



Income Statement

7/1/2020 - 7/31/2020, By Quarter, Cash basis

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

Pineview Condominium Homeowner's Association, Inc

Account	07/2020	Total
Income		
Association Fee Income		
Association Fee Income - Other	2,350.00	2,350.00
Total for Association Fee Income	\$2,350.00	\$2,350.00
Other Income		
Misc. Income	235.00	235.00
Total for Other Income	\$235.00	\$235.00
Total Income	\$2,585.00	\$2,585.00
Expense		
Cleaning Repair and Maintenance		
Cleaning Repair and Maintenance - Other	503.28	503.28
On-Site Contracted Maintenance	400.00	400.00
Total for Cleaning Repair and Maintenance	\$903.28	\$903.28
Insurance		
Insurance - Other	329.16	329.16
Total for Insurance	\$329.16	\$329.16
Landscaping		
Irrigation System Repairs	140.40	140.40
Total for Landscaping	\$140.40	\$140.40
Professional Services		
Management Fees	300.00	300.00
Total for Professional Services	\$300.00	\$300.00
Transfer to Reserves	68.55	68.55
Utilities		
Trash Removal	348.23	348.23
Total for Utilities	\$348.23	\$348.23
Total Expense	\$2,089.62	\$2,089.62
Net Operating Income	\$495.38	\$495.38
Non-operating Income		
Reserve Revenue		
Interest Income	0.02	0.02
Reserve Contribution	68.55	68.55
Total for Reserve Revenue	\$68.57	\$68.57



Income Statement

7/1/2020 - 7/31/2020, By Quarter, Cash basis

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Littleton, CO 80127

Account	07/2020	Total
Total Non-operating Income	\$68.57	\$68.57
Non-operating Expense		
Reserve Expense		
Reserve Expense - Other	3,000.00	3,000.00
Total for Reserve Expense	\$3,000.00	\$3,000.00
Total Non-operating Expense	\$3,000.00	\$3,000.00
Net Non-operating Income	(\$2,931.43)	(\$2,931.43)
Net Income	(\$2,436.05)	(\$2,436.05)



Balance Sheet

As of 7/31/2020, 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	11,966.22
Pineview Condo PPB Reserve Account	279.95
Pineview Operating Account PPB	973.35

Total Current Asset	\$13,219.52
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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	\$15,342.20
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Liabilities

Current Liability

Prepayments	720.00
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Total Current Liability	\$720.00
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Total Liabilities	\$720.00
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Equity

Opening Balance Equity	15,145.79
Retained Earnings	3,070.28
Net Income	(3,593.87)

Total Equity	\$14,622.20
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Total Liabilities & Equity	\$15,342.20
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Budget vs. Actuals

Cash basis

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

Pineview Condominium Homeowner's Association, Inc - Pineview 2020 proposed Budget with Assessment Increase

Account	1/1/2020 - 7/31/2020				1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Income								
Association Fee Income								
Association Fee Income - Other	18,800.00	20,100.00	(1,300.00)	93.53 %	20,740.00	35,100.00	(14,360.00)	59.09 %
Total for Association Fee Income	\$18,800.00	\$20,100.00	(\$1,300.00)	93.53 %	\$20,740.00	\$35,100.00	(\$14,360.00)	59.09 %
Cleaning and Maint Income								
Cleaning and Maint Income - Other	(375.00)	0.00	(375.00)	--	(375.00)	0.00	(375.00)	--
Total for Cleaning and Maint Income	(\$375.00)	\$0.00	(\$375.00)	0.00 %	(\$375.00)	\$0.00	(\$375.00)	0.00 %
Other Income								
Late Fee Income	45.00	0.00	45.00	--	45.00	0.00	45.00	--
Misc. Income	235.00	0.00	235.00	--	235.00	0.00	235.00	--
Total for Other Income	\$280.00	\$0.00	\$280.00	0.00 %	\$280.00	\$0.00	\$280.00	0.00 %
Total for Income	\$18,705.00	\$20,100.00	(\$1,395.00)	93.06 %	\$20,645.00	\$35,100.00	(\$14,455.00)	58.82 %
Expenses								
Administrative								
Admin Cost	375.00	0.00	375.00	--	375.00	0.00	375.00	--
Postage and Delivery	49.50	0.00	49.50	--	49.50	0.00	49.50	--
Total for Administrative	\$424.50	\$0.00	\$424.50	0.00 %	\$424.50	\$0.00	\$424.50	0.00 %
Cleaning Repair and Maintenance								



