



PMI DENVER METRO

# **Financial Report Package**

**April 2023**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

**Balance Sheet**

The Village at Highlands Ranch  
End Date: 04/30/2023

Date: 5/3/2023  
Time: 12:12 pm  
Page: 1

	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
SouthState Bank - Operating Acct	\$ 4,363.72	\$ -	\$ 4,363.72
<b>Total: Operating Accounts</b>	<b>\$ 4,363.72</b>	<b>\$ -</b>	<b>\$ 4,363.72</b>
<b>Reserve Accounts</b>			
SouthState Bank - Reserve	-	204,920.28	204,920.28
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 204,920.28</b>	<b>\$ 204,920.28</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	2,685.00	-	2,685.00
<b>Total: Accounts Receivable</b>	<b>\$ 2,685.00</b>	<b>\$ -</b>	<b>\$ 2,685.00</b>
<b>Total: Assets</b>	<b>\$ 7,048.72</b>	<b>\$ 204,920.28</b>	<b>\$ 211,969.00</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	13,091.18	-	13,091.18
Reserve Fund	-	201,550.17	201,550.17
Unappropriated Retained Earnings-OP	64,288.44	-	64,288.44
Unappropriated Retained Earnings-RSV	-	(64,288.44)	(64,288.44)
Operating Fund	(28,211.17)	-	(28,211.17)
Working Capital	-	15,122.00	15,122.00
Net Income Gain/Loss	-	26,458.75	26,458.75
Net Income Gain/Loss	(16,041.93)	-	(16,041.93)
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 7,048.72</b>	<b>\$ 204,920.28</b>	<b>\$ 211,969.00</b>

**Income Statement - Operating**

The Village at Highlands Ranch  
04/01/2023 to 04/30/2023

Date: 5/3/2023

Time: 12:12 pm

Page: 1

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	\$22,113.00	\$21,870.00	\$243.00	\$87,723.00	\$87,480.00	\$243.00	\$262,440.00
<b>Total Assessment Income</b>	\$22,113.00	\$21,870.00	\$243.00	\$87,723.00	\$87,480.00	\$243.00	\$262,440.00
<b>Other Operating Income</b>							
4700-00 Bank Interest Income	0.07	-	0.07	0.39	-	0.39	-
<b>Total Other Operating Income</b>	\$0.07	\$-	\$0.07	\$0.39	\$-	\$0.39	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(26,211.68)	(26,211.68)	-	(78,635.00)
<b>Total OPERATING INCOME</b>	<b>\$15,560.15</b>	<b>\$15,317.08</b>	<b>\$243.07</b>	<b>\$61,511.71</b>	<b>\$61,268.32</b>	<b>\$243.39</b>	<b>\$183,805.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	4,200.00	4,200.00	-	12,600.00
5001-00 Mgmt Misc	90.80	-	(90.80)	408.31	-	(408.31)	-
5010-00 Postage - Mailings	4.40	29.17	24.77	978.68	116.68	(862.00)	350.00
5020-00 Printing	-	191.00	191.00	635.29	764.00	128.71	2,292.00
<b>Total Admin Expense</b>	\$1,145.20	\$1,270.17	\$124.97	\$6,222.28	\$5,080.68	(\$1,141.60)	\$15,242.00
51-5081-00 Meeting Expense	-	-	-	140.00	-	(140.00)	-
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	200.00	200.00	600.00
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	-	333.33	333.33	4,805.00	1,333.32	(3,471.68)	4,000.00
<b>Total Other Administrative Expenses</b>	\$-	\$333.33	\$333.33	\$4,805.00	\$1,333.32	(\$3,471.68)	\$4,000.00
<b>Legal and Professional</b>							
5100-00 Legal General	-	66.67	66.67	-	266.68	266.68	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	116.68	116.68	350.00
<b>Total Legal and Professional</b>	\$-	\$95.84	\$95.84	\$-	\$383.36	\$383.36	\$1,150.00
<b>Common Utilities</b>							
5500-00 Electricity	128.30	125.00	(3.30)	576.78	500.00	(76.78)	1,500.00
5510-00 Water/Sewer	784.74	2,166.67	1,381.93	2,025.20	8,666.68	6,641.48	26,000.00
5812-00 Trash/Recycling	-	1,010.42	1,010.42	5,966.16	4,041.68	(1,924.48)	12,125.00
<b>Total Common Utilities</b>	\$913.04	\$3,302.09	\$2,389.05	\$8,568.14	\$13,208.36	\$4,640.22	\$39,625.00
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	5,224.00	5,224.00	-	20,666.00	20,896.00	230.00	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	1,666.68	(13,333.32)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	285.00	1,266.68	981.68	3,800.00
5430-00 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	4,166.68	4,166.68	12,500.00
5470-00 Snow / Ice Management	55.00	3,000.00	2,945.00	21,458.50	12,000.00	(9,458.50)	36,000.00
<b>Total Landscape/Grounds</b>	\$5,279.00	\$10,082.34	\$4,803.34	\$57,409.50	\$40,329.36	(\$17,080.14)	\$120,988.00
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	133.32	(275.40)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	100.00	100.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	500.00	500.00	1,500.00
<b>Total Building Repairs and Services</b>	\$-	\$183.33	\$183.33	\$408.72	\$733.32	\$324.60	\$2,200.00
<b>Total OPERATING EXPENSE</b>	<b>\$7,337.24</b>	<b>\$15,317.10</b>	<b>\$7,979.86</b>	<b>\$77,553.64</b>	<b>\$61,268.40</b>	<b>(\$16,285.24)</b>	<b>\$183,805.00</b>
<b>Net Income:</b>	<b>\$8,222.91</b>	<b>(\$0.02)</b>	<b>\$8,222.93</b>	<b>(\$16,041.93)</b>	<b>(\$0.08)</b>	<b>(\$16,041.85)</b>	<b>\$0.00</b>

**Income Statement - Reserve**

The Village at Highlands Ranch  
04/01/2023 to 04/30/2023

Date: 5/3/2023

Time: 12:12 pm

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	\$60.42	\$-	\$60.42	\$247.07	\$-	\$247.07	\$-
<b>Total Other Operating Income</b>	<b>\$60.42</b>	<b>\$-</b>	<b>\$60.42</b>	<b>\$247.07</b>	<b>\$-</b>	<b>\$247.07</b>	<b>\$-</b>
<b>Reserve Income</b>							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	26,211.68	26,211.68	-	78,635.00
<b>Total Reserve Income</b>	<b>\$6,552.92</b>	<b>\$6,552.92</b>	<b>\$-</b>	<b>\$26,211.68</b>	<b>\$26,211.68</b>	<b>\$0.00</b>	<b>\$78,635.00</b>
<b>Total RESERVE INCOME</b>	<b>\$6,613.34</b>	<b>\$6,552.92</b>	<b>\$60.42</b>	<b>\$26,458.75</b>	<b>\$26,211.68</b>	<b>\$247.07</b>	<b>\$78,635.00</b>
<b>Net Reserve:</b>	<b>\$6,613.34</b>	<b>\$6,552.92</b>	<b>\$60.42</b>	<b>\$26,458.75</b>	<b>\$26,211.68</b>	<b>\$247.07</b>	<b>\$78,635.00</b>