



PMI DENVER METRO

Financial Report Package

January 2025

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

	Operating	Reserve	Total
Assets			
Operating Accounts			
SouthState Bank - Operating Acct	\$ 47,310.72	\$ -	\$ 47,310.72
Total: Operating Accounts	\$ 47,310.72	\$ -	\$ 47,310.72
Reserve Accounts			
SouthState Bank - Reserve	-	98,158.66	98,158.66
CD - SouthState Bank 4.80%, 7 Month Term	-	155,651.01	155,651.01
Total: Reserve Accounts	\$ -	\$ 253,809.67	\$ 253,809.67
Accounts Receivable			
AR - Accounts Receivable	3,394.82	-	3,394.82
Account Receivable due from Douglas County	-	6,666.50	6,666.50
Total: Accounts Receivable	\$ 3,394.82	\$ 6,666.50	\$ 10,061.32
Other Assets			
Prepaid Insurance	1,450.50	-	1,450.50
Total: Other Assets	\$ 1,450.50	\$ -	\$ 1,450.50
Total: Assets	\$ 52,156.04	\$ 260,476.17	\$ 312,632.21
Liabilities & Equity			
Accrued Fence Repair Expense	-	15,525.00	15,525.00
Accrued Painting Expense	-	22,500.00	22,500.00
Prepaid Assessment	15,489.00	-	15,489.00
Reserve Fund	-	198,561.55	198,561.55
Operating Fund	60,576.55	-	60,576.55
Unappropriated Owner's Equity	(255.00)	-	(255.00)
Working Capital	-	16,866.00	16,866.00
Net Income Gain/Loss	-	7,023.62	7,023.62
Net Income Gain/Loss	(23,654.51)	-	(23,654.51)
Total: Liabilities & Equity	\$ 52,156.04	\$ 260,476.17	\$ 312,632.21

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$22,842.00	\$22,842.00	\$-	\$22,842.00	\$22,842.00	\$-	\$274,104.00
Total Assessment Income	\$22,842.00	\$22,842.00	\$-	\$22,842.00	\$22,842.00	\$0.00	\$274,104.00
Other Operating Income							
4600-00 Delinquent Fee Income	90.00	-	90.00	90.00	-	90.00	-
4700-00 Bank Interest Income	0.41	-	0.41	0.41	-	0.41	-
Total Other Operating Income	\$90.41	\$-	\$90.41	\$90.41	\$-	\$90.41	\$-
Reserve Transfer							
4500-00 Reserve Transfer	(6,505.08)	(6,505.08)	-	(6,505.08)	(6,505.08)	-	(78,061.00)
Total Reserve Transfer	(\$6,505.08)	(\$6,505.08)	\$-	(\$6,505.08)	(\$6,505.08)	\$0.00	(\$78,061.00)
Total OPERATING INCOME	\$16,427.33	\$16,336.92	\$90.41	\$16,427.33	\$16,336.92	\$90.41	\$196,043.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,083.33	33.33	1,050.00	1,083.33	33.33	13,000.00
5001-00 Misc Admin Expense	372.05	291.67	(80.38)	372.05	291.67	(80.38)	3,500.00
5010-00 Postage - Mailings	5.44	-	(5.44)	5.44	-	(5.44)	-
5020-00 Printing	12.60	-	(12.60)	12.60	-	(12.60)	-
Total Admin Expense	\$1,440.09	\$1,375.00	(\$65.09)	\$1,440.09	\$1,375.00	(\$65.09)	\$16,500.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	483.50	483.50	-	483.50	483.50	5,802.00
Total Other Administrative Expenses	\$-	\$483.50	\$483.50	\$-	\$483.50	\$483.50	\$5,802.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	-	66.67	66.67	800.00
5152-00 Audit/Tax Preparation	-	29.17	29.17	-	29.17	29.17	350.00
Total Legal and Professional	\$-	\$95.84	\$95.84	\$-	\$95.84	\$95.84	\$1,150.00
Common Utilities							
5500-00 Electricity	139.77	130.00	(9.77)	139.77	130.00	(9.77)	1,560.00
5510-00 Water/Sewer	1,366.64	2,250.00	883.36	1,366.64	2,250.00	883.36	27,000.00
5812-00 Trash/Recycling	51.84	1,250.00	1,198.16	51.84	1,250.00	1,198.16	15,000.00
Total Common Utilities	\$1,558.25	\$3,630.00	\$2,071.75	\$1,558.25	\$3,630.00	\$2,071.75	\$43,560.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	5,381.00	5,381.00	-	5,381.00	5,381.00	-	64,572.00
5420-00 Landscape Other	31,702.50	833.33	(30,869.17)	31,702.50	833.33	(30,869.17)	10,000.00
5425-00 Tree Maintenance	-	166.67	166.67	-	166.67	166.67	2,000.00
5455-00 Irrigation Repairs	-	833.33	833.33	-	833.33	833.33	10,000.00
5470-00 Snow / Ice Management	-	3,386.17	3,386.17	-	3,386.17	3,386.17	40,634.00
Total Landscape/Grounds	\$37,083.50	\$10,600.50	(\$26,483.00)	\$37,083.50	\$10,600.50	(\$26,483.00)	\$127,206.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	-	33.33	33.33	400.00
5791-00 Misc. Building Maintenance	-	35.42	35.42	-	35.42	35.42	425.00
6041-00 Fence Maintenance / Repair	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Building Repairs and Services	\$-	\$152.08	\$152.08	\$-	\$152.08	\$152.08	\$1,825.00
Total OPERATING EXPENSE	\$40,081.84	\$16,336.92	(\$23,744.92)	\$40,081.84	\$16,336.92	(\$23,744.92)	\$196,043.00
Net Income:	(\$23,654.51)	\$0.00	(\$23,654.51)	(\$23,654.51)	\$0.00	(\$23,654.51)	\$0.00