Budget vs. Actuals

Cash basis

Prepared By: WestWork Corp
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Account	1/1/2020 - 7/31/2020				1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Cleaning Repair and Maintenance - Other	1,732.48	0.00	1,732.48	--	2,118.94	0.00	2,118.94	--
On-Site Contracted Maintenance	600.00	0.00	600.00	--	600.00	0.00	600.00	--
Total for Cleaning Repair and Maintenance	\$2,332.48	\$0.00	\$2,332.48	0.00 %	\$2,718.94	\$0.00	\$2,718.94	0.00 %
Common Expenses								
Plumbing	0.00	875.00	(875.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %
Total for Common Expenses	\$0.00	\$875.00	(\$875.00)	0.00 %	\$0.00	\$1,500.00	(\$1,500.00)	0.00 %
Insurance								
Insurance - Other	4,164.90	3,645.90	519.00	114.24 %	4,164.90	6,250.11	(2,085.21)	66.64 %
Total for Insurance	\$4,164.90	\$3,645.90	\$519.00	114.24 %	\$4,164.90	\$6,250.11	(\$2,085.21)	66.64 %
Landscaping								
Grounds Clean-Up Maint.	0.00	1,236.86	(1,236.86)	0.00 %	0.00	2,120.33	(2,120.33)	0.00 %
Irrigation System Repairs	297.10	145.83	151.27	203.73 %	297.10	250.00	47.10	118.84 %
Landscape Grounds Contract	1,936.71	2,450.00	(513.29)	79.05 %	2,582.28	4,200.00	(1,617.72)	61.48 %
Landscape -Trees & Shrub Care	0.00	291.67	(291.67)	0.00 %	0.00	500.00	(500.00)	0.00 %
Landscaping - Other	0.00	1,050.00	(1,050.00)	0.00 %	0.00	1,800.00	(1,800.00)	0.00 %
Snow Removal	2,236.50	1,750.00	486.50	127.80 %	2,236.50	3,000.00	(763.50)	74.55 %
Total for Landscaping	\$4,470.31	\$6,924.36	(\$2,454.05)	64.56 %	\$5,115.88	\$11,870.33	(\$6,754.45)	43.10 %
Licenses and Permits	0.00	20.42	(20.42)	0.00 %	0.00	35.00	(35.00)	0.00 %
Professional Services								



Budget vs. Actuals

Cash basis

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Littleton, CO 80127

Account	1/1/2020 - 7/31/2020				1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Audit/Tax Prep	790.00	0.00	790.00	--	790.00	0.00	790.00	--
Legal Fees	3,982.35	0.00	3,982.35	--	3,982.35	0.00	3,982.35	--
Management Fees	2,100.00	2,100.00	0.00	100.00 %	2,400.00	3,600.00	(1,200.00)	66.67 %
Total for Professional Services	\$6,872.35	\$2,100.00	\$4,772.35	327.25 %	\$7,172.35	\$3,600.00	\$3,572.35	199.23 %
Transfer to Reserves	274.21	2,047.50	(1,773.29)	13.39 %	274.21	3,510.00	(3,235.79)	7.81 %
Utilities								
Gas/Electric	627.65	583.33	44.32	107.60 %	694.99	1,000.00	(305.01)	69.50 %
Power/Utilities	0.00	58.33	(58.33)	0.00 %	0.00	100.00	(100.00)	0.00 %
Trash Removal	1,362.85	1,020.83	342.02	133.50 %	1,362.85	1,750.00	(387.15)	77.88 %
Water/Sewer	2,772.15	4,754.17	(1,982.02)	58.31 %	2,772.15	8,150.00	(5,377.85)	34.01 %
Total for Utilities	\$4,762.65	\$6,416.67	(\$1,654.02)	74.22 %	\$4,829.99	\$11,000.00	(\$6,170.01)	43.91 %
Total for Expenses	\$23,301.40	\$22,029.84	\$1,271.56	105.77 %	\$24,700.77	\$37,765.44	(\$13,064.67)	65.41 %
Net Operating Income	(\$4,596.40)	(\$1,929.84)	(\$2,666.56)	0.00 %	(\$4,055.77)	(\$2,665.44)	(\$1,390.33)	0.00 %
Non-operating Income								
Laundry Income	680.75	1,554.84	(874.09)	43.78 %	680.75	2,665.44	(1,984.69)	25.54 %
Reserve Revenue								
Interest Income	0.10	0.00	0.10	--	0.10	0.00	0.10	--
Reserve Contribution	274.21	0.00	274.21	--	274.21	0.00	274.21	--
Total for Reserve Revenue	\$274.31	\$0.00	\$274.31	0.00 %	\$274.31	\$0.00	\$274.31	0.00 %
Transfer From Main Reserve	3,000.00	0.00	3,000.00	--	3,000.00	0.00	3,000.00	--
Total for Non-operating Income	\$3,955.06	\$1,554.84	\$2,400.22	254.37 %	\$3,955.06	\$2,665.44	\$1,289.62	148.38 %
Non-operating Expenses								



