



Income Statement

1/1/2020 - 12/31/2020, By Quarter, Cash basis

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

Pineview Condominium Homeowner's Association, Inc

Account	1/1/2020 - 3/31/2020	4/1/2020 - 6/30/2020	7/1/2020 - 9/30/2020	10/1/2020 - 12/31/2020
Income				
Association Fee Income				
Association Fee Income - Other	8,225.00	8,225.00	9,010.00	2,765.00
Total for Association Fee Income	\$8,225.00	\$8,225.00	\$9,010.00	\$2,765.00
Other Income				
Late Fee Income	15.00	30.00	90.00	
Misc. Income				235.00
Total for Other Income	\$15.00	\$30.00	\$90.00	\$235.00
Total Income	\$8,240.00	\$8,255.00	\$9,100.00	\$3,000.00
Expense				
Administrative				
Admin Cost	375.00		57.94	
Postage and Delivery	49.50			
Total for Administrative	\$424.50	\$0.00	\$57.94	\$0.00
Cleaning Repair and Maintenance				
Gutter Cleaning		375.00		
On-Site Contracted Maintenance		200.00	0.00	
Total for Cleaning Repair and Maintenance	\$0.00	\$575.00	\$0.00	\$0.00
Insurance				
Insurance - Other	955.59	2,880.15	678.32	
Total for Insurance	\$955.59	\$2,880.15	\$678.32	\$0.00
Landscaping				
Grounds Clean-Up Maint.		1,229.20	1,689.74	
Irrigation System Repairs		156.70	1,659.07	728.10
Landscape Grounds Contract		1,936.71	1,961.71	645.57
Snow Removal	2,161.50	75.00		390.00
Total for Landscaping	\$2,161.50	\$3,397.61	\$5,310.52	\$1,763.67
Professional Services				
Audit/Tax Prep	790.00			
Legal Fees	687.50	3,294.85	1,869.50	
Management Fees	900.00	900.00	900.00	
Total for Professional Services	\$2,377.50	\$4,194.85	\$2,769.50	\$0.00



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Transfer to Reserves	68.56	137.10	137.10	
Utilities				
Gas/Electric	395.59	232.06	186.82	
Trash Removal	492.73	521.89	699.69	
Water/Sewer	1,729.27	1,042.88	2,200.00	
Total for Utilities	\$2,617.59	\$1,796.83	\$3,086.51	\$0.00
Total Expense	\$8,605.24	\$12,981.54	\$12,039.89	\$1,763.67
Net Operating Income	(\$365.24)	(\$4,726.54)	(\$2,939.89)	\$1,236.33
Non-operating Income				
Laundry Income	680.75		879.15	
Reserve Revenue				
Interest Income	0.02	0.06	0.06	
Reserve Contribution	68.56	137.10	137.10	
Total for Reserve Revenue	\$68.58	\$137.16	\$137.16	\$0.00
Transfer From Main Reserve		3,000.00		
Total Non-operating Income	\$749.33	\$3,137.16	\$1,016.31	\$0.00
Non-operating Expense				
Reserve Expense				
Reserve Expense - Other			3,000.00	
Total for Reserve Expense	\$0.00	\$0.00	\$3,000.00	\$0.00
Total Non-operating Expense	\$0.00	\$0.00	\$3,000.00	\$0.00
Net Non-operating Income	\$749.33	\$3,137.16	(\$1,983.69)	\$0.00
Net Income	\$384.09	(\$1,589.38)	(\$4,923.58)	\$1,236.33

Account	Total
Income	
Association Fee Income	
Association Fee Income - Other	28,225.00
Total for Association Fee Income	\$28,225.00
Other Income	
Late Fee Income	135.00
Misc. Income	235.00
Total for Other Income	\$370.00



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Account	Total
Total Income	\$28,595.00
Expense	
Administrative	
Admin Cost	432.94
Postage and Delivery	49.50
Total for Administrative	\$482.44
Cleaning Repair and Maintenance	
Gutter Cleaning	375.00
On-Site Contracted Maintenance	200.00
Total for Cleaning Repair and Maintenance	\$575.00
Insurance	
Insurance - Other	4,514.06
Total for Insurance	\$4,514.06
Landscaping	
Grounds Clean-Up Maint.	2,918.94
Irrigation System Repairs	2,543.87
Landscape Grounds Contract	4,543.99
Snow Removal	2,626.50
Total for Landscaping	\$12,633.30
Professional Services	
Audit/Tax Prep	790.00
Legal Fees	5,851.85
Management Fees	2,700.00
Total for Professional Services	\$9,341.85
Transfer to Reserves	342.76
Utilities	
Gas/Electric	814.47
Trash Removal	1,714.31
Water/Sewer	4,972.15
Total for Utilities	\$7,500.93
Total Expense	\$35,390.34
Net Operating Income	(\$6,795.34)
Non-operating Income	
Laundry Income	1,559.90



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Reserve Revenue	
Interest Income	0.14
Reserve Contribution	342.76
Total for Reserve Revenue	\$342.90
Transfer From Main Reserve	3,000.00
Total Non-operating Income	\$4,902.80
Non-operating Expense	
Reserve Expense	
Reserve Expense - Other	3,000.00
Total for Reserve Expense	\$3,000.00
Total Non-operating Expense	\$3,000.00
Net Non-operating Income	\$1,902.80
Net Income	(\$4,892.54)