



# 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
<b>Income</b>								
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 %
<b>Total for Association Fee Income</b>	<b>\$18,800.00</b>	<b>\$20,100.00</b>	<b>(\$1,300.00)</b>	<b>93.53 %</b>	<b>\$20,740.00</b>	<b>\$35,100.00</b>	<b>(\$14,360.00)</b>	<b>59.09 %</b>
Cleaning and Maint Income								
Cleaning and Maint Income - Other	(375.00)	0.00	(375.00)	--	(375.00)	0.00	(375.00)	--
<b>Total for Cleaning and Maint Income</b>	<b>(\$375.00)</b>	<b>\$0.00</b>	<b>(\$375.00)</b>	<b>0.00 %</b>	<b>(\$375.00)</b>	<b>\$0.00</b>	<b>(\$375.00)</b>	<b>0.00 %</b>
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	--
<b>Total for Other Income</b>	<b>\$280.00</b>	<b>\$0.00</b>	<b>\$280.00</b>	<b>0.00 %</b>	<b>\$280.00</b>	<b>\$0.00</b>	<b>\$280.00</b>	<b>0.00 %</b>
<b>Total for Income</b>	<b>\$18,705.00</b>	<b>\$20,100.00</b>	<b>(\$1,395.00)</b>	<b>93.06 %</b>	<b>\$20,645.00</b>	<b>\$35,100.00</b>	<b>(\$14,455.00)</b>	<b>58.82 %</b>
<b>Expenses</b>								
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	--
<b>Total for Administrative</b>	<b>\$424.50</b>	<b>\$0.00</b>	<b>\$424.50</b>	<b>0.00 %</b>	<b>\$424.50</b>	<b>\$0.00</b>	<b>\$424.50</b>	<b>0.00 %</b>
Cleaning Repair and Maintenance								



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	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	--
<b>Total</b> for Cleaning Repair and Maintenance	<b>\$2,332.48</b>	<b>\$0.00</b>	<b>\$2,332.48</b>	<b>0.00 %</b>	<b>\$2,718.94</b>	<b>\$0.00</b>	<b>\$2,718.94</b>	<b>0.00 %</b>
Common Expenses								
Plumbing	0.00	875.00	(875.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %
<b>Total</b> for Common Expenses	<b>\$0.00</b>	<b>\$875.00</b>	<b>(\$875.00)</b>	<b>0.00 %</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	<b>(\$1,500.00)</b>	<b>0.00 %</b>
Insurance								
Insurance - Other	4,164.90	3,645.90	519.00	114.24 %	4,164.90	6,250.11	(2,085.21)	66.64 %
<b>Total</b> for Insurance	<b>\$4,164.90</b>	<b>\$3,645.90</b>	<b>\$519.00</b>	<b>114.24 %</b>	<b>\$4,164.90</b>	<b>\$6,250.11</b>	<b>(\$2,085.21)</b>	<b>66.64 %</b>
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 %
<b>Total</b> for Landscaping	<b>\$4,470.31</b>	<b>\$6,924.36</b>	<b>(\$2,454.05)</b>	<b>64.56 %</b>	<b>\$5,115.88</b>	<b>\$11,870.33</b>	<b>(\$6,754.45)</b>	<b>43.10 %</b>
Licenses and Permits	0.00	20.42	(20.42)	0.00 %	0.00	35.00	(35.00)	0.00 %
Professional Services								



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	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 %
<b>Total for Professional Services</b>	<b>\$6,872.35</b>	<b>\$2,100.00</b>	<b>\$4,772.35</b>	<b>327.25 %</b>	<b>\$7,172.35</b>	<b>\$3,600.00</b>	<b>\$3,572.35</b>	<b>199.23 %</b>
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 %
<b>Total for Utilities</b>	<b>\$4,762.65</b>	<b>\$6,416.67</b>	<b>(\$1,654.02)</b>	<b>74.22 %</b>	<b>\$4,829.99</b>	<b>\$11,000.00</b>	<b>(\$6,170.01)</b>	<b>43.91 %</b>
<b>Total for Expenses</b>	<b>\$23,301.40</b>	<b>\$22,029.84</b>	<b>\$1,271.56</b>	<b>105.77 %</b>	<b>\$24,700.77</b>	<b>\$37,765.44</b>	<b>(\$13,064.67)</b>	<b>65.41 %</b>
<b>Net Operating Income</b>	<b>(\$4,596.40)</b>	<b>(\$1,929.84)</b>	<b>(\$2,666.56)</b>	<b>0.00 %</b>	<b>(\$4,055.77)</b>	<b>(\$2,665.44)</b>	<b>(\$1,390.33)</b>	<b>0.00 %</b>
<b>Non-operating Income</b>								
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	--
<b>Total for Reserve Revenue</b>	<b>\$274.31</b>	<b>\$0.00</b>	<b>\$274.31</b>	<b>0.00 %</b>	<b>\$274.31</b>	<b>\$0.00</b>	<b>\$274.31</b>	<b>0.00 %</b>
Transfer From Main Reserve	3,000.00	0.00	3,000.00	--	3,000.00	0.00	3,000.00	--
<b>Total for Non-operating Income</b>	<b>\$3,955.06</b>	<b>\$1,554.84</b>	<b>\$2,400.22</b>	<b>254.37 %</b>	<b>\$3,955.06</b>	<b>\$2,665.44</b>	<b>\$1,289.62</b>	<b>148.38 %</b>
<b>Non-operating Expenses</b>								



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Reserve Expense								
Reserve Expense - Other	3,000.00	0.00	3,000.00	--	3,000.00	0.00	3,000.00	--
<b>Total</b> for Reserve Expense	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>0.00 %</b>	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>0.00 %</b>
<b>Total</b> for Non-operating Expenses	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>0.00 %</b>	<b>\$3,000.00</b>	<b>\$0.00</b>	<b>\$3,000.00</b>	<b>0.00 %</b>
<b>Net Non-operating Income</b>	<b>\$955.06</b>	<b>\$1,554.84</b>	<b>(\$599.78)</b>	<b>61.42 %</b>	<b>\$955.06</b>	<b>\$2,665.44</b>	<b>(\$1,710.38)</b>	<b>35.83 %</b>
<b>Net Income</b>	<b>(\$3,641.34)</b>	<b>(\$375.00)</b>	<b>(\$3,266.34)</b>	<b>0.00 %</b>	<b>(\$3,100.71)</b>	<b>\$0.00</b>	<b>(\$3,100.71)</b>	<b>0.00 %</b>