



PMI DENVER METRO

Financial Report Package

June 2023

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 19,313.23	\$ -	\$ 19,313.23
Total: Operating Accounts	\$ 19,313.23	\$ -	\$ 19,313.23
Reserve Accounts			
SouthState Bank - Reserve	-	218,253.73	218,253.73
Total: Reserve Accounts	\$ -	\$ 218,253.73	\$ 218,253.73
Accounts Receivable			
AR - Accounts Receivable	2,964.00	-	2,964.00
Total: Accounts Receivable	\$ 2,964.00	\$ -	\$ 2,964.00
Total: Assets	\$ 22,277.23	\$ 218,253.73	\$ 240,530.96
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	15,212.18	-	15,212.18
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	-	39,792.20	39,792.20
Net Income Gain/Loss	(2,934.42)	-	(2,934.42)
Total: Liabilities & Equity	\$ 22,277.23	\$ 218,253.73	\$ 240,530.96

Income Statement - Operating

The Village at Highlands Ranch
06/01/2023 to 06/30/2023

Date: 7/6/2023

Time: 1:36 pm

Page: 1

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	\$-	\$131,220.00	\$131,220.00	\$-	\$262,440.00
Total Assessment Income	\$21,870.00	\$21,870.00	\$-	\$131,220.00	\$131,220.00	\$0.00	\$262,440.00
Other Operating Income							
4700-00 Bank Interest Income	0.13	-	0.13	0.64	-	0.64	-
Total Other Operating Income	\$0.13	\$-	\$0.13	\$0.64	\$-	\$0.64	\$-
45-4500-00 Reserve Transfer	(6,552.92)	(6,552.92)	-	(39,317.52)	(39,317.52)	-	(78,635.00)
Total OPERATING INCOME	\$15,317.21	\$15,317.08	\$0.13	\$91,903.12	\$91,902.48	\$0.64	\$183,805.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	6,300.00	6,300.00	-	12,600.00
5001-00 Mgmt Misc	88.61	-	(88.61)	649.16	-	(649.16)	-
5010-00 Postage - Mailings	3.85	29.17	25.32	987.48	175.02	(812.46)	350.00
5020-00 Printing	-	191.00	191.00	635.29	1,146.00	510.71	2,292.00
Total Admin Expense	\$1,142.46	\$1,270.17	\$127.71	\$8,571.93	\$7,621.02	(\$950.91)	\$15,242.00
51-5081-00 Meeting Expense	-	-	-	305.00	-	(305.00)	-
51-5085-00 Misc Admin Expense	-	50.00	50.00	-	300.00	300.00	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	333.33	333.33	4,805.00	1,999.98	(2,805.02)	4,000.00
Total Other Administrative Expenses	\$-	\$333.33	\$333.33	\$4,805.00	\$1,999.98	(\$2,805.02)	\$4,000.00
Legal and Professional							
5100-00 Legal General	13.00	66.67	53.67	13.00	400.02	387.02	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	175.02	175.02	350.00
Total Legal and Professional	\$13.00	\$95.84	\$82.84	\$13.00	\$575.04	\$562.04	\$1,150.00
Common Utilities							
5500-00 Electricity	-	125.00	125.00	827.55	750.00	(77.55)	1,500.00
5510-00 Water/Sewer	881.72	2,166.67	1,284.95	2,918.68	13,000.02	10,081.34	26,000.00
5812-00 Trash/Recycling	-	1,010.42	1,010.42	5,966.16	6,062.52	96.36	12,125.00
Total Common Utilities	\$881.72	\$3,302.09	\$2,420.37	\$9,712.39	\$19,812.54	\$10,100.15	\$39,625.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	8,333.00	5,224.00	(3,109.00)	34,223.00	31,344.00	(2,879.00)	62,688.00
5420-00 Landscape Other	-	416.67	416.67	15,000.00	2,500.02	(12,499.98)	5,000.00
5425-00 Tree Maintenance	-	316.67	316.67	285.00	1,900.02	1,615.02	3,800.00
5430-00 Contingency	-	83.33	83.33	-	499.98	499.98	1,000.00
5455-00 Irrigation Repairs	-	1,041.67	1,041.67	-	6,250.02	6,250.02	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	21,513.50	18,000.00	(3,513.50)	36,000.00
Total Landscape/Grounds	\$8,333.00	\$10,082.34	\$1,749.34	\$71,021.50	\$60,494.04	(\$10,527.46)	\$120,988.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	408.72	199.98	(208.74)	400.00
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	150.00	150.00	300.00
6041-00 Fence Maintenance / Repair	-	125.00	125.00	-	750.00	750.00	1,500.00
Total Building Repairs and Services	\$-	\$183.33	\$183.33	\$408.72	\$1,099.98	\$691.26	\$2,200.00
Total OPERATING EXPENSE	\$10,370.18	\$15,317.10	\$4,946.92	\$94,837.54	\$91,902.60	(\$2,934.94)	\$183,805.00
Net Income:	\$4,947.03	(\$0.02)	\$4,947.05	(\$2,934.42)	(\$0.12)	(\$2,934.30)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
06/01/2023 to 06/30/2023

Date: 7/6/2023

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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	\$114.56	\$-	\$114.56	\$474.68	\$-	\$474.68	\$-
Total Other Operating Income	\$114.56	\$-	\$114.56	\$474.68	\$-	\$474.68	\$-
Reserve Income							
4900-00 Reserve Transfer	6,552.92	6,552.92	-	39,317.52	39,317.52	-	78,635.00
Total Reserve Income	\$6,552.92	\$6,552.92	\$-	\$39,317.52	\$39,317.52	\$0.00	\$78,635.00
Total RESERVE INCOME	\$6,667.48	\$6,552.92	\$114.56	\$39,792.20	\$39,317.52	\$474.68	\$78,635.00
Net Reserve:	\$6,667.48	\$6,552.92	\$114.56	\$39,792.20	\$39,317.52	\$474.68	\$78,635.00