



PMI DENVER METRO

# **Financial Report Package**

**December 2024**

**Prepared for**

**The Village at Highlands Ranch**

**By**

**PMI Denver Metro**

	Operating	Reserve	Total
<b>Assets</b>			
<b>Operating Accounts</b>			
SouthState Bank - Operating Acct	\$ 61,000.23	\$ -	\$ 61,000.23
<b>Total: Operating Accounts</b>	<b>\$ 61,000.23</b>	<b>\$ -</b>	<b>\$ 61,000.23</b>
<b>Reserve Accounts</b>			
SouthState Bank - Reserve	-	91,633.14	91,633.14
CD - SouthState Bank 4.80%, 7 Month Term	-	155,152.91	155,152.91
<b>Total: Reserve Accounts</b>	<b>\$ -</b>	<b>\$ 246,786.05</b>	<b>\$ 246,786.05</b>
<b>Accounts Receivable</b>			
AR - Accounts Receivable	3,302.82	-	3,302.82
Account Receivable due from Douglas County	-	6,666.50	6,666.50
<b>Total: Accounts Receivable</b>	<b>\$ 3,302.82</b>	<b>\$ 6,666.50</b>	<b>\$ 9,969.32</b>
<b>Other Assets</b>			
Prepaid Insurance	1,450.50	-	1,450.50
<b>Total: Other Assets</b>	<b>\$ 1,450.50</b>	<b>\$ -</b>	<b>\$ 1,450.50</b>
<b>Total: Assets</b>	<b>\$ 65,753.55</b>	<b>\$ 253,452.55</b>	<b>\$ 319,206.10</b>
<b>Liabilities &amp; Equity</b>			
Accrued Fence Repair Expense	-	15,525.00	15,525.00
Accrued Painting Expense	-	22,500.00	22,500.00
Prepaid Assessment	5,432.00	-	5,432.00
Reserve Fund	-	152,992.85	152,992.85
Operating Fund	60,640.57	-	60,640.57
Unappropriated Owner's Equity	(255.00)	-	(255.00)
Working Capital	-	16,866.00	16,866.00
Net Income Gain/Loss	-	45,568.70	45,568.70
Net Income Gain/Loss	(64.02)	-	(64.02)
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 65,753.55</b>	<b>\$ 253,452.55</b>	<b>\$ 319,206.10</b>

