

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	254,530.36
Reserve Cash	64,681.18
Total Cash	319,211.54
Accumulated Depreciation	-2,275.00
Furniture and Equipment	219.54
Mailboxes	200.00
Capital Improvements	62,689.63
TOTAL ASSETS	380,045.71
LIABILITIES & CAPITAL	
Liabilities	
Prepaid Assessment Liability	42,143.73
Due to Pioneer Hills Townhomes	47,383.74
Due to Paired Homes	37,119.76
Total Liabilities	126,647.23
Capital	
Calculated Retained Earnings	33,794.19
Calculated Prior Years Retained Earnings	219,604.29
Total Capital	253,398.48
TOTAL LIABILITIES & CAPITAL	380,045.71

Annual Budget - Comparative

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

As of: Mar 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Late Fees Interest Income	23.99	0.00	0.00
Late Fee Income	440.00	625.02	2,500.00
Violation Fee Income	0.00	625.02	2,500.00
Association Fee Income - Paired	24,398.68	20,910.00	83,640.00
Association Fee Income - Townhomes	32,575.00	29,325.00	117,300.00
Association Fee Income	14,754.95	20,400.00	81,600.00
Returned Check Charges	20.00	0.00	0.00
Lien Filing Fee Income	0.00	75.00	300.00
Collection - Legal fees and cost	0.00	625.02	2,500.00
Interest Income - Bank	23.92	25.02	100.00
Other Income	0.00	25.02	100.00
PH Reimburse Water Exp	27.87	1,750.02	7,000.00
PH Reimburse Elect Exp	13.51	50.01	200.00
Rental Administration Fee	0.00	250.02	1,000.00
Reserve Assessment Income	8,310.00	8,310.00	33,240.00
Total Operating Income	80,587.92	82,995.15	331,980.00
Expense			
Operating Expense			
Property Management Fees	4,500.00	4,500.00	18,000.00
Insurance Expense	352.00	2,125.02	8,500.00
Administrative Expense	3,612.68	2,000.01	8,000.00
Meeting Expense	0.00	125.01	500.00
Lien Filing Fees	0.00	125.01	500.00
Social Expense	0.00	250.02	1,000.00
Legal-Collection	470.00	3,000.00	12,000.00
Legal-General	1,368.00	3,000.00	12,000.00
Accounting/Audit/Tax Prep	340.00	250.02	1,000.00
Website/Technology	180.00	250.02	1,000.00
Board Expenses	0.00	125.01	500.00
Bank Fees	0.00	25.02	100.00
Total Operating Expense	10,822.68	15,775.14	63,100.00
Landscaping and Groundskeeping			
Irrigation Repairs	2,280.45	3,750.00	15,000.00
Landscape Contract	1,786.33	6,500.01	26,000.00
Landscaping Improvements	0.00	750.00	3,000.00
Tree Maintenance Contract	0.00	2,000.01	8,000.00
Plants, Trees and Shrubs	0.00	1,250.01	5,000.00
Snow Removal	11,633.46	5,000.01	20,000.00
Winter Watering	0.00	625.02	2,500.00
Total Landscaping and Groundskeeping	15,700.24	19,875.06	79,500.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Building/Grounds Maintenance			
Repairs and Maintenance	1,970.00	750.00	3,000.00
Building Maintenance	0.00	250.02	1,000.00
Grounds/Common Area	0.00	250.02	1,000.00
Trail System Maintenance	0.00	625.02	2,500.00
Pet Pick-Up	806.70	1,125.00	4,500.00
Roof and Gutter Expense	0.00	625.02	2,500.00
Trash Removal	12,939.15	11,500.02	46,000.00
Mosquito/Pest Control	456.00	1,750.02	7,000.00
Native Grass Maintenance	0.00	3,000.00	12,000.00
Wetlands Area Maintenance	4,200.00	2,000.01	8,000.00
Total Building/Grounds Maintenance	20,371.85	21,875.13	87,500.00
Utilities			
Telephone Expense/Line Charge	0.00	62.52	250.00
Water	569.92	7,500.00	30,000.00
Electric	340.23	1,875.00	7,500.00
Back Flow/Boiler	0.00	625.02	2,500.00
Total Utilities	910.15	10,062.54	40,250.00
Recreation Facilities			
Pool Cleaning/Bathrooms/Supplies	0.00	375.00	1,500.00
FOB System/Keys	44.62	75.00	300.00
Pool Contract	0.00	2,000.01	8,000.00
Pool Opening/Closing	0.00	250.02	1,000.00
Pool Repairs	-1,283.24	1,000.02	4,000.00
Pool Utilities	0.00	250.02	1,000.00
Pool Lighting Repairs	0.00	75.00	300.00
Pool Internet	227.43	225.00	900.00
Pool Chemicals/Supplies/	0.00	1,250.01	5,000.00
Total Recreation Facilities	-1,011.19	5,500.08	22,000.00
Late Fee Expense	0.00	125.01	500.00
Total Operating Expense	46,793.73	73,212.96	292,850.00
Total Operating Income	80,587.92	82,995.15	331,980.00
Total Operating Expense	46,793.73	73,212.96	292,850.00
NOI - Net Operating Income	33,794.19	9,782.19	39,130.00
Total Income	80,587.92	82,995.15	331,980.00
Total Expense	46,793.73	73,212.96	292,850.00
Net Income	33,794.19	9,782.19	39,130.00

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	59,267.23
Reserve Cash	331,720.95
Total Cash	390,988.18
Due from Pioneer Hills Master	47,383.74
Capital Improvements	7,058.00
Due from Parker Homestead	500.00
TOTAL ASSETS	445,929.92
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Calculated Retained Earnings	29,801.35
Calculated Prior Years Retained Earnings	416,128.57
Total Capital	445,929.92
TOTAL LIABILITIES & CAPITAL	445,929.92

