



PMI DENVER METRO

Financial Report Package

May 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 9,314.20	\$ -	\$ 9,314.20
Total: Operating Accounts	\$ 9,314.20	\$ -	\$ 9,314.20
Reserve Accounts			
SouthState Bank - Reserve	-	211,586.25	211,586.25
Total: Reserve Accounts	\$ -	\$ 211,586.25	\$ 211,586.25
Accounts Receivable			
AR - Accounts Receivable	3,719.00	-	3,719.00
Total: Accounts Receivable	\$ 3,719.00	\$ -	\$ 3,719.00
Total: Assets	\$ 13,033.20	\$ 211,586.25	\$ 224,619.45
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	10,915.18	-	10,915.18
Reserve Fund	-	143,814.65	143,814.65
Operating Fund	29,524.35	-	29,524.35
Working Capital	-	15,122.00	15,122.00
Net Income Gain/Loss	-	33,124.72	33,124.72
Net Income Gain/Loss	(7,881.45)	-	(7,881.45)
Total: Liabilities & Equity	\$ 6,480.28	\$ 218,139.17	\$ 224,619.45

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	\$-	\$109,350.00	\$109,350.00	\$-	\$262,440.00
Total Assessment Income	\$21,870.00	\$21,870.00	\$-	\$109,350.00	\$109,350.00	\$0.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.12	-	0.12	0.51	-	0.51	-
Total Other Operating Income	\$0.12	\$-	\$0.12	\$0.51	\$-	\$0.51	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(32,764.60)	(32,764.60)	-	(78,635.00)
Total OPERATING INCOME	\$15,317.20	\$15,317.08	\$0.12	\$76,585.91	\$76,585.40	\$0.51	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	5,250.00	5,250.00	-	12,600.00
5001-00 Mgmt Misc	152.24	-	(152.24)	560.55	-	(560.55)	-
5010-00 Postage - Mailings	4.95	29.17	24.22	983.63	145.85	(837.78)	350.00
5020-00 Printing	-	191.00	191.00	635.29	955.00	319.71	2,292.00
Total Admin Expense	\$1,207.19	\$1,270.17	\$62.98	\$7,429.47	\$6,350.85	(\$1,078.62)	\$15,242.00
51-5081-00 Meeting Expense	165.00	-	(165.00)	305.00	-	(305.00)	-
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	250.00	250.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	333.33	333.33	4,805.00	1,666.65	(3,138.35)	4,000.00
Total Other Administrative Expenses	\$-	\$333.33	\$333.33	\$4,805.00	\$1,666.65	(\$3,138.35)	\$4,000.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	-	333.35	333.35	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	145.85	145.85	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$479.20	\$479.20	\$1,150.00
Common Utilities							
5500-00 Electricity	250.77	125.00	(125.77)	827.55	625.00	(202.55)	1,500.00
5510-00 Water/Sewer	11.76	2,166.67	2,154.91	2,036.96	10,833.35	8,796.39	26,000.00
5812-00 Trash/Recycling	-	1,010.42	1,010.42	5,966.16	5,052.10	(914.06)	12,125.00
Total Common Utilities	\$262.53	\$3,302.09	\$3,039.56	\$8,830.67	\$16,510.45	\$7,679.78	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	5,224.00	5,224.00	-	25,890.00	26,120.00	230.00	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	2,083.35	(12,916.65)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	285.00	1,583.35	1,298.35	3,800.00
5430-00 Contingency	-	83.33	83.33	-	416.65	416.65	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	5,208.35	5,208.35	12,500.00
5470-00 Snow / Ice Management	55.00	3,000.00	2,945.00	21,513.50	15,000.00	(6,513.50)	36,000.00
Total Landscape/Grounds	\$5,279.00	\$10,082.34	\$4,803.34	\$62,688.50	\$50,411.70	(\$12,276.80)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	166.65	(242.07)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	125.00	125.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	625.00	625.00	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$408.72	\$916.65	\$507.93	\$2,200.00
Total OPERATING EXPENSE	\$6,913.72	\$15,317.10	\$8,403.38	\$84,467.36	\$76,585.50	(\$7,881.86)	\$183,805.00
Net Income:	\$8,403.48	(\$0.02)	\$8,403.50	(\$7,881.45)	(\$0.10)	(\$7,881.35)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
05/01/2023 to 05/31/2023

Date: 6/6/2023

Time: 10:28 am

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Other Operating Income							
4710-00 Bank Interest Reserve	\$113.05	\$-	\$113.05	\$360.12	\$-	\$360.12	\$-
Total Other Operating Income	\$113.05	\$-	\$113.05	\$360.12	\$-	\$360.12	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	32,764.60	32,764.60	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$32,764.60	\$32,764.60	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,665.97	\$6,552.92	\$113.05	\$33,124.72	\$32,764.60	\$360.12	\$78,635.00
Net Reserve:	\$6,665.97	\$6,552.92	\$113.05	\$33,124.72	\$32,764.60	\$360.12	\$78,635.00