	6,505.08	-	13,010.16	13,010.16	-	78,061.00
Total Reserve Income	\$6,505.08	\$6,505.08	\$-	\$13,010.16	\$13,010.16	\$0.00	\$78,061.00
Total RESERVE INCOME	\$6,613.59	\$6,505.08	\$108.51	\$13,221.86	\$13,010.16	\$211.70	\$78,061.00
RESERVE EXPENSE							
Reserves							
9011-00 Fencing-GlenEagles	-	8,583.33	8,583.33	-	17,166.66	17,166.66	103,000.00
9012-00 Fencing-Open Rail Fence	-	250.00	250.00	-	500.00	500.00	3,000.00
9013-00 Tree Trimming	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
9014-00 Tree-Injections	-	416.67	416.67	-	833.34	833.34	5,000.00
9015-00 Rock and Edging	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
9016-00 Snow Emergency	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Reserves	\$-	\$11,541.67	\$11,541.67	\$-	\$23,083.34	\$23,083.34	\$138,500.00
Total RESERVE EXPENSE	\$0.00	\$11,541.67	\$11,541.67	\$-	\$23,083.34	\$23,083.34	\$138,500.00
Net Reserve:	\$6,613.59	(\$5,036.59)	\$11,650.18	\$13,221.86	(\$10,073.18)	\$23,295.04	(\$60,439.00)