**Income Statement - Operating**

The Village at Highlands Ranch  
12/01/2024 to 12/31/2024

Date: 2/5/2025

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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	\$22,275.00	\$22,275.00	\$-	\$267,290.00	\$267,300.00	(\$10.00)	\$267,300.00
<b>Total Assessment Income</b>	<b>\$22,275.00</b>	<b>\$22,275.00</b>	<b>\$-</b>	<b>\$267,290.00</b>	<b>\$267,300.00</b>	<b>(\$10.00)</b>	<b>\$267,300.00</b>
<b>Other Operating Income</b>							
4510-00 NSF Fee Income	100.00	-	100.00	100.00	-	100.00	-
4600-00 Delinquent Fee Income	(30.00)	-	(30.00)	340.00	-	340.00	-
4700-00 Bank Interest Income	0.55	-	0.55	6.28	-	6.28	-
<b>Total Other Operating Income</b>	<b>\$70.55</b>	<b>\$-</b>	<b>\$70.55</b>	<b>\$446.28</b>	<b>\$-</b>	<b>\$446.28</b>	<b>\$-</b>
<b>Reserve Transfer</b>							
4500-00 Reserve Transfer	(6,505.08)	(6,505.12)	0.04	(78,060.96)	(78,061.00)	0.04	(78,061.00)
<b>Total Reserve Transfer</b>	<b>(\$6,505.08)</b>	<b>(\$6,505.12)</b>	<b>\$0.04</b>	<b>(\$78,060.96)</b>	<b>(\$78,061.00)</b>	<b>\$0.04</b>	<b>(\$78,061.00)</b>
<b>Total OPERATING INCOME</b>	<b>\$15,840.47</b>	<b>\$15,769.88</b>	<b>\$70.59</b>	<b>\$189,675.32</b>	<b>\$189,239.00</b>	<b>\$436.32</b>	<b>\$189,239.00</b>
<b>OPERATING EXPENSE</b>							
<b>Admin Expense</b>							
5000-00 Mgmt Contract	1,050.00	1,083.37	33.37	12,600.00	13,000.00	400.00	13,000.00
5001-00 Misc Admin Expense	76.12	50.00	(26.12)	1,565.45	600.00	(965.45)	600.00
5010-00 Postage - Mailings	4.08	41.63	37.55	165.76	500.00	334.24	500.00
5020-00 Printing	11.70	191.00	179.30	539.24	2,292.00	1,752.76	2,292.00
5040-00 Bank Charges / NSF	-	-	-	42.00	-	(42.00)	-
<b>Total Admin Expense</b>	<b>\$1,141.90</b>	<b>\$1,366.00</b>	<b>\$224.10</b>	<b>\$14,912.45</b>	<b>\$16,392.00</b>	<b>\$1,479.55</b>	<b>\$16,392.00</b>
<b>Other Administrative Expenses</b>							
5045-00 Insurance Expense	483.50	350.00	(133.50)	4,351.50	4,200.00	(151.50)	4,200.00
<b>Total Other Administrative Expenses</b>	<b>\$483.50</b>	<b>\$350.00</b>	<b>(\$133.50)</b>	<b>\$4,351.50</b>	<b>\$4,200.00</b>	<b>(\$151.50)</b>	<b>\$4,200.00</b>
<b>Legal and Professional</b>							
5100-00 Legal General	-	66.63	66.63	1,043.00	800.00	(243.00)	800.00
5152-00 Audit/Tax Preparation	-	29.13	29.13	-	350.00	350.00	350.00
<b>Total Legal and Professional</b>	<b>\$-</b>	<b>\$95.76</b>	<b>\$95.76</b>	<b>\$1,043.00</b>	<b>\$1,150.00</b>	<b>\$107.00</b>	<b>\$1,150.00</b>
<b>Common Utilities</b>							
5500-00 Electricity	134.46	130.00	(4.46)	1,472.13	1,560.00	87.87	1,560.00
5510-00 Water/Sewer	-	2,253.37	2,253.37	24,303.49	27,040.00	2,736.51	27,040.00
5812-00 Trash/Recycling	1,095.12	1,250.00	154.88	11,737.24	15,000.00	3,262.76	15,000.00
<b>Total Common Utilities</b>	<b>\$1,229.58</b>	<b>\$3,633.37</b>	<b>\$2,403.79</b>	<b>\$37,512.86</b>	<b>\$43,600.00</b>	<b>\$6,087.14</b>	<b>\$43,600.00</b>
<b>Landscape/Grounds</b>							
5400-00 Landscape/Grounds Contract	5,381.00	5,381.00	-	56,210.00	64,572.00	8,362.00	64,572.00
5420-00 Landscape Other	-	833.37	833.37	6,891.53	10,000.00	3,108.47	10,000.00
5425-00 Tree Maintenance	1,085.00	41.63	(1,043.37)	4,667.50	500.00	(4,167.50)	500.00
5430-00 Contingency	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
5455-00 Irrigation Repairs	-	833.37	833.37	14,787.00	10,000.00	(4,787.00)	10,000.00
5470-00 Snow / Ice Management	9,624.00	3,000.00	(6,624.00)	49,363.50	36,000.00	(13,363.50)	36,000.00
<b>Total Landscape/Grounds</b>	<b>\$16,090.00</b>	<b>\$10,172.74</b>	<b>(\$5,917.26)</b>	<b>\$131,919.53</b>	<b>\$122,072.00</b>	<b>(\$9,847.53)</b>	<b>\$122,072.00</b>
<b>Building Repairs and Services</b>							
5455-00 Lighting Maintenance / Repair	-	33.37	33.37	-	400.00	400.00	400.00
5791-00 Misc. Building Maintenance	-	35.38	35.38	-	425.00	425.00	425.00
6041-00 Fence Maintenance / Repair	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
<b>Total Building Repairs and Services</b>	<b>\$-</b>	<b>\$152.12</b>	<b>\$152.12</b>	<b>\$-</b>	<b>\$1,825.00</b>	<b>\$1,825.00</b>	<b>\$1,825.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$18,944.98</b>	<b>\$15,769.99</b>	<b>(\$3,174.99)</b>	<b>\$189,739.34</b>	<b>\$189,239.00</b>	<b>(\$500.34)</b>	<b>\$189,239.00</b>
<b>Net Income:</b>	<b>(\$3,104.51)</b>	<b>(\$0.11)</b>	<b>(\$3,104.40)</b>	<b>(\$64.02)</b>	<b>\$0.00</b>	<b>(\$64.02)</b>	<b>\$0.00</b>

