

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 - 9/30/2019				1/1/2019 - 12/31/2019			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Association Fee Income								
Association Fee Income - Other	24,965.00	25,380.00	(415.00)	98.36 %	26,845.00	33,840.00	(6,995.00)	79.33 %
Total for Association Fee Income	\$24,965.00	\$25,380.00	(\$415.00)	98.36 %	\$26,845.00	\$33,840.00	(\$6,995.00)	79.33 %
Interest Income	0.00	1.50	(1.50)	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	--
Late Fee Income	60.00	0.00	60.00	--	60.00	0.00	60.00	--
Total for Other Income	\$460.00	\$0.00	\$460.00	0.00 %	\$460.00	\$0.00	\$460.00	0.00 %
Total for Income	\$25,425.00	\$25,381.50	\$43.50	100.17 %	\$27,305.00	\$33,842.00	(\$6,537.00)	80.68 %
Expenses								
Administrative								
Audit/Tax Prep	0.00	300.00	(300.00)	0.00 %	0.00	400.00	(400.00)	0.00 %
Management Fees	2,610.00	2,610.00	0.00	100.00 %	2,610.00	3,480.00	(870.00)	75.00 %
Transfer to Reserves	0.00	7,106.40	(7,106.40)	0.00 %	0.00	9,475.20	(9,475.20)	0.00 %
Total for Administrative	\$2,610.00	\$10,016.40	(\$7,406.40)	26.06 %	\$2,610.00	\$13,355.20	(\$10,745.20)	19.54 %
Cleaning and Maintenance								
Cleaning and Maintenance - Other	85.83	540.00	(454.17)	15.89 %	85.83	720.00	(634.17)	11.92 %
Total for Cleaning and Maintenance	\$85.83	\$540.00	(\$454.17)	15.89 %	\$85.83	\$720.00	(\$634.17)	11.92 %

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Account	1/1/2019 - 9/30/2019				1/1/2019 - 12/31/2019			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Common Expenses								
Building Repairs	0.00	450.00	(450.00)	0.00 %	0.00	600.00	(600.00)	0.00 %
Plumbing	11,823.14	0.00	11,823.14	--	11,823.14	0.00	11,823.14	--
Total for Common Expenses	\$11,823.14	\$450.00	\$11,373.14	2,627.36 %	\$11,823.14	\$600.00	\$11,223.14	1,970.52 %
Insurance	6,166.05	3,900.00	2,266.05	158.10 %	6,166.05	5,200.00	966.05	118.58 %
Landscaping								
Grounds Clean-Up Maint.	125.00	3,975.00	(3,850.00)	3.14 %	125.00	5,300.00	(5,175.00)	2.36 %
Grounds Contract	1,800.00	0.00	1,800.00	--	1,800.00	0.00	1,800.00	--
Irrigation System Repairs	877.65	0.00	877.65	--	877.65	0.00	877.65	--
Landscape -Trees & Shrub Care	1,168.75	0.00	1,168.75	--	1,168.75	0.00	1,168.75	--
Landscaping - Other	1,200.00	0.00	1,200.00	--	1,800.00	0.00	1,800.00	--
Snow Removal/Repairs	1,327.50	1,200.00	127.50	110.63 %	1,327.50	1,600.00	(272.50)	82.97 %
Total for Landscaping	\$6,498.90	\$5,175.00	\$1,323.90	125.58 %	\$7,098.90	\$6,900.00	\$198.90	102.88 %
Utilities								
Gas/Electric	816.80	750.00	66.80	108.91 %	816.80	1,000.00	(183.20)	81.68 %
Power/Utilitites	99.15	0.00	99.15	--	99.15	0.00	99.15	--
Trash Removal	1,365.18	1,350.00	15.18	101.12 %	1,365.18	1,800.00	(434.82)	75.84 %
Water/Sewer	6,367.11	4,950.00	1,417.11	128.63 %	6,367.11	6,600.00	(232.89)	96.47 %
Total for Utilities	\$8,648.24	\$7,050.00	\$1,598.24	122.67 %	\$8,648.24	\$9,400.00	(\$751.76)	92.00 %
Total for Expenses	\$35,832.16	\$27,131.40	\$8,700.76	132.07 %	\$36,432.16	\$36,175.20	\$256.96	100.71 %
Net Operating Income	(\$10,407.16)	(\$1,749.90)	(\$8,657.26)	0.00 %	(\$9,127.16)	(\$2,333.20)	(\$6,793.96)	0.00 %
Non-operating Income								

