

## Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	190,615.46
Reserve Cash	13,010.34
CD	60,000.00
<b>Total Cash</b>	<b>263,625.80</b>
Accumulated Depreciation	-2,275.00
Furniture and Equipment	219.54
Mailboxes	200.00
Capital Improvements	62,689.63
<b>TOTAL ASSETS</b>	<b>324,459.97</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Clearing Account	320.00
Prepaid Assessment Liability	38,746.79
Due to Pioneer Hills Townhomes	70,755.56
Due to Paired Homes	55,721.04
<b>Total Liabilities</b>	<b>165,543.39</b>
<b>Capital</b>	
Calculated Retained Earnings	-60,687.71
Calculated Prior Years Retained Earnings	219,604.29
<b>Total Capital</b>	<b>158,916.58</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>324,459.97</b>

## Annual Budget - Comparative

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

As of: Jun 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>			
Late Fees Interest Income	38.04	0.00	0.00
Late Fee Income	740.00	1,250.02	2,500.00
Violation Fee Income	0.00	1,250.02	2,500.00
Association Fee Income - Paired	47,928.68	41,820.00	83,640.00
Association Fee Income - Townhomes	64,685.00	58,650.00	117,300.00
Association Fee Income	37,155.23	40,800.00	81,600.00
Returned Check Charges	20.00	0.00	0.00
Lien Filing Fee Income	0.00	150.00	300.00
Collection - Legal fees and cost	0.00	1,250.02	2,500.00
Interest Income - Bank	43.08	50.02	100.00
Other Income	40.00	50.02	100.00
PH Reimburse Water Exp	71.22	3,500.02	7,000.00
PH Reimburse Elect Exp	33.69	100.02	200.00
Rental Administration Fee	300.00	500.02	1,000.00
Reserve Assessment Income	8,310.00	16,620.00	33,240.00
<b>Total Operating Income</b>	<b>159,364.94</b>	<b>165,990.16</b>	<b>331,980.00</b>
<b>Expense</b>			
<b>Operating Expense</b>			
Property Management Fees	9,000.00	9,000.00	18,000.00
Insurance Expense	112,948.17	4,250.02	8,500.00
Administrative Expense	5,885.24	4,000.02	8,000.00
Meeting Expense	0.00	250.02	500.00
Lien Filing Fees	0.00	250.02	500.00
Social Expense	0.00	500.02	1,000.00
Legal-Collection	740.00	6,000.00	12,000.00
Legal-General	1,745.00	6,000.00	12,000.00
Accounting/Audit/Tax Prep	655.00	500.02	1,000.00
Postage	63.00	0.00	0.00

## Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Website/Technology	330.00	500.02	1,000.00
Board Expenses	0.00	250.02	500.00
Bank Fees	10.00	50.02	100.00
<b>Total Operating Expense</b>	<b>131,376.41</b>	<b>31,550.18</b>	<b>63,100.00</b>
<b>Landscaping and Groundskeeping</b>			
Irrigation Repairs	2,847.67	7,500.00	15,000.00
Landscape Contract	12,968.56	13,000.02	26,000.00
Landscaping Improvements	87.74	1,500.00	3,000.00
Tree Maintenance Contract	0.00	4,000.02	8,000.00
Plants, Trees and Shrubs	0.00	2,500.02	5,000.00
Snow Removal	12,944.96	10,000.02	20,000.00
Winter Watering	0.00	1,250.02	2,500.00
<b>Total Landscaping and Groundskeeping</b>	<b>28,848.93</b>	<b>39,750.10</b>	<b>79,500.00</b>
<b>Building/Grounds Maintenance</b>			
Repairs and Maintenance	3,305.00	1,500.00	3,000.00
Building Maintenance	0.00	500.02	1,000.00
Grounds/Common Area	2,356.41	500.02	1,000.00
Trail System Maintenance	0.00	1,250.02	2,500.00
Pet Pick-Up	1,344.50	2,250.00	4,500.00
Roof and Gutter Expense	0.00	1,250.02	2,500.00
Trash Removal	25,878.30	23,000.02	46,000.00
Mosquito/Pest Control	1,859.00	3,500.02	7,000.00
Native Grass Maintenance	0.00	6,000.00	12,000.00
Wetlands Area Maintenance	4,200.00	4,000.02	8,000.00
<b>Total Building/Grounds Maintenance</b>	<b>38,943.21</b>	<b>43,750.14</b>	<b>87,500.00</b>
<b>Utilities</b>			
Telephone Expense/Line Charge	0.00	125.02	250.00
Water	2,312.14	15,000.00	30,000.00
Electric	564.68	3,750.00	7,500.00
Back Flow/Boiler	600.00	1,250.02	2,500.00
<b>Total Utilities</b>	<b>3,476.82</b>	<b>20,125.04</b>	<b>40,250.00</b>
<b>Recreation Facilities</b>			
Pool Cleaning/Bathrooms/Supplies	0.00	750.00	1,500.00
FOB System/Keys	457.12	150.00	300.00

## Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Pool Contract	0.00	4,000.02	8,000.00
Pool Opening/Closing	13,501.72	500.02	1,000.00
Pool Repairs	906.76	2,000.02	4,000.00
Pool Utilities	0.00	500.02	1,000.00
Pool Furniture/Tot Lot Improvements	957.72	0.00	0.00
Pool Lighting Repairs	0.00	150.00	300.00
Pool Internet	464.86	450.00	900.00
Pool Chemicals/Supplies/	1,119.10	2,500.02	5,000.00
<b>Total Recreation Facilities</b>	<b>17,407.28</b>	<b>11,000.10</b>	<b>22,000.00</b>
Late Fee Expense	0.00	250.02	500.00
<b>Total Operating Expense</b>	<b>220,052.65</b>	<b>146,425.58</b>	<b>292,850.00</b>
Total Operating Income	159,364.94	165,990.16	331,980.00
Total Operating Expense	220,052.65	146,425.58	292,850.00
<b>NOI - Net Operating Income</b>	<b>-60,687.71</b>	<b>19,564.58</b>	<b>39,130.00</b>
Total Income	159,364.94	165,990.16	331,980.00
Total Expense	220,052.65	146,425.58	292,850.00
<b>Net Income</b>	<b>-60,687.71</b>	<b>19,564.58</b>	<b>39,130.00</b>

Balance Sheet  
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**Balance Sheet**

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

**As of:** 06/30/2023

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	79,697.72
Reserve Cash	137,064.17
CD	200,000.00
<b>Total Cash</b>	<b>416,761.89</b>
Due from Pioneer Hills Master	70,755.56
Capital Improvements	7,058.00
<b>TOTAL ASSETS</b>	<b>494,575.45</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Calculated Retained Earnings	78,446.88
Calculated Prior Years Retained Earnings	416,128.57
<b>Total Capital</b>	<b>494,575.45</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>494,575.45</b>

## Annual Budget - Comparative

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

As of: Jun 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>			
Association Fee Income - Townhomes	141,557.86	138,000.00	276,000.00
Collection - Legal fees and cost	0.00	150.00	300.00
Interest Income - Bank	372.62	0.00	0.00
Reserve Assessment Income	5,175.00	10,350.00	20,700.00
<b>Total Operating Income</b>	<b>147,105.48</b>	<b>148,500.00</b>	<b>297,000.00</b>
<b>Expense</b>			
<b>Operating Expense</b>			
Property Management Fees	9,487.50	9,487.50	18,975.00
Insurance Expense	0.00	34,000.02	68,000.00
Administrative Expense	2,032.00	2,000.02	4,000.00
Legal-Collection	382.50	1,250.02	2,500.00
Accounting/Audit/Tax Prep	247.50	0.00	0.00
<b>Total Operating Expense</b>	<b>12,149.50</b>	<b>46,737.56</b>	<b>93,475.00</b>
<b>Landscaping and Groundskeeping</b>			
Irrigation Repairs	1,526.61	6,000.00	12,000.00
Landscape Contract	10,783.80	12,500.02	25,000.00
Landscaping Improvements	0.00	2,500.02	5,000.00
Plants, Trees and Shrubs	0.00	1,500.00	3,000.00
Snow Removal	36,494.14	22,500.00	45,000.00
Winter Watering	0.00	1,500.00	3,000.00
<b>Total Landscaping and Groundskeeping</b>	<b>48,804.55</b>	<b>46,500.04</b>	<b>93,000.00</b>
<b>Building/Grounds Maintenance</b>			
Repairs and Maintenance	0.00	500.02	1,000.00
Grounds/Common Area	0.00	250.02	500.00
Roof and Gutter Expense	6,410.00	6,000.00	12,000.00
Lighting Repairs	0.00	250.02	500.00
Mosquito/Pest Control	0.00	250.02	500.00
<b>Total Building/Grounds Maintenance</b>	<b>6,410.00</b>	<b>7,250.08</b>	<b>14,500.00</b>
<b>Utilities</b>			
Water	826.66	9,000.00	18,000.00
Electric	82.39	375.00	750.00
Back Flow/Boiler	385.50	250.02	500.00
<b>Total Utilities</b>	<b>1,294.55</b>	<b>9,625.02</b>	<b>19,250.00</b>
Late Fee Expense	0.00	500.02	1,000.00
<b>Total Operating Expense</b>	<b>68,658.60</b>	<b>110,612.72</b>	<b>221,225.00</b>
<b>Total Operating Income</b>	<b>147,105.48</b>	<b>148,500.00</b>	<b>297,000.00</b>
<b>Total Operating Expense</b>	<b>68,658.60</b>	<b>110,612.72</b>	<b>221,225.00</b>
<b>NOI - Net Operating Income</b>	<b>78,446.88</b>	<b>37,887.28</b>	<b>75,775.00</b>

## Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Income	147,105.48	148,500.00	297,000.00
Total Expense	68,658.60	110,612.72	221,225.00
<b>Net Income</b>	<b>78,446.88</b>	<b>37,887.28</b>	<b>75,775.00</b>

## Annual Budget - Comparative

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

As of: Jun 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
<b>Income</b>			
Late Fees Interest Income	0.00	100.02	200.00
Association Fee Income - Paired	109,895.80	103,320.00	206,640.00
Collection - Legal fees and cost	0.00	50.02	100.00
Interest Income - Bank	169.17	0.00	0.00
Reserve Assessment Income	3,690.00	7,380.00	14,760.00
<b>Total Operating Income</b>	<b>113,754.97</b>	<b>110,850.04</b>	<b>221,700.00</b>
<b>Expense</b>			
<b>Operating Expense</b>			
Property Management Fees	6,765.00	6,765.00	13,530.00
Insurance Expense	0.00	25,500.00	51,000.00
Administrative Expense	1,717.60	2,000.02	4,000.00
Lien Filing Fees	0.00	250.02	500.00
Legal-Collection	345.00	1,500.00	3,000.00
Legal-General	0.00	500.02	1,000.00
Accounting/Audit/Tax Prep	220.00	0.00	0.00
<b>Total Operating Expense</b>	<b>9,047.60</b>	<b>36,515.06</b>	<b>73,030.00</b>
<b>Landscaping and Groundskeeping</b>			
Irrigation Repairs	986.25	5,000.02	10,000.00
Landscape Contract	9,530.56	13,500.00	27,000.00
Landscaping Improvements	0.00	1,500.00	3,000.00
Plants, Trees and Shrubs	0.00	1,500.00	3,000.00
Snow Removal	25,921.40	24,000.00	48,000.00
Winter Watering	0.00	1,500.00	3,000.00
<b>Total Landscaping and Groundskeeping</b>	<b>36,438.21</b>	<b>47,000.02</b>	<b>94,000.00</b>
<b>Building/Grounds Maintenance</b>			
Building Maintenance	1,500.00	1,000.02	2,000.00
Grounds/Common Area	0.00	750.00	1,500.00
Roof and Gutter Expense	3,880.00	3,000.00	6,000.00
Mosquito/Pest Control	0.00	250.02	500.00
<b>Total Building/Grounds Maintenance</b>	<b>5,380.00</b>	<b>5,000.04</b>	<b>10,000.00</b>
<b>Utilities</b>			
Water	324.43	7,500.00	15,000.00
Electric	86.79	150.00	300.00
Back Flow/Boiler	0.00	750.00	1,500.00
<b>Total Utilities</b>	<b>411.22</b>	<b>8,400.00</b>	<b>16,800.00</b>
<b>Total Operating Expense</b>	<b>51,277.03</b>	<b>96,915.12</b>	<b>193,830.00</b>
Total Operating Income	113,754.97	110,850.04	221,700.00
Total Operating Expense	51,277.03	96,915.12	193,830.00
<b>NOI - Net Operating Income</b>	<b>62,477.94</b>	<b>13,934.92</b>	<b>27,870.00</b>



**Annual Budget - Comparative**

<b>Account Name</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
Total Income	113,754.97	110,850.04	221,700.00
Total Expense	51,277.03	96,915.12	193,830.00
<b>Net Income</b>	<b>62,477.94</b>	<b>13,934.92</b>	<b>27,870.00</b>

## Balance Sheet

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

As of: 06/30/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	47,311.16
Reserve Cash	81,989.91
CD	110,000.00
<b>Total Cash</b>	<b>239,301.07</b>
Due from Pioneer Hills Master	55,721.04
Capital Improvements	9,072.19
<b>TOTAL ASSETS</b>	<b>304,094.30</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	<b>0.00</b>
<b>Capital</b>	
Calculated Retained Earnings	62,477.94
Calculated Prior Years Retained Earnings	241,616.36
<b>Total Capital</b>	<b>304,094.30</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>304,094.30</b>