



PMI DENVER METRO

# **Financial Report Package**

**July 2022**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

**Balance Sheet**

The Village at Highlands Ranch  
End Date: 07/31/2022

Date: 8/8/2022  
Time: 3:46 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
SouthState Bank - Operating Acct	\$ 31,326.98	\$ -	\$ 31,326.98
<b>Total: Operating Accounts</b>	<b>\$ 31,326.98</b>	<b>\$ -</b>	<b>\$ 31,326.98</b>
<b>Reserve Accounts</b>			
SouthState Bank - Reserve	-	149,615.91	149,615.91
Due to Reserves	-	(26,077.80)	(26,077.80)
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 123,538.11</b>	<b>\$ 123,538.11</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	785.00	-	785.00
<b>Total: Accounts Receivable</b>	<b>\$ 785.00</b>	<b>\$ -</b>	<b>\$ 785.00</b>
<b>Total: Assets</b>	<b>\$ 32,111.98</b>	<b>\$ 123,538.11</b>	<b>\$ 155,650.09</b>
<b>Liabilities &amp; Equity</b>			
Due from Operating	(26,077.80)	-	(26,077.80)
Prepaid Assessment	14,314.00	-	14,314.00
Reserve Fund	-	132,850.75	132,850.75
Operating Fund	(22,474.52)	-	(22,474.52)
Working Capital	15,020.00	-	15,020.00
Net Income Gain/Loss	-	39,964.20	39,964.20
Net Income Gain/Loss	2,053.46	-	2,053.46
<b>Total: Liabilities &amp; Equity</b>	<b>\$(17,164.86)</b>	<b>\$ 172,814.95</b>	<b>\$ 155,650.09</b>