Budget vs. Actuals

Cash basis

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Account	1/1/2020 - 7/31/2020				1/1/2020 - 12/31/2020			
	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Reserve Expense								
Reserve Expense - Other	3,000.00	0.00	3,000.00	--	3,000.00	0.00	3,000.00	--
Total for Reserve Expense	\$3,000.00	\$0.00	\$3,000.00	0.00 %	\$3,000.00	\$0.00	\$3,000.00	0.00 %
Total for Non-operating Expenses	\$3,000.00	\$0.00	\$3,000.00	0.00 %	\$3,000.00	\$0.00	\$3,000.00	0.00 %
Net Non-operating Income	\$955.06	\$1,554.84	(\$599.78)	61.42 %	\$955.06	\$2,665.44	(\$1,710.38)	35.83 %
Net Income	(\$3,641.34)	(\$375.00)	(\$3,266.34)	0.00 %	(\$3,100.71)	\$0.00	(\$3,100.71)	0.00 %



**PINEVIEW CONDOMINIUM HOMEOWNERS'
ASSOCIATION, INC.
WESTWORK CORP
PO BOX 270665
LITTLETON CO 80127-0011**

Page 1 of 3
Branch 010
Account Number: 3011000134
Date 07/31/2020

EM

HOA NON INT CKG

Acct 3011000134

Summary of Activity Since Your Last Statement

Beginning Balance	7/01/20	392.85
Deposits / Misc Credits	7	2,842.93
Withdrawals / Misc Debits	10	2,329.77
** Ending Balance	7/31/20	906.01 **
Service Charge		.00
Enclosures		1

Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
7/03	242.93		FORTE/228797
			CC-0702-E8111 PINEVIEW CONDOMINIUM H
7/03	705.00		FORTE/228797
			ACH-0702-DC2ED PINEVIEW CONDOMINIUM H
7/06	235.00		FORTE/228797
			ACH-0703-07713 PINEVIEW CONDOMINIUM H
7/09	705.00		FORTE/228797
			ACH-0708-D5ABD PINEVIEW CONDOMINIUM H
7/10	235.00		REMOTE CAPTURE DEPOSIT
7/15	470.00		REMOTE CAPTURE DEPOSIT
7/21	250.00		FORTE/228797
			ACH-0720-9A869 PINEVIEW CONDOMINIUM H

Withdrawals and Debits

Date	Deposits	Withdrawals	Activity Description
7/02		500.00	FORTE/228797
			ACH-0701-093F0 PINEVIEW CONDOMINIUM H
7/06		67.34	INTERMOUNTAIN RU/ACH DRFT
			UM53024703 PINEVIEW CONDOMINIUM H
7/07		172.81	WASTE MANAGEMENT/INTERNET
7/07		503.28	AVIDPAY SERVICE/AVIDPAY
			REF*CK*100028*WestWork Corp\46088650
			CK100028 Pineview Condominium H
7/20		140.40	AVIDPAY SERVICE/AVIDPAY
			REF*CK*100030*Environmental Designs In
			46746475
			CK100030 Pineview Condominium H
7/20		175.00	AVIDPAY SERVICE/AVIDPAY
			REF*CK*100029*DB Builders LLC\46746468



PINEVIEW CONDOMINIUM HOMEOWNERS'
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WESTWORK CORP
PO BOX 270665
LITTLETON CO 80127-0011