Annual Budget - Comparative

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

As of: Mar 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
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Income			
Association Fee Income - Townhomes	68,977.30	69,000.00	276,000.00
Collection - Legal fees and cost	0.00	75.00	300.00
Interest Income - Bank	204.40	0.00	0.00
Reserve Assessment Income	5,175.00	5,175.00	20,700.00
Total Operating Income	74,356.70	74,250.00	297,000.00

Expense			
Operating Expense			
Property Management Fees	4,743.75	4,743.75	18,975.00
Insurance Expense	0.00	17,000.01	68,000.00
Administrative Expense	1,099.25	1,000.02	4,000.00
Legal-Collection	240.00	625.02	2,500.00
Accounting/Audit/Tax Prep	123.75	0.00	0.00
Total Operating Expense	6,206.75	23,368.80	93,475.00
Landscaping and Groundskeeping			
Irrigation Repairs	0.00	3,000.00	12,000.00
Landscape Contract	1,077.98	6,250.02	25,000.00
Landscaping Improvements	0.00	1,250.01	5,000.00
Plants, Trees and Shrubs	0.00	750.00	3,000.00
Snow Removal	36,494.14	11,250.00	45,000.00
Winter Watering	0.00	750.00	3,000.00
Total Landscaping and Groundskeeping	37,572.12	23,250.03	93,000.00
Building/Grounds Maintenance			
Repairs and Maintenance	0.00	250.02	1,000.00
Grounds/Common Area	0.00	125.01	500.00
Roof and Gutter Expense	650.00	3,000.00	12,000.00
Lighting Repairs	0.00	125.01	500.00
Mosquito/Pest Control	0.00	125.01	500.00
Total Building/Grounds Maintenance	650.00	3,625.05	14,500.00
Utilities			
Water	85.72	4,500.00	18,000.00
Electric	40.76	187.50	750.00
Back Flow/Boiler	0.00	125.01	500.00
Total Utilities	126.48	4,812.51	19,250.00
Late Fee Expense	0.00	250.02	1,000.00
Total Operating Expense	44,555.35	55,306.41	221,225.00
Total Operating Income	74,356.70	74,250.00	297,000.00
Total Operating Expense	44,555.35	55,306.41	221,225.00
NOI - Net Operating Income	29,801.35	18,943.59	75,775.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Income	21,251.75	21,251.00	207,000.00
Total Expense	14,222.25	22,222.00	221,225.00
Net Income	<u>7,029.50</u>	<u>9,029.00</u>	<u>75,775.00</u>

Balance Sheet

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

As of: 03/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	31,446.44
Reserve Cash	188,223.54
Total Cash	219,669.98
Due from Pioneer Hills Master	37,119.76
Capital Improvements	9,072.19
TOTAL ASSETS	265,861.93
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Calculated Retained Earnings	24,245.57
Calculated Prior Years Retained Earnings	241,616.36
Total Capital	265,861.93
TOTAL LIABILITIES & CAPITAL	265,861.93

Annual Budget - Comparative

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

As of: Mar 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Late Fees Interest Income	0.00	50.01	200.00
Association Fee Income - Paired	54,174.76	51,660.00	206,640.00
Collection - Legal fees and cost	0.00	25.02	100.00
Interest Income - Bank	92.80	0.00	0.00
Reserve Assessment Income	3,690.00	3,690.00	14,760.00
Total Operating Income	57,957.56	55,425.03	221,700.00
Expense			
Operating Expense			
Property Management Fees	3,382.50	3,382.50	13,530.00
Insurance Expense	0.00	12,750.00	51,000.00
Administrative Expense	1,054.15	1,000.02	4,000.00
Lien Filing Fees	0.00	125.01	500.00
Legal-Collection	180.00	750.00	3,000.00
Legal-General	0.00	250.02	1,000.00
Accounting/Audit/Tax Prep	96.25	0.00	0.00
Total Operating Expense	4,712.90	18,257.55	73,030.00
Landscaping and Groundskeeping			
Irrigation Repairs	0.00	2,500.02	10,000.00
Landscape Contract	1,158.94	6,750.00	27,000.00
Landscaping Improvements	0.00	750.00	3,000.00
Plants, Trees and Shrubs	0.00	750.00	3,000.00
Snow Removal	25,921.40	12,000.00	48,000.00
Winter Watering	0.00	750.00	3,000.00
Total Landscaping and Groundskeeping	27,080.34	23,500.02	94,000.00
Building/Grounds Maintenance			
Building Maintenance	1,500.00	500.01	2,000.00
Grounds/Common Area	0.00	375.00	1,500.00
Roof and Gutter Expense	290.00	1,500.00	6,000.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Mosquito/Pest Control	0.00	125.01	500.00
Total Building/Grounds Maintenance	1,790.00	2,500.02	10,000.00
Utilities			
Water	85.72	3,750.00	15,000.00
Electric	43.03	75.00	300.00
Back Flow/Boiler	0.00	375.00	1,500.00
Total Utilities	128.75	4,200.00	16,800.00
Total Operating Expense	33,711.99	48,457.59	193,830.00
Total Operating Income	57,957.56	55,425.03	221,700.00
Total Operating Expense	33,711.99	48,457.59	193,830.00
NOI - Net Operating Income	24,245.57	6,967.44	27,870.00
Total Income	57,957.56	55,425.03	221,700.00
Total Expense	33,711.99	48,457.59	193,830.00
Net Income	24,245.57	6,967.44	27,870.00