

Budget vs. Actuals

Cash basis

Prepared By: WestWork Corp
PO Box 270665
Littleton, CO 80127

Pineview Condominium Homeowner's Association, Inc - Pineview 2019 Approved Budget

Account	1/1/2019 - 3/31/2019				1/1/2019 - 12/31/2019			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Association Fee Income	8,240.00	8,460.00	(220.00)	97.40 %	11,060.00	33,840.00	(22,780.00)	32.68 %
Interest Income	0.00	0.50	(0.50)	0.00 %	0.00	2.00	(2.00)	0.00 %
Other Income								
Fines	400.00	0.00	400.00	--	400.00	0.00	400.00	--
Total for Other Income	\$400.00	\$0.00	\$400.00	0.00 %	\$400.00	\$0.00	\$400.00	0.00 %
Total for Income	\$8,640.00	\$8,460.50	\$179.50	102.12 %	\$11,460.00	\$33,842.00	(\$22,382.00)	33.86 %
Expenses								
Administrative								
Audit/Tax Prep	0.00	100.00	(100.00)	0.00 %	0.00	400.00	(400.00)	0.00 %
Management Fees	870.00	870.00	0.00	100.00 %	870.00	3,480.00	(2,610.00)	25.00 %
Transfer to Reserves	0.00	2,368.80	(2,368.80)	0.00 %	0.00	9,475.20	(9,475.20)	0.00 %
Total for Administrative	\$870.00	\$3,338.80	(\$2,468.80)	26.06 %	\$870.00	\$13,355.20	(\$12,485.20)	6.51 %
Cleaning and Maintenance	0.00	180.00	(180.00)	0.00 %	0.00	720.00	(720.00)	0.00 %
Common Expenses								
Building Repairs	0.00	150.00	(150.00)	0.00 %	0.00	600.00	(600.00)	0.00 %
Plumbing	437.00	0.00	437.00	--	437.00	0.00	437.00	--
Total for Common Expenses	\$437.00	\$150.00	\$287.00	291.33 %	\$437.00	\$600.00	(\$163.00)	72.83 %
Insurance	1,537.92	1,300.00	237.92	118.30 %	1,537.92	5,200.00	(3,662.08)	29.58 %
Landscaping								
Grounds Clean-Up Maint.	125.00	1,325.00	(1,200.00)	9.43 %	125.00	5,300.00	(5,175.00)	2.36 %

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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Landscape -Trees & Shrub Care	1,168.75	0.00	1,168.75	--	1,168.75	0.00	1,168.75	--
Snow Removal/Repairs	702.50	400.00	302.50	175.63 %	702.50	1,600.00	(897.50)	43.91 %
Total for Landscaping	\$1,996.25	\$1,725.00	\$271.25	115.72 %	\$1,996.25	\$6,900.00	(\$4,903.75)	28.93 %
Utilities								
Gas/Electric	207.80	250.00	(42.20)	83.12 %	207.80	1,000.00	(792.20)	20.78 %
Power/Utilitites	99.15	0.00	99.15	--	99.15	0.00	99.15	--
Trash Removal	430.64	450.00	(19.36)	95.70 %	430.64	1,800.00	(1,369.36)	23.92 %
Water/Sewer	2,179.47	1,650.00	529.47	132.09 %	2,179.47	6,600.00	(4,420.53)	33.02 %
Total for Utilities	\$2,917.06	\$2,350.00	\$567.06	124.13 %	\$2,917.06	\$9,400.00	(\$6,482.94)	31.03 %
Total for Expenses	\$7,758.23	\$9,043.80	(\$1,285.57)	85.79 %	\$7,758.23	\$36,175.20	(\$28,416.97)	21.45 %
Net Operating Income	\$881.77	(\$583.30)	\$1,465.07	0.00 %	\$3,701.77	(\$2,333.20)	\$6,034.97	0.00 %
Non-operating Income								
Laundry Income	687.01	603.06	83.95	113.92 %	687.01	2,412.24	(1,725.23)	28.48 %
Total for Non-operating Income	\$687.01	\$603.06	\$83.95	113.92 %	\$687.01	\$2,412.24	(\$1,725.23)	28.48 %
Net Non-operating Income	\$687.01	\$603.06	\$83.95	113.92 %	\$687.01	\$2,412.24	(\$1,725.23)	28.48 %
Net Income	\$1,568.78	\$19.76	\$1,549.02	7,939.17 %	\$4,388.78	\$79.04	\$4,309.74	5,552.61 %

