



# 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 - 6/30/2020				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	16,450.00	17,100.00	(650.00)	96.20 %	18,565.00	35,100.00	(16,535.00)	52.89 %
<b>Total for Association Fee Income</b>	<b>\$16,450.00</b>	<b>\$17,100.00</b>	<b>(\$650.00)</b>	<b>96.20 %</b>	<b>\$18,565.00</b>	<b>\$35,100.00</b>	<b>(\$16,535.00)</b>	<b>52.89 %</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	--
<b>Total for Other Income</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>\$45.00</b>	<b>0.00 %</b>	<b>\$45.00</b>	<b>\$0.00</b>	<b>\$45.00</b>	<b>0.00 %</b>
<b>Total for Income</b>	<b>\$16,120.00</b>	<b>\$17,100.00</b>	<b>(\$980.00)</b>	<b>94.27 %</b>	<b>\$18,235.00</b>	<b>\$35,100.00</b>	<b>(\$16,865.00)</b>	<b>51.95 %</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	1,229.20	0.00	1,229.20	--	1,732.48	0.00	1,732.48	--
On-Site Contracted Maintenance	200.00	0.00	200.00	--	400.00	0.00	400.00	--
<b>Total</b> for Cleaning Repair and Maintenance	<b>\$1,429.20</b>	<b>\$0.00</b>	<b>\$1,429.20</b>	<b>0.00 %</b>	<b>\$2,132.48</b>	<b>\$0.00</b>	<b>\$2,132.48</b>	<b>0.00 %</b>
Common Expenses								
Plumbing	0.00	750.00	(750.00)	0.00 %	0.00	1,500.00	(1,500.00)	0.00 %
<b>Total</b> for Common Expenses	<b>\$0.00</b>	<b>\$750.00</b>	<b>(\$750.00)</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	3,835.74	3,125.06	710.69	122.74 %	3,835.74	6,250.11	(2,414.37)	61.37 %
<b>Total</b> for Insurance	<b>\$3,835.74</b>	<b>\$3,125.06</b>	<b>\$710.69</b>	<b>122.74 %</b>	<b>\$3,835.74</b>	<b>\$6,250.11</b>	<b>(\$2,414.37)</b>	<b>61.37 %</b>
Landscaping								
Grounds Clean-Up Maint.	0.00	1,060.17	(1,060.17)	0.00 %	0.00	2,120.33	(2,120.33)	0.00 %
Irrigation System Repairs	156.70	125.00	31.70	125.36 %	156.70	250.00	(93.30)	62.68 %
Landscape Grounds Contract	1,936.71	2,100.00	(163.29)	92.22 %	1,936.71	4,200.00	(2,263.29)	46.11 %
Landscape -Trees & Shrub Care	0.00	250.00	(250.00)	0.00 %	0.00	500.00	(500.00)	0.00 %
Landscaping - Other	0.00	900.00	(900.00)	0.00 %	0.00	1,800.00	(1,800.00)	0.00 %
Snow Removal	2,236.50	1,500.00	736.50	149.10 %	2,236.50	3,000.00	(763.50)	74.55 %
<b>Total</b> for Landscaping	<b>\$4,329.91</b>	<b>\$5,935.17</b>	<b>(\$1,605.26)</b>	<b>72.95 %</b>	<b>\$4,329.91</b>	<b>\$11,870.33</b>	<b>(\$7,540.42)</b>	<b>36.48 %</b>
Licenses and Permits	0.00	17.50	(17.50)	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	1,800.00	1,800.00	0.00	100.00 %	2,100.00	3,600.00	(1,500.00)	58.33 %
<b>Total for Professional Services</b>	<b>\$6,572.35</b>	<b>\$1,800.00</b>	<b>\$4,772.35</b>	<b>365.13 %</b>	<b>\$6,872.35</b>	<b>\$3,600.00</b>	<b>\$3,272.35</b>	<b>190.90 %</b>
Transfer to Reserves	205.66	1,755.00	(1,549.34)	11.72 %	205.66	3,510.00	(3,304.34)	5.86 %
Utilities								
Gas/Electric	627.65	500.00	127.65	125.53 %	627.65	1,000.00	(372.35)	62.77 %
Power/Utilities	0.00	50.00	(50.00)	0.00 %	0.00	100.00	(100.00)	0.00 %
Trash Removal	841.81	875.00	(33.19)	96.21 %	841.81	1,750.00	(908.19)	48.10 %
Water/Sewer	2,772.15	4,075.00	(1,302.85)	68.03 %	2,772.15	8,150.00	(5,377.85)	34.01 %
<b>Total for Utilities</b>	<b>\$4,241.61</b>	<b>\$5,500.00</b>	<b>(\$1,258.39)</b>	<b>77.12 %</b>	<b>\$4,241.61</b>	<b>\$11,000.00</b>	<b>(\$6,758.39)</b>	<b>38.56 %</b>
<b>Total for Expenses</b>	<b>\$21,038.97</b>	<b>\$18,882.72</b>	<b>\$2,156.25</b>	<b>111.42 %</b>	<b>\$22,042.25</b>	<b>\$37,765.44</b>	<b>(\$15,723.19)</b>	<b>58.37 %</b>
<b>Net Operating Income</b>	<b>(\$4,918.97)</b>	<b>(\$1,782.72)</b>	<b>(\$3,136.25)</b>	<b>0.00 %</b>	<b>(\$3,807.25)</b>	<b>(\$2,665.44)</b>	<b>(\$1,141.81)</b>	<b>0.00 %</b>
<b>Non-operating Income</b>								
Laundry Income	680.75	1,332.72	(651.97)	51.08 %	680.75	2,665.44	(1,984.69)	25.54 %
Reserve Revenue								
Interest Income	0.08	0.00	0.08	--	0.08	0.00	0.08	--
Reserve Contribution	205.66	0.00	205.66	--	205.66	0.00	205.66	--
<b>Total for Reserve Revenue</b>	<b>\$205.74</b>	<b>\$0.00</b>	<b>\$205.74</b>	<b>0.00 %</b>	<b>\$205.74</b>	<b>\$0.00</b>	<b>\$205.74</b>	<b>0.00 %</b>
Transfer From Main Reserve	1,599.43	0.00	1,599.43	--	1,599.43	0.00	1,599.43	--
<b>Total for Non-operating Income</b>	<b>\$2,485.92</b>	<b>\$1,332.72</b>	<b>\$1,153.20</b>	<b>186.53 %</b>	<b>\$2,485.92</b>	<b>\$2,665.44</b>	<b>(\$179.52)</b>	<b>93.26 %</b>
<b>Net Non-operating Income</b>	<b>\$2,485.92</b>	<b>\$1,332.72</b>	<b>\$1,153.20</b>	<b>186.53 %</b>	<b>\$2,485.92</b>	<b>\$2,665.44</b>	<b>(\$179.52)</b>	<b>93.26 %</b>



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	Actual	Budget	Over Budget	% of Budget	Actual	Budget	Over Budget	% of Budget
Net Income	(\$2,433.05)	(\$450.00)	(\$1,983.05)	0.00 %	(\$1,321.33)	\$0.00	(\$1,321.33)	0.00 %