

Income Statement

1/1/2019 - 12/31/2019, 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 - 12/31/2019
Income				
Association Fee Income				
Association Fee Income - Other	8,475.00	7,890.00	8,600.00	8,460.00
Total for Association Fee Income	\$8,475.00	\$7,890.00	\$8,600.00	\$8,460.00
Other Income				
Fines		400.00		
Late Fee Income			60.00	15.00
Total for Other Income	\$0.00	\$400.00	\$60.00	\$15.00
Total Income	\$8,475.00	\$8,290.00	\$8,660.00	\$8,475.00
Expense				
Administrative				
Management Fees	870.00	870.00	870.00	870.00
Total for Administrative	\$870.00	\$870.00	\$870.00	\$870.00
Cleaning and Maintenance				
Cleaning and Maintenance - Other	85.83			350.00
Total for Cleaning and Maintenance	\$85.83	\$0.00	\$0.00	\$350.00
Common Expenses				
Asphalt Repairs				300.00
Gutter Cleaning				375.00
Plumbing	437.00	11,386.14		540.00
Total for Common Expenses	\$437.00	\$11,386.14	\$0.00	\$1,215.00
Insurance	1,537.92	1,270.34	3,357.79	603.59
Landscaping				
Grounds Clean-Up Maint.	125.00			4,200.00
Grounds Contract			1,800.00	(1,800.00)
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	3,015.00
Total for Landscaping	\$1,996.25	\$1,050.00	\$3,452.65	\$6,307.44
Licenses and Permits				25.00
Utilities				

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Gas/Electric	306.95	331.72	277.28	273.60
Trash Removal	430.64	468.78	465.76	471.20
Water/Sewer	2,179.47	1,798.40	2,389.24	2,082.38
Total for Utilities	\$2,917.06	\$2,598.90	\$3,132.28	\$2,827.18
Total Expense	\$7,844.06	\$17,175.38	\$10,812.72	\$12,198.21
Net Operating Income	\$630.94	(\$8,885.38)	(\$2,152.72)	(\$3,723.21)
Non-operating Income				
Laundry Income	687.01	1,014.87	761.81	624.75
Total Non-operating Income	\$687.01	\$1,014.87	\$761.81	\$624.75
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	\$624.75
Net Income	\$1,317.95	(\$7,870.51)	(\$1,522.61)	(\$3,098.46)

Account	Total
Income	
Association Fee Income	
Association Fee Income - Other	33,425.00
Total for Association Fee Income	\$33,425.00
Other Income	
Fines	400.00
Late Fee Income	75.00
Total for Other Income	\$475.00
Total Income	\$33,900.00
Expense	
Administrative	
Management Fees	3,480.00
Total for Administrative	\$3,480.00
Cleaning and Maintenance	
Cleaning and Maintenance - Other	435.83
Total for Cleaning and Maintenance	\$435.83
Common Expenses	

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Account	Total
Asphalt Repairs	300.00
Gutter Cleaning	375.00
Plumbing	12,363.14
Total for Common Expenses	\$13,038.14
Insurance	6,769.64
Landscaping	
Grounds Clean-Up Maint.	4,325.00
Grounds Contract	
Irrigation System Repairs	1,170.09
Landscape -Trees & Shrub Care	1,168.75
Landscaping - Other	1,800.00
Snow Removal/Repairs	4,342.50
Total for Landscaping	\$12,806.34
Licenses and Permits	25.00
Utilities	
Gas/Electric	1,189.55
Trash Removal	1,836.38
Water/Sewer	8,449.49
Total for Utilities	\$11,475.42
Total Expense	\$48,030.37
Net Operating Income	(\$14,130.37)
Non-operating Income	
Laundry Income	3,088.44
Total Non-operating Income	\$3,088.44
Non-operating Expense	
Laundry Expense	131.70
Total Non-operating Expense	\$131.70
Net Non-operating Income	\$2,956.74
Net Income	(\$11,173.63)