

Annual Budget - Comparative

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Properties: Pioneer Hills Townhomes Association - 191 University Blvd. #358 Denver, CO 80206

As of: Jun 2024

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Special Assessment Income	737,734.94	0.00	0.00
Association Fee Income - Townhomes	182,480.71	138,000.00	276,000.00
Interest Income - Bank	8,506.11	0.00	0.00
Other Income	0.00	50.02	100.00
Reserve Assessment Income	0.00	10,350.00	20,700.00
Total Operating Income	928,721.76	148,400.02	296,800.00
Expense			
Operating Expense			
Property Management Fees	9,487.50	9,487.50	18,975.00
Insurance Expense	217,617.26	51,262.50	102,525.00
Administrative Expense	3,332.50	2,000.02	4,000.00
Lien Filing Fees	0.00	250.02	500.00
Legal-Collection	1,945.00	1,500.00	3,000.00
Legal-General	0.00	500.02	1,000.00
Accounting/Audit/Tax Prep	330.00	500.02	1,000.00
Total Operating Expense	232,712.26	65,500.08	131,000.00
Landscaping and Groundskeeping			
Irrigation Repairs	1,736.50	6,000.00	12,000.00
Landscape Contract	10,804.80	14,000.02	28,000.00
Landscaping Improvements	0.00	2,500.02	5,000.00
Tree Maintenance Contract	0.00	4,800.00	9,600.00
Plants, Trees and Shrubs	0.00	2,250.00	4,500.00
Snow Removal	38,975.50	30,500.02	61,000.00
Winter Watering	0.00	1,500.00	3,000.00
Total Landscaping and Groundskeeping	51,516.80	61,550.06	123,100.00
Building/Grounds Maintenance			
Repairs and Maintenance	0.00	500.02	1,000.00
Grounds/Common Area	0.00	1,500.00	3,000.00
Roof and Gutter Expense	737,810.81	2,500.02	5,000.00
Lighting Repairs	0.00	1,000.02	2,000.00
Mosquito/Pest Control	0.00	500.02	1,000.00
Total Building/Grounds Maintenance	737,810.81	6,000.08	12,000.00
Utilities			
Water	2,154.26	4,500.00	9,000.00
Electric	87.68	250.02	500.00
Back Flow/Boiler	150.00	250.02	500.00
Total Utilities	2,391.94	5,000.04	10,000.00
Total Operating Expense	1,024,431.81	138,050.26	276,100.00
Total Operating Income	928,721.76	148,400.02	296,800.00
Total Operating Expense	1,024,431.81	138,050.26	276,100.00
NOI - Net Operating Income	-95,710.05	10,349.76	20,700.00
Total Income	928,721.76	148,400.02	296,800.00
Total Expense	1,024,431.81	138,050.26	276,100.00
Net Income	-95,710.05	10,349.76	20,700.00