

Annual Budget - Comparative

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Properties: Pioneer Hills Master 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			
Late Fees Interest Income	92.01	25.02	50.00
Late Fee Income	1,560.00	1,000.02	2,000.00
Violation Fee Income	312.65	0.00	0.00
Special Assessment Income	2,851.84	0.00	0.00
Association Fee Income - Paired	47,600.44	46,740.00	93,480.00
Association Fee Income - Townhomes	64,915.20	65,550.00	131,100.00
Association Fee Income	44,836.02	45,600.00	91,200.00
Lien Filing Fee Income	0.00	250.02	500.00
Collection - Legal fees and cost	110.00	0.00	0.00
Interest Income - Bank	2,516.53	50.02	100.00
Other Income	0.00	50.02	100.00
PH Reimburse Water Exp	788.75	1,750.02	3,500.00
PH Reimburse Elect Exp	36.25	100.02	200.00
Rental Administration Fee	2,400.00	500.02	1,000.00
Reserve Assessment Income	0.00	16,620.00	33,240.00
Total Operating Income	168,019.69	178,235.16	356,470.00
Expense			
Operating Expense			
Property Management Fees	9,000.00	9,000.00	18,000.00
Insurance Expense	2,580.60	6,000.00	12,000.00
Administrative Expense	6,149.62	5,000.02	10,000.00
Meeting Expense	34.94	250.02	500.00
Lien Filing Fees	0.00	250.02	500.00
Social Expense	288.00	500.02	1,000.00
Legal-Collection	555.00	5,000.02	10,000.00
Legal-General	-164.49	5,000.02	10,000.00
Accounting/Audit/Tax Prep	930.81	500.02	1,000.00
Website/Technology	330.00	300.00	600.00
License & Fees	600.00	500.02	1,000.00
Board Expenses	0.00	250.02	500.00
Total Operating Expense	20,304.48	32,550.18	65,100.00
Landscaping and Groundskeeping			
Irrigation Repairs	1,882.17	7,500.00	15,000.00
Landscape Contract	11,148.30	13,000.02	26,000.00
Landscaping Improvements	0.00	1,500.00	3,000.00
Tree Maintenance Contract	0.00	4,800.00	9,600.00
Plants, Trees and Shrubs	0.00	2,500.02	5,000.00
Snow Removal	5,815.50	15,000.00	30,000.00
Winter Watering	0.00	1,250.02	2,500.00
Total Landscaping and Groundskeeping	18,845.97	45,550.06	91,100.00
Building/Grounds Maintenance			
Repairs and Maintenance	0.00	1,500.00	3,000.00
Grounds/Common Area	0.00	750.00	1,500.00
Pet Pick-Up	1,613.40	2,250.00	4,500.00
Roof and Gutter Expense	42,980.67	1,250.02	2,500.00
Trash Removal	25,914.00	24,000.00	48,000.00

Mosquito/Pest Control	1,900.12	3,500.02	7,000.00
Fence Repair/Maintenance	0.00	2,500.02	5,000.00
Native Grass Maintenance	0.00	5,250.00	10,500.00
Wetlands Area Maintenance	7,160.00	4,000.02	8,000.00
Total Building/Grounds Maintenance	79,568.19	45,000.08	90,000.00
Utilities			
Water	10,008.94	10,000.02	20,000.00
Electric	619.37	3,750.00	7,500.00
Back Flow/Boiler	902.00	500.02	1,000.00
Total Utilities	11,530.31	14,250.04	28,500.00
Recreation Facilities			
FOB System/Keys	245.00	650.02	1,300.00
Pool Contract	2,533.23	4,300.02	8,600.00
Pool Opening/Closing	0.00	13,065.00	26,130.00
Pool Repairs	1,074.00	2,500.02	5,000.00
Pool Furniture/Tot Lot Improvements	0.00	750.00	1,500.00
Pool Lighting Repairs	0.00	250.02	500.00
Pool Internet	519.86	600.00	1,200.00
Pool Chemicals/Supplies/	0.00	2,000.02	4,000.00
Total Recreation Facilities	4,372.09	24,115.10	48,230.00
Late Fee Expense	0.00	150.00	300.00
Total Operating Expense	134,621.04	161,615.46	323,230.00
Total Operating Income	168,019.69	178,235.16	356,470.00
Total Operating Expense	134,621.04	161,615.46	323,230.00
NOI - Net Operating Income	33,398.65	16,619.70	33,240.00
Total Income	168,019.69	178,235.16	356,470.00
Total Expense	134,621.04	161,615.46	323,230.00
Net Income	33,398.65	16,619.70	33,240.00