Budget vs. Actuals

Cash basis

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Account	1/1/2019 - 9/30/2019				1/1/2019 - 12/31/2019			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Laundry Income	2,463.69	1,809.18	654.51	136.18 %	2,463.69	2,412.24	51.45	102.13 %
Total for Non-operating Income	\$2,463.69	\$1,809.18	\$654.51	136.18 %	\$2,463.69	\$2,412.24	\$51.45	102.13 %
Non-operating Expenses								
Laundry Expense	131.70	0.00	131.70	--	131.70	0.00	131.70	--
Total for Non-operating Expenses	\$131.70	\$0.00	\$131.70	0.00 %	\$131.70	\$0.00	\$131.70	0.00 %
Net Non-operating Income	\$2,331.99	\$1,809.18	\$522.81	128.90 %	\$2,331.99	\$2,412.24	(\$80.25)	96.67 %
Net Income	(\$8,075.17)	\$59.28	(\$8,134.45)	-13,622.08 %	(\$6,795.17)	\$79.04	(\$6,874.21)	-8,597.13 %

Balance Sheet

As of 9/30/2019, Cash Basis

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

Pineview Condominium Homeowner's Association, Inc

Assets

Current Asset

Pineview Condo Reserve Account	13,660.72
Pineview Operating Account PPB	4,613.63

Total Current Asset	\$18,274.35
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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	\$20,397.03
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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	15,380.79
Retained Earnings	12,842.05
Net Income	(8,060.81)

Total Equity	\$20,162.03
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Total Liabilities & Equity	\$20,397.03
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Income Statement

1/1/2019 - 9/30/2019, 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	Total
Income				
Association Fee Income				
Association Fee Income - Other	8,475.00	7,890.00	8,600.00	24,965.00
Total for Association Fee Income	\$8,475.00	\$7,890.00	\$8,600.00	\$24,965.00
Other Income				
Fines		400.00		400.00
Late Fee Income			60.00	60.00
Total for Other Income	\$0.00	\$400.00	\$60.00	\$460.00
Total Income	\$8,475.00	\$8,290.00	\$8,660.00	\$25,425.00
Expense				
Administrative				
Management Fees	870.00	870.00	870.00	2,610.00
Total for Administrative	\$870.00	\$870.00	\$870.00	\$2,610.00
Cleaning and Maintenance				
Cleaning and Maintenance - Other	85.83			85.83
Total for Cleaning and Maintenance	\$85.83	\$0.00	\$0.00	\$85.83
Common Expenses				
Plumbing	437.00	11,386.14		11,823.14
Total for Common Expenses	\$437.00	\$11,386.14	\$0.00	\$11,823.14
Insurance	1,537.92	1,270.34	3,357.79	6,166.05
Landscaping				
Grounds Clean-Up Maint.	125.00			125.00
Grounds Contract			1,800.00	1,800.00
Irrigation System Repairs			877.65	877.65
Landscape -Trees & Shrub Care	1,168.75			1,168.75
Landscaping - Other		600.00	600.00	1,200.00
Snow Removal/Repairs	702.50	450.00	175.00	1,327.50
Total for Landscaping	\$1,996.25	\$1,050.00	\$3,452.65	\$6,498.90
Utilities				
Gas/Electric	207.80	331.72	277.28	816.80
Power/Utilitites	99.15			99.15
Trash Removal	430.64	468.78	465.76	1,365.18
Water/Sewer	2,179.47	1,798.40	2,389.24	6,367.11

Income Statement

1/1/2019 - 9/30/2019, By Quarter, Cash basis

Prepared By: WestWork Corp
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Littleton, CO 80127

Account	1/1/2019 - 3/31/2019	4/1/2019 - 6/30/2019	7/1/2019 - 9/30/2019	Total
Total for Utilities	\$2,917.06	\$2,598.90	\$3,132.28	\$8,648.24
Total Expense	\$7,844.06	\$17,175.38	\$10,812.72	\$35,832.16
Net Operating Income	\$630.94	(\$8,885.38)	(\$2,152.72)	(\$10,407.16)
Non-operating Income				
Laundry Income	687.01	1,014.87	761.81	2,463.69
Total Non-operating Income	\$687.01	\$1,014.87	\$761.81	\$2,463.69
Non-operating Expense				
Laundry Expense			131.70	131.70
Total Non-operating Expense	\$0.00	\$0.00	\$131.70	\$131.70
Net Non-operating Income	\$687.01	\$1,014.87	\$630.11	\$2,331.99
Net Income	\$1,317.95	(\$7,870.51)	(\$1,522.61)	(\$8,075.17)

Bank Reconciliation

Prepared By: WestWork Corp
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Littleton, CO 80127