**Income Statement - Reserve**

The Village at Highlands Ranch  
12/01/2024 to 12/31/2024

Date: 2/5/2025

Time: 1:42 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>							
4705-00 Bank Interest Income-CD	\$480.54	\$-	\$480.54	\$5,152.91	\$-	\$5,152.91	\$-
<b>Total Other Operating Income</b>	<b>\$480.54</b>	<b>\$-</b>	<b>\$480.54</b>	<b>\$5,152.91</b>	<b>\$-</b>	<b>\$5,152.91</b>	<b>\$-</b>
<b>Reserve Income</b>							
4900-00 Reserve Transfer	6,505.08	6,505.12	(0.04)	78,060.96	78,061.00	(0.04)	78,061.00
4901-00 Bank Interest Reserve	19.63	-	19.63	379.83	-	379.83	-
<b>Total Reserve Income</b>	<b>\$6,524.71</b>	<b>\$6,505.12</b>	<b>\$19.59</b>	<b>\$78,440.79</b>	<b>\$78,061.00</b>	<b>\$379.79</b>	<b>\$78,061.00</b>
<b>Total RESERVE INCOME</b>	<b>\$7,005.25</b>	<b>\$6,505.12</b>	<b>\$500.13</b>	<b>\$83,593.70</b>	<b>\$78,061.00</b>	<b>\$5,532.70</b>	<b>\$78,061.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserves</b>							
9011-00 Fence Repair	1,725.00	1,725.00	-	15,525.00	15,525.00	-	15,525.00
9012-00 Fencing-Open Rail Fence	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
9013-00 Tree Trimming	-	625.00	625.00	-	7,500.00	7,500.00	7,500.00
9014-00 Tree-Injections	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
9015-00 Rock and Edging	-	1,250.00	1,250.00	-	15,000.00	15,000.00	15,000.00
9016-00 Snow Emergency	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
9017-00 Painting	2,500.00	2,500.00	-	22,500.00	22,500.00	-	22,500.00
<b>Total Reserves</b>	<b>\$4,225.00</b>	<b>\$7,183.26</b>	<b>\$2,958.26</b>	<b>\$38,025.00</b>	<b>\$73,525.00</b>	<b>\$35,500.00</b>	<b>\$73,525.00</b>
<b>Total RESERVE EXPENSE</b>	<b>\$4,225.00</b>	<b>\$7,183.26</b>	<b>\$2,958.26</b>	<b>\$38,025.00</b>	<b>\$73,525.00</b>	<b>\$35,500.00</b>	<b>\$73,525.00</b>
<b>Net Reserve:</b>	<b>\$2,780.25</b>	<b>(\$678.14)</b>	<b>\$3,458.39</b>	<b>\$45,568.70</b>	<b>\$4,536.00</b>	<b>\$41,032.70</b>	<b>\$4,536.00</b>