

Annual Budget - Comparative

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Properties: Pioneer Hills Paired Homes 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	470,865.52	0.00	0.00
Association Fee Income	136,315.44	103,320.00	206,640.00
Interest Income - Bank	4,625.04	100.02	200.00
Other Income	0.00	50.02	100.00
Reserve Assessment Income	0.00	7,380.00	14,760.00
Total Operating Income	611,806.00	110,850.04	221,700.00
Expense			
Operating Expense			
Property Management Fees	6,765.00	6,765.00	13,530.00
Insurance Expense	161,773.39	32,500.02	65,000.00
Administrative Expense	3,003.15	2,000.02	4,000.00
Lien Filing Fees	0.00	250.02	500.00
Legal-Collection	2,035.56	1,000.02	2,000.00
Legal-General	0.00	500.02	1,000.00
Accounting/Audit/Tax Prep	330.00	500.02	1,000.00
Total Operating Expense	173,907.10	43,515.12	87,030.00
Landscaping and Groundskeeping			
Irrigation Repairs	2,246.52	3,000.00	6,000.00
Landscape Contract	11,546.24	12,500.02	25,000.00
Landscaping Improvements	0.00	1,755.00	3,510.00
Tree Maintenance Contract	0.00	4,800.00	9,600.00
Plants, Trees and Shrubs	0.00	1,500.00	3,000.00
Snow Removal	42,809.00	27,500.02	55,000.00
Winter Watering	0.00	1,500.00	3,000.00
Total Landscaping and Groundskeeping	56,601.76	52,555.04	105,110.00
Building/Grounds Maintenance			
Repairs and Maintenance	500.00	500.02	1,000.00
Grounds/Common Area	0.00	750.00	1,500.00
Roof and Gutter Expense	487,323.52	1,000.02	2,000.00
Lighting Repairs	0.00	1,500.00	3,000.00
Mosquito/Pest Control	0.00	500.02	1,000.00
Total Building/Grounds Maintenance	487,823.52	4,250.06	8,500.00
Utilities			
Water	3,603.26	2,500.02	5,000.00
Electric	93.24	150.00	300.00
Back Flow/Boiler	150.00	500.02	1,000.00
Total Utilities	3,846.50	3,150.04	6,300.00
Total Operating Expense	722,178.88	103,470.26	206,940.00
Total Operating Income	611,806.00	110,850.04	221,700.00
Total Operating Expense	722,178.88	103,470.26	206,940.00
NOI - Net Operating Income	-110,372.88	7,379.78	14,760.00
Total Income	611,806.00	110,850.04	221,700.00
Total Expense	722,178.88	103,470.26	206,940.00
Net Income	-110,372.88	7,379.78	14,760.00