**Income Statement - Operating**

The Village at Highlands Ranch  
7/1/2022 - 7/31/2022

Date: 8/8/2022

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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	\$20,655.00	\$20,655.00	\$-	\$144,585.00	\$144,585.00	\$-	\$247,860.00
<b>Total Assessment Income</b>	<b>\$20,655.00</b>	<b>\$20,655.00</b>	<b>\$-</b>	<b>\$144,585.00</b>	<b>\$144,585.00</b>	<b>\$0.00</b>	<b>\$247,860.00</b>
<b>Other Operating Income</b>							
4600-00 Delinquent Fee Income	-	-	-	70.00	-	70.00	-
4606-00 Collection Cost Recovery	-	-	-	13.00	-	13.00	-
4700-00 Bank Interest Income	0.26	-	0.26	1.08	-	1.08	-
<b>Total Other Operating Income</b>	<b>\$0.26</b>	<b>\$-</b>	<b>\$0.26</b>	<b>\$84.08</b>	<b>\$-</b>	<b>\$84.08</b>	<b>\$-</b>
45-4500-00 Reserve Transfer	(5,708.00)	(5,708.08)	0.08	(39,956.00)	(39,956.56)	0.56	(68,497.00)
<b>Total OPERATING INCOME</b>	<b>\$14,947.26</b>	<b>\$14,946.92</b>	<b>\$0.34</b>	<b>\$104,713.08</b>	<b>\$104,628.44</b>	<b>\$84.64</b>	<b>\$179,363.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	7,350.00	7,350.00	-	12,600.00
5001-00 Mgmt Misc	151.92	-	(151.92)	316.70	-	(316.70)	-
5010-00 Postage - Mailings	8.25	20.00	11.75	86.80	140.00	53.20	240.00
5020-00 Printing	-	190.92	190.92	231.46	1,336.44	1,104.98	2,291.00
<b>Total Admin Expense</b>	<b>\$1,210.17</b>	<b>\$1,260.92</b>	<b>\$50.75</b>	<b>\$7,984.96</b>	<b>\$8,826.44</b>	<b>\$841.48</b>	<b>\$15,131.00</b>
51-5085-00 Misc Admin Expense	-	50.00	50.00	627.76	350.00	(277.76)	600.00
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	-	293.00	293.00	4,211.00	2,051.00	(2,160.00)	3,516.00
<b>Total Other Administrative Expenses</b>	<b>\$-</b>	<b>\$293.00</b>	<b>\$293.00</b>	<b>\$4,211.00</b>	<b>\$2,051.00</b>	<b>(\$2,160.00)</b>	<b>\$3,516.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	-	66.67	66.67	213.00	466.69	253.69	800.00
5110-00 Legal Collections	-	-	-	13.00	-	(13.00)	-
5152-00 Audit/Tax Preparation	-	29.17	29.17	350.00	204.19	(145.81)	350.00
<b>Total Legal and Professional</b>	<b>\$-</b>	<b>\$95.84</b>	<b>\$95.84</b>	<b>\$576.00</b>	<b>\$670.88</b>	<b>\$94.88</b>	<b>\$1,150.00</b>
<b>Common Utilities</b>							
5500-00 Electricity	126.97	120.00	(6.97)	1,005.41	840.00	(165.41)	1,440.00
5510-00 Water/Sewer	-	2,166.67	2,166.67	3,374.37	15,166.69	11,792.32	26,000.00
5812-00 Trash/Recycling	927.75	960.42	32.67	7,412.82	6,722.94	(689.88)	11,525.00
<b>Total Common Utilities</b>	<b>\$1,054.72</b>	<b>\$3,247.09</b>	<b>\$2,192.37</b>	<b>\$11,792.60</b>	<b>\$22,729.63</b>	<b>\$10,937.03</b>	<b>\$38,965.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	4,994.00	4,994.00	-	34,812.00	34,958.00	146.00	59,928.00
5420-00 Landscape Other	4,871.00	381.08	(4,489.92)	10,300.00	2,667.56	(7,632.44)	4,573.00
5425-00 Tree Maintenance	-	316.67	316.67	500.00	2,216.69	1,716.69	3,800.00
5430-00 Contingency	-	83.33	83.33	900.00	583.31	(316.69)	1,000.00
5455-00 Irrigation Water	-	1,041.67	1,041.67	-	7,291.69	7,291.69	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	25,139.00	21,000.00	(4,139.00)	36,000.00
<b>Total Landscape/Grounds</b>	<b>\$9,865.00</b>	<b>\$9,816.75</b>	<b>(\$48.25)</b>	<b>\$71,651.00</b>	<b>\$68,717.25</b>	<b>(\$2,933.75)</b>	<b>\$117,801.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	250.00	233.31	(16.69)	400.00
5790-00 Building Maintenance / Repair	-	-	-	1,292.57	-	(1,292.57)	-
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	175.00	175.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	4,273.73	875.00	(3,398.73)	1,500.00
<b>Total Building Repairs and Services</b>	<b>\$-</b>	<b>\$183.33</b>	<b>\$183.33</b>	<b>\$5,816.30</b>	<b>\$1,283.31</b>	<b>(\$4,532.99)</b>	<b>\$2,200.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$12,129.89</b>	<b>\$14,946.93</b>	<b>\$2,817.04</b>	<b>\$102,659.62</b>	<b>\$104,628.51</b>	<b>\$1,968.89</b>	<b>\$179,363.00</b>
<b>Net Income:</b>	<b>\$2,817.37</b>	<b>(\$0.01)</b>	<b>\$2,817.38</b>	<b>\$2,053.46</b>	<b>(\$0.07)</b>	<b>\$2,053.53</b>	<b>\$0.00</b>

**Income Statement - Reserve**

The Village at Highlands Ranch  
7/1/2022 - 7/31/2022

Date: 8/8/2022

Time: 3:46 pm

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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	\$5.67	\$-	\$5.67	\$8.20	\$-	\$8.20	\$-
<b>Total Other Operating Income</b>	<b>\$5.67</b>	<b>\$-</b>	<b>\$5.67</b>	<b>\$8.20</b>	<b>\$-</b>	<b>\$8.20</b>	<b>\$-</b>
<b>Reserve Income</b>							
4900-00 Reserve Transfer	5,708.00	5,708.08	(0.08)	39,956.00	39,956.56	(0.56)	68,497.00
<b>Total Reserve Income</b>	<b>\$5,708.00</b>	<b>\$5,708.08</b>	<b>(\$0.08)</b>	<b>\$39,956.00</b>	<b>\$39,956.56</b>	<b>(\$0.56)</b>	<b>\$68,497.00</b>
<b>Total RESERVE INCOME</b>	<b>\$5,713.67</b>	<b>\$5,708.08</b>	<b>\$5.59</b>	<b>\$39,964.20</b>	<b>\$39,956.56</b>	<b>\$7.64</b>	<b>\$68,497.00</b>
<b>Net Reserve:</b>	<b>\$5,713.67</b>	<b>\$5,708.08</b>	<b>\$5.59</b>	<b>\$39,964.20</b>	<b>\$39,956.56</b>	<b>\$7.64</b>	<b>\$68,497.00</b>