Page 2 of 3
Branch 010
Account Number: 3011000134
Date 07/31/2020

EM

Withdrawals and Debits

Date	Deposits	Withdrawals	Activity Description
7/21		173.23	CK100029 Pineview Condominium H
7/31		68.55	WASTE MANAGEMENT/INTERNET
7/31		200.00	Ref 9FGQAXG To *0141 Monthly Reserve C
			FORTE/228797
			ACH-0730-32062 PINEVIEW CONDOMINIUM H

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
7/27	100031	329.16						

* indicates a break in check number sequence

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
7/02	107.15 -	7/09	1,037.35	7/21	1,503.72
7/03	840.78	7/10	1,272.35	7/27	1,174.56
7/06	1,008.44	7/15	1,742.35	7/31	906.01
7/07	332.35	7/20	1,426.95		

Page
Account:
Date

3 of 3
3011000134
07/31/20

Pineway Condominium Homeowner's Association 10881 Pipe Drive Parker, CO 80138		Pacific Premier Bank 12501 N Central Expressway #1105 Dallas, TX 75243		100031
		DATE: 07/17/2020		
PAY TO THE ORDER OF Capital Premium Insurance		\$ 329.16		
Three Hundred Twenty-Nine Dollars and Sixteen Cents		DOLLARS		
memo: Act: 9088048; Inv: 070620-8648				
<i>Terry M. Moore</i>				
V.6				
⑆00031⑆ ⑆111025453⑆ 3011000134⑆				

07/27/2020 100031 \$329.16

9016579
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
FILED IN THE WELLS FARGO BANK N.A. CAPITAL FEDERAL FINANCIAL, INC. 45000558
3500-473-403

CHANGE OF ADDRESS FOR EXISTING ACCOUNTS

<p align="center">ENTER NAME AND CORRECT ADDRESS BELOW, THEN CUT OFF THIS PORTION AND RETURN IT TO THE ADDRESS BELOW</p>	<p>CHECKING ACCOUNT NUMBER:</p>	
	<p align="center">IF YOU HAVE ANY OTHER ACCOUNTS, PLEASE LIST BELOW.</p>	
NAME	TYPE	ACCOUNT NUMBER
NAME		
STREET ADDRESS		
CITY		
STATE	ZIP CODE	
TAX PAYER'S IDENTIFYING NO.	PHONE	
SIGNATURE		

Detach And Return To Bank

CHECK / ATM / DEBIT WITHDRAWALS OUTSTANDING						CHECKBOOK RECONCILIATION	
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OR #	AMOUNT		
						ENTER BALANCE THIS STATEMENT	
						ADD RECENT DEPOSITS (NOT CREDITED ON THIS STATEMENT)	
						SUBTOTAL	
						SUBTRACT TOTAL CHECKS / ATM WITHDRAWALS OUTSTANDING	
					TOTAL \$		
BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows: Interest - Add Check Printing* - Deduct Automatic Payment - Deduct Transfer - Add Service Charge - Deduct							
						BALANCE	

BALANCE should agree with your checkbook balance after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, OTHERWISE, STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE. ALL DEPOSITS AND CREDITS ARE SUBJECT TO FINAL PAYMENT.

***Printed check charges include tax and shipping**

If your checkbook and statement do not balance, have you:

- ☐ Accounted for bank charges? ☐ Verified additions and subtractions in your checkbook ☐ Compared cancelled/images checks to checkbook ☐ Compared deposit amounts on statement to your checkbook?

IN CASE OF ERRORS, INQUIRIES, OR PREAUTHORIZED TRANSFER VERIFICATION

Please contact us Monday through Friday 9:00 a.m. - 5:00 p.m. at:

Pacific Premier Bank
Attn: Branch Support
P.O. Box 25171
Santa Ana, CA 92799-9810
(866) 353-1476

Please Include:

1. Your name and account number
2. Describe the error or question, explaining as clearly as possible
3. Tell us the transaction and dollar amount you question, if applicable

As a consumer, additional information on a summary of your rights and responsibilities is included in the Deposit Account Agreement and Information Brochure. To report a lost or stolen card during non-business hours, call (866) 353-1476.



