

Income Statement

1/1/2019 - 11/30/2019, By Quarter, Cash basis

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

Pineview Condominium Homeowner's Association, Inc

Account	1/1/2019 - 3/31/2019	4/1/2019 - 6/30/2019	7/1/2019 - 9/30/2019	10/1/2019 - 11/30/2019
Income				
Association Fee Income				
Association Fee Income - Other	8,475.00	7,890.00	8,600.00	5,405.00
Total for Association Fee Income	\$8,475.00	\$7,890.00	\$8,600.00	\$5,405.00
Learning Center Income				
Parking Lot Project				(300.00)
Total for Learning Center Income	\$0.00	\$0.00	\$0.00	(\$300.00)
Other Income				
Fines		400.00		
Late Fee Income			60.00	
Total for Other Income	\$0.00	\$400.00	\$60.00	\$0.00
Total Income	\$8,475.00	\$8,290.00	\$8,660.00	\$5,105.00
Expense				
Administrative				
Management Fees	870.00	870.00	870.00	580.00
Total for Administrative	\$870.00	\$870.00	\$870.00	\$580.00
Cleaning and Maintenance				
Cleaning and Maintenance - Other	85.83			
Total for Cleaning and Maintenance	\$85.83	\$0.00	\$0.00	\$0.00
Common Expenses				
Plumbing	437.00	11,386.14		540.00
Total for Common Expenses	\$437.00	\$11,386.14	\$0.00	\$540.00
Insurance	1,537.92	1,270.34	3,357.79	285.06
Landscaping				
Grounds Clean-Up Maint.	125.00			
Grounds Contract			1,800.00	1,200.00
Irrigation System Repairs			877.65	292.44
Landscape -Trees & Shrub Care	1,168.75			
Landscaping - Other		600.00	600.00	600.00
Snow Removal/Repairs	702.50	450.00	175.00	
Total for Landscaping	\$1,996.25	\$1,050.00	\$3,452.65	\$2,092.44
Licenses and Permits				25.00

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Utilities				
Gas/Electric	207.80	331.72	277.28	177.25
Power/Utilites	99.15			
Trash Removal	430.64	468.78	465.76	313.46
Water/Sewer	2,179.47	1,798.40	2,389.24	1,517.93
Total for Utilities	\$2,917.06	\$2,598.90	\$3,132.28	\$2,008.64
Total Expense	\$7,844.06	\$17,175.38	\$10,812.72	\$5,531.14
Net Operating Income	\$630.94	(\$8,885.38)	(\$2,152.72)	(\$426.14)
Non-operating Income				
Laundry Income	687.01	1,014.87	761.81	201.75
Total Non-operating Income	\$687.01	\$1,014.87	\$761.81	\$201.75
Non-operating Expense				
Laundry Expense			131.70	
Total Non-operating Expense	\$0.00	\$0.00	\$131.70	\$0.00
Net Non-operating Income	\$687.01	\$1,014.87	\$630.11	\$201.75
Net Income	\$1,317.95	(\$7,870.51)	(\$1,522.61)	(\$224.39)

Account	Total
Income	
Association Fee Income	
Association Fee Income - Other	30,370.00
Total for Association Fee Income	\$30,370.00
Learning Center Income	
Parking Lot Project	(300.00)
Total for Learning Center Income	(\$300.00)
Other Income	
Fines	400.00
Late Fee Income	60.00
Total for Other Income	\$460.00
Total Income	\$30,530.00
Expense	
Administrative	
Management Fees	3,190.00

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Account	Total
Total for Administrative	\$3,190.00
Cleaning and Maintenance	
Cleaning and Maintenance - Other	85.83
Total for Cleaning and Maintenance	\$85.83
Common Expenses	
Plumbing	12,363.14
Total for Common Expenses	\$12,363.14
Insurance	6,451.11
Landscaping	
Grounds Clean-Up Maint.	125.00
Grounds Contract	3,000.00
Irrigation System Repairs	1,170.09
Landscape -Trees & Shrub Care	1,168.75
Landscaping - Other	1,800.00
Snow Removal/Repairs	1,327.50
Total for Landscaping	\$8,591.34
Licenses and Permits	25.00
Utilities	
Gas/Electric	994.05
Power/Utilitites	99.15
Trash Removal	1,678.64
Water/Sewer	7,885.04
Total for Utilities	\$10,656.88
Total Expense	\$41,363.30
Net Operating Income	(\$10,833.30)
Non-operating Income	
Laundry Income	2,665.44
Total Non-operating Income	\$2,665.44
Non-operating Expense	
Laundry Expense	131.70
Total Non-operating Expense	\$131.70
Net Non-operating Income	\$2,533.74
Net Income	(\$8,299.56)