



PMI DENVER METRO

Financial Report Package

March 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$(557.19)	\$ -	\$(557.19)
Total: Operating Accounts	\$(557.19)	\$ -	\$(557.19)
Reserve Accounts			
SouthState Bank - Reserve	-	198,306.94	198,306.94
Total: Reserve Accounts	\$ -	\$ 198,306.94	\$ 198,306.94
Accounts Receivable			
AR - Accounts Receivable	1,505.00	-	1,505.00
Total: Accounts Receivable	\$ 1,505.00	\$ -	\$ 1,505.00
Total: Assets	\$ 947.81	\$ 198,306.94	\$ 199,254.75
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	15,213.18	-	15,213.18
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	-	19,845.41	19,845.41
Net Income Gain/Loss	(24,264.84)	-	(24,264.84)
Total: Liabilities & Equity	\$(63,340.63)	\$ 262,595.38	\$ 199,254.75

Income Statement - Operating

The Village at Highlands Ranch
03/01/2023 to 03/31/2023

Date: 4/5/2023

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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	\$-	\$65,610.00	\$65,610.00	\$-	\$262,440.00
Total Assessment Income	\$21,870.00	\$21,870.00	\$-	\$65,610.00	\$65,610.00	\$0.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.04	-	0.04	0.32	-	0.32	-
Total Other Operating Income	\$0.04	\$-	\$0.04	\$0.32	\$-	\$0.32	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(19,658.76)	(19,658.76)	-	(78,635.00)
Total OPERATING INCOME	\$15,317.12	\$15,317.08	\$0.04	\$45,951.56	\$45,951.24	\$0.32	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	3,150.00	3,150.00	-	12,600.00
5001-00 Mgmt Misc	92.71	-	(92.71)	317.51	-	(317.51)	-
5010-00 Postage - Mailings	967.68	29.17	(938.51)	974.28	87.51	(886.77)	350.00
5020-00 Printing	635.29	191.00	(444.29)	635.29	573.00	(62.29)	2,292.00
Total Admin Expense	\$2,745.68	\$1,270.17	(\$1,475.51)	\$5,077.08	\$3,810.51	(\$1,266.57)	\$15,242.00
51-5081-00 Meeting Expense	140.00	-	(140.00)	140.00	-	(140.00)	-
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	150.00	150.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	4,765.00	333.33	(4,431.67)	4,805.00	999.99	(3,805.01)	4,000.00
Total Other Administrative Expenses	\$4,765.00	\$333.33	(\$4,431.67)	\$4,805.00	\$999.99	(\$3,805.01)	\$4,000.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	-	200.01	200.01	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	87.51	87.51	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$287.52	\$287.52	\$1,150.00
Common Utilities							
5500-00 Electricity	128.37	125.00	(3.37)	448.48	375.00	(73.48)	1,500.00
5510-00 Water/Sewer	752.98	2,166.67	1,413.69	1,240.46	6,500.01	5,259.55	26,000.00
5812-00 Trash/Recycling	1,018.34	1,010.42	(7.92)	5,966.16	3,031.26	(2,934.90)	12,125.00
Total Common Utilities	\$1,899.69	\$3,302.09	\$1,402.40	\$7,655.10	\$9,906.27	\$2,251.17	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	5,224.00	5,224.00	-	15,442.00	15,672.00	230.00	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	1,250.01	(13,749.99)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	285.00	950.01	665.01	3,800.00
5430-00 Contingency	-	83.33	83.33	-	249.99	249.99	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	3,125.01	3,125.01	12,500.00
5470-00 Snow / Ice Management	3,922.50	3,000.00	(922.50)	21,403.50	9,000.00	(12,403.50)	36,000.00
Total Landscape/Grounds	\$9,146.50	\$10,082.34	\$935.84	\$52,130.50	\$30,247.02	(\$21,883.48)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	99.99	(308.73)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	75.00	75.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	375.00	375.00	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$408.72	\$549.99	\$141.27	\$2,200.00
Total OPERATING EXPENSE	\$18,696.87	\$15,317.10	(\$3,379.77)	\$70,216.40	\$45,951.30	(\$24,265.10)	\$183,805.00
Net Income:	(\$3,379.75)	(\$0.02)	(\$3,379.73)	(\$24,264.84)	(\$0.06)	(\$24,264.78)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
03/01/2023 to 03/31/2023

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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	\$65.12	\$-	\$65.12	\$186.65	\$-	\$186.65	\$-
Total Other Operating Income	\$65.12	\$-	\$65.12	\$186.65	\$-	\$186.65	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	19,658.76	19,658.76	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$19,658.76	\$19,658.76	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,618.04	\$6,552.92	\$65.12	\$19,845.41	\$19,658.76	\$186.65	\$78,635.00
Net Reserve:	\$6,618.04	\$6,552.92	\$65.12	\$19,845.41	\$19,658.76	\$186.65	\$78,635.00