Income Statement - Reserve

The Village at Highlands Ranch
01/01/2025 to 01/31/2025

Date: 2/6/2025

Time: 5:21 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Other Operating Income							
4705-00 Bank Interest Income-CD	\$498.10	\$-	\$498.10	\$498.10	\$-	\$498.10	\$-
Total Other Operating Income	\$498.10	\$-	\$498.10	\$498.10	\$-	\$498.10	\$-
Reserve Income							
4900-00 Reserve Transfer	6,505.08	6,505.08	-	6,505.08	6,505.08	-	78,061.00
4901-00 Bank Interest Reserve	20.44	-	20.44	20.44	-	20.44	-
Total Reserve Income	\$6,525.52	\$6,505.08	\$20.44	\$6,525.52	\$6,505.08	\$20.44	\$78,061.00
Total RESERVE INCOME	\$7,023.62	\$6,505.08	\$518.54	\$7,023.62	\$6,505.08	\$518.54	\$78,061.00
RESERVE EXPENSE							
Reserves							
9011-00 Fence Repair	-	1,293.75	1,293.75	-	1,293.75	1,293.75	15,525.00
9012-00 Fencing-Open Rail Fence	-	250.00	250.00	-	250.00	250.00	3,000.00
9013-00 Tree Trimming	-	1,836.33	1,836.33	-	1,836.33	1,836.33	22,036.00
9014-00 Tree-Injections	-	416.67	416.67	-	416.67	416.67	5,000.00
9015-00 Rock and Edging	-	416.67	416.67	-	416.67	416.67	5,000.00
9016-00 Snow Emergency	-	416.67	416.67	-	416.67	416.67	5,000.00
9017-00 Painting	-	1,875.00	1,875.00	-	1,875.00	1,875.00	22,500.00
Total Reserves	\$-	\$6,505.09	\$6,505.09	\$-	\$6,505.09	\$6,505.09	\$78,061.00
Total RESERVE EXPENSE	\$0.00	\$6,505.09	\$6,505.09	\$-	\$6,505.09	\$6,505.09	\$78,061.00
Net Reserve:	\$7,023.62	(\$0.01)	\$7,023.63	\$7,023.62	(\$0.01)	\$7,023.63	\$0.00