Bank account **Pineview Condo Operating Account**

Statement ending date **7/31/2019**

Beginning balance	\$16,592.60
+ Cleared deposits	273.50
- Cleared withdrawals	(3,693.69)
Ending balance	\$13,172.41
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$13,172.41

Date	Number	Name	Memo	Amount
Beginning balance				\$16,592.60
Cleared				
+ Deposits				
7/1/2019			Laundry Deposit June 2019	273.50
Total for Cleared deposits				\$273.50
- Withdrawals				
7/2/2019	5028	WestWork Corp	Management July 2019	(290.00)
7/5/2019	EFT	IREA	June 2019	(110.42)
7/8/2019	5029	CB Insurance	July 2019	(2,455.90)
7/18/2019	EFT	Waste Management	June 2019	(155.44)
7/25/2019	EFT	Westgaurd Insurance Company	07-2019	(681.93)
Total for Cleared withdrawals				(\$3,693.69)
Total for Cleared deposits & withdrawals				(\$3,420.19)
Ending balance				\$13,172.41
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$13,172.41

Bank Reconciliation

Prepared By: WestWork Corp
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Date	Number	Name	Memo	Amount
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Bank Reconciliation

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Bank account **Pineview Condo Reserve Account**

Statement ending date **9/30/2019**

Beginning balance	\$13,417.97
+ Cleared deposits	242.75
- Cleared withdrawals	0.00
Ending balance	\$13,660.72
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$13,660.72

Date	Number	Name	Memo	Amount
Beginning balance				\$13,417.97
Cleared				
+ Deposits				
9/13/2019		Laundry Collection		242.75
Total for Cleared deposits				\$242.75
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$242.75
Ending balance				\$13,660.72
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$13,660.72

Bank Reconciliation

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Bank account **Pineview Operating Account PPB**

Statement ending date **7/31/2019**

Beginning balance	\$3,197.46
+ Cleared deposits	2,820.00
- Cleared withdrawals	(2,242.73)
Ending balance	\$3,774.73
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$3,774.73

Date	Number	Name	Memo	Amount
Beginning balance				\$3,197.46
Cleared				
+ Deposits				
7/2/2019	EFT			1,410.00
7/3/2019	EFT			235.00
7/9/2019	EFT			470.00
7/12/2019	EFT			235.00
7/16/2019	EFT			235.00
7/22/2019	EFT			235.00
Total for Cleared deposits				\$2,820.00
- Withdrawals				
7/12/2019	EFT	Parker Water & Sanitation District	00101003-01-07-2019 - June 2019 Water	(568.76)
7/15/2019	5100	Environmental Designs, Inc	117835 - May 2019	(600.00)
7/15/2019	5101	Environmental Designs, Inc	118717 - Monthly Grounds Service 06-2019	(600.00)
7/25/2019	EFT	CB Insurance	August 2019	(318.53)
7/30/2019	EFT	Waste Management	07-2019	(155.44)
Total for Cleared withdrawals				(\$2,242.73)
Total for Cleared deposits & withdrawals				\$577.27
Ending balance				\$3,774.73

Uncleared

+ Deposits

Bank Reconciliation

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Littleton, CO 80127

Date	Number	Name	Memo	Amount
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$3,774.73

Bank Reconciliation

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Bank account **Pineview Operating Account PPB**

Statement ending date **8/31/2019**

Beginning balance	\$3,774.73
+ Cleared deposits	3,766.53
- Cleared withdrawals	(1,687.38)
Ending balance	\$5,853.88
+ Uncleared deposits	235.00
- Uncleared withdrawals	(1,477.65)
Book balance	\$4,611.23

Date	Number	Name	Memo	Amount
Beginning balance				\$3,774.73
Cleared				
+ Deposits				
8/2/2019	EFT			1,180.00
8/8/2019	EFT			470.00
8/14/2019			INSURANCE PREMIUM REFUND	1,439.63
8/14/2019	EFT			235.00
8/15/2019	EFT			235.00
8/23/2019	CC			206.90
Total for Cleared deposits				\$3,766.53
- Withdrawals				
8/2/2019	5102	Environmental Designs, Inc	119983 - July Grounds Maintenance	(600.00)
8/5/2019	EFT	IREA	53024703-07-2019 - 7-2019	(92.43)
8/19/2019	EFT	Parker Water & Sanitation District	Aug 2019	(676.42)
8/27/2019	EFT	CAIS, LLC	2019011093483Y - Worker's Comp Insurance Premium	(318.53)
Total for Cleared withdrawals				(\$1,687.38)
Total for Cleared deposits & withdrawals				\$2,079.15
Ending balance				\$5,853.88

