



PMI DENVER METRO

Financial Report Package

July 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 25,899.00	\$ -	\$ 25,899.00
Total: Operating Accounts	\$ 25,899.00	\$ -	\$ 25,899.00
Reserve Accounts			
SouthState Bank - Reserve	-	224,929.47	224,929.47
Total: Reserve Accounts	\$ -	\$ 224,929.47	\$ 224,929.47
Accounts Receivable			
AR - Accounts Receivable	2,994.00	-	2,994.00
Total: Accounts Receivable	\$ 2,994.00	\$ -	\$ 2,994.00
Total: Assets	\$ 28,893.00	\$ 224,929.47	\$ 253,822.47
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	15,675.18	-	15,675.18
Reserve Fund	-	137,261.73	137,261.73
Operating Fund	36,077.27	-	36,077.27
Working Capital	-	15,122.00	15,122.00
Net Income Gain/Loss	-	46,467.94	46,467.94
Net Income Gain/Loss	3,218.35	-	3,218.35
Total: Liabilities & Equity	\$ 28,893.00	\$ 224,929.47	\$ 253,822.47

Income Statement - Operating

The Village at Highlands Ranch
07/01/2023 to 07/31/2023

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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	\$21,935.00	\$21,870.00	\$65.00	\$153,155.00	\$153,090.00	\$65.00	\$262,440.00
Total Assessment Income	\$21,935.00	\$21,870.00	\$65.00	\$153,155.00	\$153,090.00	\$65.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.21	-	0.21	0.85	-	0.85	-
Total Other Operating Income	\$0.21	\$-	\$0.21	\$0.85	\$-	\$0.85	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(45,870.44)	(45,870.44)	-	(78,635.00)
Total OPERATING INCOME	\$15,382.29	\$15,317.08	\$65.21	\$107,285.41	\$107,219.56	\$65.85	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	7,350.00	7,350.00	-	12,600.00
5001-00 Mgmt Misc	114.82	-	(114.82)	763.98	-	(763.98)	-
5010-00 Postage - Mailings	2.75	29.17	26.42	990.23	204.19	(786.04)	350.00
5020-00 Printing	-	191.00	191.00	635.29	1,337.00	701.71	2,292.00
Total Admin Expense	\$1,167.57	\$1,270.17	\$102.60	\$9,739.50	\$8,891.19	(\$848.31)	\$15,242.00
51-5081-00 Meeting Expense	-	-	-	305.00	-	(305.00)	-
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	350.00	350.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	333.33	333.33	4,805.00	2,333.31	(2,471.69)	4,000.00
Total Other Administrative Expenses	\$-	\$333.33	\$333.33	\$4,805.00	\$2,333.31	(\$2,471.69)	\$4,000.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	13.00	466.69	453.69	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	204.19	204.19	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$13.00	\$670.88	\$657.88	\$1,150.00
Common Utilities							
5500-00 Electricity	266.19	125.00	(141.19)	1,093.74	875.00	(218.74)	1,500.00
5510-00 Water/Sewer	1,264.76	2,166.67	901.91	4,183.44	15,166.69	10,983.25	26,000.00
5812-00 Trash/Recycling	-	1,010.42	1,010.42	5,966.16	7,072.94	1,106.78	12,125.00
Total Common Utilities	\$1,530.95	\$3,302.09	\$1,771.14	\$11,243.34	\$23,114.63	\$11,871.29	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	6,531.00	5,224.00	(1,307.00)	40,754.00	36,568.00	(4,186.00)	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	2,916.69	(12,083.31)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	285.00	2,216.69	1,931.69	3,800.00
5430-00 Contingency	-	83.33	83.33	-	583.31	583.31	1,000.00
5455-00 Irrigation Repairs	-	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	21,513.50	21,000.00	(513.50)	36,000.00
Total Landscape/Grounds	\$6,531.00	\$10,082.34	\$3,551.34	\$77,552.50	\$70,576.38	(\$6,976.12)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	233.31	(175.41)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	175.00	175.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	875.00	875.00	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$408.72	\$1,283.31	\$874.59	\$2,200.00
Total OPERATING EXPENSE	\$9,229.52	\$15,317.10	\$6,087.58	\$104,067.06	\$107,219.70	\$3,152.64	\$183,805.00
Net Income:	\$6,152.77	(\$0.02)	\$6,152.79	\$3,218.35	(\$0.14)	\$3,218.49	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
07/01/2023 to 07/31/2023

Date: 8/3/2023

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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	\$122.82	\$-	\$122.82	\$597.50	\$-	\$597.50	\$-
Total Other Operating Income	\$122.82	\$-	\$122.82	\$597.50	\$-	\$597.50	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	45,870.44	45,870.44	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$45,870.44	\$45,870.44	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,675.74	\$6,552.92	\$122.82	\$46,467.94	\$45,870.44	\$597.50	\$78,635.00
Net Reserve:	\$6,675.74	\$6,552.92	\$122.82	\$46,467.94	\$45,870.44	\$597.50	\$78,635.00