



PMI DENVER METRO

Financial Report Package

April 2024

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 68,855.64	\$ -	\$ 68,855.64
Total: Operating Accounts	\$ 68,855.64	\$ -	\$ 68,855.64
Reserve Accounts			
SouthState Bank - Reserve	-	45,194.36	45,194.36
CD - SouthState Bank 4.80%, 7 Month Term	-	150,000.00	150,000.00
Total: Reserve Accounts	\$ -	\$ 195,194.36	\$ 195,194.36
Accounts Receivable			
AR - Accounts Receivable	1,593.00	-	1,593.00
Total: Accounts Receivable	\$ 1,593.00	\$ -	\$ 1,593.00
Total: Assets	\$ 70,448.64	\$ 195,194.36	\$ 265,643.00
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	13,620.18	-	13,620.18
Reserve Fund	-	237,156.28	237,156.28
Operating Fund	(23,522.86)	-	(23,522.86)
Unappropriated Owner's Equity	(255.00)	-	(255.00)
Working Capital	-	15,906.00	15,906.00
Net Income Gain/Loss	-	26,295.51	26,295.51
Net Income Gain/Loss	(3,557.11)	-	(3,557.11)
Total: Liabilities & Equity	\$(39,792.59)	\$ 305,435.59	\$ 265,643.00

Income Statement - Operating

The Village at Highlands Ranch
04/01/2024 to 04/30/2024

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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	\$-	\$89,090.00	\$89,100.00	(\$10.00)	\$267,300.00
Total Assessment Income	\$22,275.00	\$22,275.00	\$-	\$89,090.00	\$89,100.00	(\$10.00)	\$267,300.00
Other Operating Income							
4600-00 Delinquent Fee Income	-	-	-	80.00	-	80.00	-
4700-00 Bank Interest Income	0.65	-	0.65	1.22	-	1.22	-
Total Other Operating Income	\$0.65	\$-	\$0.65	\$81.22	\$-	\$81.22	\$-
45-4500-00 Reserve Transfer	(6,505.08)	(6,505.08)	-	(26,020.32)	(26,020.32)	-	(78,061.00)
Total OPERATING INCOME	\$15,770.57	\$15,769.92	\$0.65	\$63,150.90	\$63,079.68	\$71.22	\$189,239.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,083.33	33.33	4,200.00	4,333.32	133.32	13,000.00
5010-00 Postage - Mailings	4.76	41.67	36.91	16.38	166.68	150.30	500.00
5020-00 Printing	28.80	191.00	162.20	94.80	764.00	669.20	2,292.00
5040-00 Bank Charges / NSF	-	-	-	36.00	-	(36.00)	-
Total Admin Expense	\$1,083.56	\$1,316.00	\$232.44	\$4,347.18	\$5,264.00	\$916.82	\$15,792.00
51-5081-00 Meeting Expense	-	-	-	270.68	-	(270.68)	-
51-5085-00 Misc Admin Expense	73.70	50.00	(23.70)	763.26	200.00	(563.26)	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	5,802.00	350.00	(5,452.00)	5,802.00	1,400.00	(4,402.00)	4,200.00
Total Other Administrative Expenses	\$5,802.00	\$350.00	(\$5,452.00)	\$5,802.00	\$1,400.00	(\$4,402.00)	\$4,200.00
Legal and Professional							
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
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$383.36	\$383.36	\$1,150.00
Common Utilities							
5500-00 Electricity	134.69	130.00	(4.69)	407.51	520.00	112.49	1,560.00
5510-00 Water/Sewer	-	2,253.33	2,253.33	-	9,013.32	9,013.32	27,040.00
5812-00 Trash/Recycling	209.32	1,250.00	1,040.68	2,295.88	5,000.00	2,704.12	15,000.00
Total Common Utilities	\$344.01	\$3,633.33	\$3,289.32	\$2,703.39	\$14,533.32	\$11,829.93	\$43,600.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	5,381.00	5,381.00	-	10,762.00	21,524.00	10,762.00	64,572.00
5420-00 Landscape Other	2,320.00	833.33	(1,486.67)	2,320.00	3,333.32	1,013.32	10,000.00
5425-00 Tree Maintenance	-	41.67	41.67	-	166.68	166.68	500.00
5430-00 Contingency	-	83.33	83.33	-	333.32	333.32	1,000.00
5455-00 Irrigation Repairs	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
5470-00 Snow / Ice Management	19,533.00	3,000.00	(16,533.00)	39,739.50	12,000.00	(27,739.50)	36,000.00
Total Landscape/Grounds	\$27,234.00	\$10,172.66	(\$17,061.34)	\$52,821.50	\$40,690.64	(\$12,130.86)	\$122,072.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	133.32	133.32	400.00
5791-00 Misc. Building Maintenance	-	35.42	35.42	-	141.68	141.68	425.00
6041-00 Fence Maintenance / Repair	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Building Repairs and Services	\$-	\$152.08	\$152.08	\$-	\$608.32	\$608.32	\$1,825.00
Total OPERATING EXPENSE	\$34,537.27	\$15,769.91	(\$18,767.36)	\$66,708.01	\$63,079.64	(\$3,628.37)	\$189,239.00
Net Income:	(\$18,766.70)	\$0.01	(\$18,766.71)	(\$3,557.11)	\$0.04	(\$3,557.15)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
04/01/2024 to 04/30/2024

Date: 5/6/2024

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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	\$6.00	\$-	\$6.00	\$275.19	\$-	\$275.19	\$-
Total Other Operating Income	\$6.00	\$-	\$6.00	\$275.19	\$-	\$275.19	\$-
Reserve Income							
4900-00 Reserve Transfer	6,505.08	6,505.08	-	26,020.32	26,020.32	-	78,061.00
Total Reserve Income	\$6,505.08	\$6,505.08	\$-	\$26,020.32	\$26,020.32	\$0.00	\$78,061.00
Total RESERVE INCOME	\$6,511.08	\$6,505.08	\$6.00	\$26,295.51	\$26,020.32	\$275.19	\$78,061.00
RESERVE EXPENSE							
Reserves							
9011-00 Fence Repair	-	1,725.00	1,725.00	-	1,725.00	1,725.00	15,525.00
9012-00 Fencing-Open Rail Fence	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
9013-00 Tree Trimming	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
9014-00 Tree-Injections	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
9015-00 Rock and Edging	-	1,250.00	1,250.00	-	5,000.00	5,000.00	15,000.00
9016-00 Snow Emergency	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
9017-00 Painting	-	2,500.00	2,500.00	-	2,500.00	2,500.00	22,500.00
Total Reserves	\$-	\$7,183.34	\$7,183.34	\$-	\$16,058.36	\$16,058.36	\$73,525.00
Total RESERVE EXPENSE	\$0.00	\$7,183.34	\$7,183.34	\$-	\$16,058.36	\$16,058.36	\$73,525.00
Net Reserve:	\$6,511.08	(\$678.26)	\$7,189.34	\$26,295.51	\$9,961.96	\$16,333.55	\$4,536.00