Uncleared

+ Deposits

8/30/2019	EFT	Stephanie Burkett	Payment by Stephanie Burkett	235.00
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Bank Reconciliation

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Date	Number	Name	Memo	Amount
Total for Uncleared deposits				\$235.00
- Withdrawals				
8/27/2019	5103	CAIS, LLC	VOID - 2019011093483Y - Worker's Comp Insurance Premium	0.00
8/27/2019	5104	Environmental Designs, Inc	Multiple bills	(1,477.65)
Total for Uncleared withdrawals				(\$1,477.65)
Total for Uncleared deposits & withdrawals				(\$1,242.65)
Book balance				\$4,611.23
Pending EFTs as of 8/31/2019				
		Name	Memo	Amount
		Christopher Norton Maria Ferguson	Payment by Christopher Norton Maria Ferguson	235.00
Total for Pending EFTs				\$235.00

Bank Reconciliation

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Bank account **Pineview Operating Account PPB**

Statement ending date **9/30/2019**

Beginning balance	\$5,853.88
+ Cleared deposits	2,765.00
- Cleared withdrawals	(3,873.55)
Ending balance	\$4,745.33
+ Uncleared deposits	0.00
- Uncleared withdrawals	(131.70)
Book balance	\$4,613.63

Date	Number	Name	Memo	Amount
Beginning balance				\$5,853.88
Cleared				
+ Deposits				
8/30/2019	EFT			235.00
9/4/2019	EFT			1,355.00
9/10/2019	EFT			470.00
9/17/2019	EFT			470.00
9/27/2019	EFT			235.00
Total for Cleared deposits				\$2,765.00
- Withdrawals				
8/27/2019	5104	Environmental Designs, Inc	Multiple bills	(1,477.65)
9/5/2019	5103-1	CAIS, LLC	INSURANCE PREMIUM Subject to REFUND	(352.00)
9/6/2019	EFT	CAIS, LLC	Workers Comp	(352.00)
9/10/2019	EFT	Parker Water & Sanitation District	Sept 2019	(1,144.06)
9/19/2019	EFT	Waste Management	09-2019	(154.88)
9/20/2019	EFT	IREA	09-2019	(74.43)
9/25/2019	EFT	Capital Premium Insurance	09-2019	(318.53)
Total for Cleared withdrawals				(\$3,873.55)
Total for Cleared deposits & withdrawals				(\$1,108.55)
Ending balance				\$4,745.33

Uncleared

Bank Reconciliation

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Date	Number	Name	Memo	Amount
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
8/27/2019	5103	CAIS, LLC	VOID - 2019011093483Y - Worker's Comp Insurance Premium	0.00
9/16/2019	5105	Terry Moon	153729 - Laundry Room Door Lock	(131.70)
Total for Uncleared withdrawals				(\$131.70)
Total for Uncleared deposits & withdrawals				(\$131.70)
Book balance				\$4,613.63

Bank Reconciliation

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Bank account **Pineview Condo Operating Account**

Statement ending date **7/31/2019**

Beginning balance	\$16,592.60
+ Cleared deposits	273.50
- Cleared withdrawals	(3,693.69)
Ending balance	\$13,172.41
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$13,172.41

Date	Number	Name	Memo	Amount
Beginning balance				\$16,592.60
Cleared				
+ Deposits				
7/1/2019			Laundry Deposit June 2019	273.50
Total for Cleared deposits				\$273.50
- Withdrawals				
7/2/2019	5028	WestWork Corp	Management July 2019	(290.00)
7/5/2019	EFT	IREA	June 2019	(110.42)
7/8/2019	5029	CB Insurance	July 2019	(2,455.90)
7/18/2019	EFT	Waste Management	June 2019	(155.44)
7/25/2019	EFT	Westgaurd Insurance Company	07-2019	(681.93)
Total for Cleared withdrawals				(\$3,693.69)
Total for Cleared deposits & withdrawals				(\$3,420.19)
Ending balance				\$13,172.41
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$13,172.41

Bank Reconciliation

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Date	Number	Name	Memo	Amount
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Bank Reconciliation

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Bank account **Pineview Condo Reserve Account**

Statement ending date **8/31/2019**

Beginning balance	\$13,172.41
+ Cleared deposits	245.56
- Cleared withdrawals	0.00
Ending balance	\$13,417.97
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$13,417.97

Date	Number	Name	Memo	Amount
Beginning balance				\$13,172.41
Cleared				
+ Deposits				
8/19/2019		Laundry Collection		245.56
Total for Cleared deposits				\$245.56
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$245.56
Ending balance				\$13,417.97
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$13,417.97