PINEVIEW CONDOMINIUM HOMEOWNERS'
ASSOCIATION, INC.
WESTWORK CORP
PO BOX 270665
LITTLETON CO 80127-0011

Page 1 of 1
Branch 010
Account Number: 3012000141
Date 07/31/2020

EM

HOA MONEY MARKET

Acct 3012000141

Summary of Activity Since Your Last Statement

Beginning Balance	7/01/20	211.38
Deposits / Misc Credits	2	68.57
Withdrawals / Misc Debits	0	.00
** Ending Balance	7/31/20	279.95 **
Service Charge		.00
Interest Paid Thru 7/31/20		.02
Interest Paid Year To Date		.10
Average Rate / Cycle Days		.10000 / 31

Deposits and Credits

Date	Deposits	Withdrawals	Activity Description
7/31	68.55		Ref 9FGQAXG From *0134 Monthly Reserve C
7/31	.02		INTEREST EARNED

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
7/31	279.95				

ENTER NAME AND CORRECT ADDRESS BELOW, THEN CUT OFF THIS PORTION AND RETURN IT TO THE ADDRESS BELOW		CHECKING ACCOUNT NUMBER:	
		IF YOU HAVE ANY OTHER ACCOUNTS, PLEASE LIST BELOW.	
NAME		TYPE	ACCOUNT NUMBER
NAME			
STREET ADDRESS			
CITY			
STATE	ZIP CODE		
TAX PAYER'S IDENTIFYING NO.	PHONE		
SIGNATURE			

[illegible]

As a consumer, additional information on a summary of your rights and responsibilities is included in the Deposit Account Agreement and Information Brochure. To report a lost or stolen card during non-business hours, call (866) 353-1476.

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Bank Reconciliation

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

Bank account **Pineview Operating Account PPB**

Statement ending date **7/31/2020**

Beginning balance	\$392.85
+ Cleared deposits	2,842.93
- Cleared withdrawals	(2,329.77)
Ending balance	\$906.01
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$906.01

Date	Number	Name	Memo	Amount
Beginning balance				\$392.85
<hr/>				
Cleared				
+ Deposits				
7/2/2020	EFT			705.00
7/2/2020	CC			242.93
7/3/2020	EFT			235.00
7/8/2020	EFT			705.00
7/10/2020			Scanned Deposit	235.00
7/16/2020			Scanned Deposit	470.00
7/20/2020	EFT			250.00
Total for Cleared deposits				\$2,842.93
<hr/>				
- Withdrawals				
12/4/2019	100003	Environmental Designs, Inc	VOID -	0.00
12/4/2019	100003	Environmental Designs, Inc	VOID -	0.00
6/7/2020	EFT	Waste Management	07-2020	(172.81)
7/1/2020	EFT			(500.00)
7/6/2020	100028	WestWork Corp		(503.28)
7/17/2020	100029	DB Builders, LLC		(175.00)
7/17/2020	100030	Environmental Designs, Inc		(140.40)
7/17/2020	100031	Capital Premium Insurance		(329.16)
7/21/2020	EFT	Waste Management	08-2020	(173.23)
7/30/2020	EFT			(200.00)



Bank Reconciliation

Prepared By: WestWork Corp
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Date	Number	Name	Memo	Amount
7/31/2020			Reserve Contribution	(68.55)
8/5/2020	EFT	IREA	07-2020	(67.34)
Total for Cleared withdrawals				(\$2,329.77)
Total for Cleared deposits & withdrawals				\$513.16
Ending balance				\$906.01
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$906.01



Bank Reconciliation

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Littleton, CO 80127

Bank account **Pineview Condo PPB Reserve Account**

Statement ending date **7/31/2020**

Beginning balance	\$211.38
+ Cleared deposits	68.57
- Cleared withdrawals	0.00
Ending balance	\$279.95
+ Uncleared deposits	0.00
- Uncleared withdrawals	0.00
Book balance	\$279.95

Date	Number	Name	Memo	Amount
Beginning balance				\$211.38
Cleared				
+ Deposits				
7/31/2020		Reserve Contribution		68.55
7/31/2020		Interest		0.02
Total for Cleared deposits				\$68.57
- Withdrawals				
Total for Cleared withdrawals				\$0.00
Total for Cleared deposits & withdrawals				\$68.57
Ending balance				\$279.95
Uncleared				
+ Deposits				
Total for Uncleared deposits				\$0.00
- Withdrawals				
Total for Uncleared withdrawals				\$0.00
Total for Uncleared deposits & withdrawals				\$0.00
Book balance				\$279.95