Balance Sheet

As of 3/31/2019, Cash Basis

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Pineview Condominium Homeowner's Association, Inc

Assets

Current Asset

Pineview Condo Operating Account	27,653.94
Pineview Condo Operating Account - Pending EFTs	250.00

Total Current Asset	\$27,903.94
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Fixed Asset

Depreciation	(2,470.50)
Laundry Equipment	4,593.18

Total Fixed Asset	\$2,122.68
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Total Assets	\$30,026.62
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Liabilities

Current Liability

Prepayments	235.00
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Total Current Liability	\$235.00
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Total Liabilities	\$235.00
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Equity

Opening Balance Equity	15,780.79
Retained Earnings	12,442.05
Net Income	1,568.78

Total Equity	\$29,791.62
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Total Liabilities & Equity	\$30,026.62
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Income Statement

1/1/2019 - 3/31/2019, By Year, Cash basis

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Pineview Condominium Homeowner's Association, Inc

Account	1/1/2019 - 3/31/2019	Total
Income		
Association Fee Income	8,240.00	8,240.00
Other Income		
Fines	400.00	400.00
Total for Other Income	\$400.00	\$400.00
Total Income	\$8,640.00	\$8,640.00
Expense		
Administrative		
Management Fees	870.00	870.00
Total for Administrative	\$870.00	\$870.00
Common Expenses		
Plumbing	437.00	437.00
Total for Common Expenses	\$437.00	\$437.00
Insurance	1,537.92	1,537.92
Landscaping		
Grounds Clean-Up Maint.	125.00	125.00
Landscape -Trees & Shrub Care	1,168.75	1,168.75
Snow Removal/Repairs	702.50	702.50
Total for Landscaping	\$1,996.25	\$1,996.25
Utilities		
Gas/Electric	207.80	207.80
Power/Utilitites	99.15	99.15
Trash Removal	430.64	430.64
Water/Sewer	2,179.47	2,179.47
Total for Utilities	\$2,917.06	\$2,917.06
Total Expense	\$7,758.23	\$7,758.23
Net Operating Income	\$881.77	\$881.77
Non-operating Income		
Laundry Income	687.01	687.01
Total Non-operating Income	\$687.01	\$687.01
Net Non-operating Income	\$687.01	\$687.01
Net Income	\$1,568.78	\$1,568.78

Delinquent Association Owners

As of 4/23/2019, Current/Future owners

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				Aged balances			
Unit	Owner	Last payment	Total	0-30 days	31-60 days	61-90 days	91+ days
Pineview Condominium Homeowner's Association, Inc							
2	Pineview 2 LLC	22 days 4/1/2019	15.00	15.00	0.00	0.00	0.00
7	Shelly Lizzette Olsen	22 days 4/1/2019	280.00	250.00	30.00	0.00	0.00
9	Pineview 2 LLC	22 days 4/1/2019	15.00	15.00	0.00	0.00	0.00
10	Terry M. Moon	11 days 4/12/2019	15.00	15.00	0.00	0.00	0.00
Total for Pineview Condominium Homeowner's Association, Inc			\$325.00	\$295.00	\$30.00	\$0.00	\$0.00
Grand total for all properties			\$325.00	\$295.00	\$30.00	\$0.00	\$0.00

Summary		Aged balances			
Property	Total	0-30 days	31-60 days	61-90 days	91+ days
Pineview Condominium Homeowner's Association, Inc	325.00	295.00	30.00	0.00	0.00
Grand total for all properties	\$325.00	\$295.00	\$30.00	\$0.00	\$0.00