

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	237,482.90
Reserve Cash	3,877.04
CD	60,000.00
Total Cash	301,359.94
Accumulated Depreciation	-2,275.00
Furniture and Equipment	219.54
Mailboxes	200.00
Capital Improvements	62,689.63
TOTAL ASSETS	362,194.11
LIABILITIES & CAPITAL	
Liabilities	
Clearing Account	320.00
Prepaid Assessment Liability	37,287.04
Due to Pioneer Hills Townhomes	24,485.00
Due to Paired Homes	17,748.91
Total Liabilities	79,840.95
Capital	
Calculated Retained Earnings	62,748.87
Calculated Prior Years Retained Earnings	219,604.29
Total Capital	282,353.16
TOTAL LIABILITIES & CAPITAL	362,194.11

Annual Budget - Comparative

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

As of: Dec 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	86.87	0.00	0.00
Late Fee Income	1,760.00	2,500.00	2,500.00
Violation Fee Income	0.00	2,500.00	2,500.00
Association Fee Income - Paired	94,638.38	83,640.00	83,640.00
Association Fee Income - Townhomes	129,950.00	117,300.00	117,300.00
Association Fee Income	82,526.30	81,600.00	81,600.00
Returned Check Charges	40.00	0.00	0.00
Lien Filing Fee Income	0.00	300.00	300.00
Collection - Legal fees and cost	0.00	2,500.00	2,500.00
Interest Income - Bank	47.28	100.00	100.00
Other Income	80.00	100.00	100.00
PH Reimburse Water Exp	6,002.61	7,000.00	7,000.00
PH Reimburse Elect Exp	612.32	200.00	200.00
Rental Administration Fee	1,500.00	1,000.00	1,000.00
Reserve Assessment Income	8,310.00	33,240.00	33,240.00
Total Operating Income	325,553.76	331,980.00	331,980.00
Expense			
Operating Expense			
Property Management Fees	18,000.00	18,000.00	18,000.00
Insurance Expense	7,980.54	8,500.00	8,500.00
Administrative Expense	9,373.79	8,000.00	8,000.00
Meeting Expense	5,378.27	500.00	500.00
Lien Filing Fees	0.00	500.00	500.00
Social Expense	360.64	1,000.00	1,000.00
Legal-Collection	1,162.50	12,000.00	12,000.00
Legal-General	16,265.13	12,000.00	12,000.00
Accounting/Audit/Tax Prep	1,090.38	1,000.00	1,000.00
Postage	63.00	0.00	0.00
Website/Technology	630.00	1,000.00	1,000.00
Board Expenses	288.10	500.00	500.00
Bank Fees	10.00	100.00	100.00
Total Operating Expense	60,602.35	63,100.00	63,100.00
Landscaping and Groundskeeping			
Irrigation Repairs	7,751.80	15,000.00	15,000.00
Landscape Contract	29,962.53	26,000.00	26,000.00
Landscaping Improvements	87.74	3,000.00	3,000.00
Tree Maintenance Contract	0.00	8,000.00	8,000.00
Plants, Trees and Shrubs	157.59	5,000.00	5,000.00
Snow Removal	13,803.20	20,000.00	20,000.00
Winter Watering	0.00	2,500.00	2,500.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Landscaping and Groundskeeping	51,762.86	79,500.00	79,500.00
Building/Grounds Maintenance			
Repairs and Maintenance	4,650.00	3,000.00	3,000.00
Building Maintenance	10,465.33	1,000.00	1,000.00
Grounds/Common Area	2,606.41	1,000.00	1,000.00
Trail System Maintenance	0.00	2,500.00	2,500.00
Pet Pick-Up	2,957.90	4,500.00	4,500.00
Roof and Gutter Expense	588,520.10	2,500.00	2,500.00
Trash Removal	51,792.30	46,000.00	46,000.00
Mosquito/Pest Control	6,675.50	7,000.00	7,000.00
Native Grass Maintenance	2,662.53	12,000.00	12,000.00
Wetlands Area Maintatence	9,010.49	8,000.00	8,000.00
Total Building/Grounds Maintenance	679,340.56	87,500.00	87,500.00
Utilities			
Telephone Expense/Line Charge	0.00	250.00	250.00
Water	24,882.47	30,000.00	30,000.00
Electric	5,688.05	7,500.00	7,500.00
Back Flow/Boiler	600.00	2,500.00	2,500.00
Total Utilities	31,170.52	40,250.00	40,250.00
Recreation Facilities			
Pool Cleaning/Bathrooms/Supplies	0.00	1,500.00	1,500.00
FOB System/Keys	1,321.44	300.00	300.00
Pool Contract	8,228.23	8,000.00	8,000.00
Pool Opening/Closing	14,870.34	1,000.00	1,000.00
Pool Repairs	19,878.89	4,000.00	4,000.00
Pool Utilities	0.00	1,000.00	1,000.00
Pool Furniture/Tot Lot Improvements	970.65	0.00	0.00
Pool Lighting Repairs	0.00	300.00	300.00
Pool Internet	979.72	900.00	900.00
Pool Chemicals/Supplies/	2,371.59	5,000.00	5,000.00
Total Recreation Facilities	48,620.86	22,000.00	22,000.00
Late Fee Expense	0.00	500.00	500.00
Total Operating Expense	871,497.15	292,850.00	292,850.00
Total Operating Income	325,553.76	331,980.00	331,980.00
Total Operating Expense	871,497.15	292,850.00	292,850.00
NOI - Net Operating Income	-545,943.39	39,130.00	39,130.00
Other Income			
Insurance Proceeds	608,692.26	0.00	0.00
Total Other Income	608,692.26	0.00	0.00
Net Other Income	608,692.26	0.00	0.00
Total Income	934,246.02	331,980.00	331,980.00
Total Expense	871,497.15	292,850.00	292,850.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Net Income	62,748.87	39,130.00	39,130.00

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	160,635.76
Reserve Cash	137,272.92
CD	200,000.00
Total Cash	497,908.68
Due from Pioneer Hills Master	24,485.00
Capital Improvements	7,058.00
TOTAL ASSETS	529,451.68
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Calculated Retained Earnings	113,323.11
Calculated Prior Years Retained Earnings	416,128.57
Total Capital	529,451.68
TOTAL LIABILITIES & CAPITAL	529,451.68

Annual Budget - Comparative

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

As of: Dec 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Association Fee Income - Townhomes	289,363.96	276,000.00	276,000.00
Collection - Legal fees and cost	0.00	300.00	300.00
Interest Income - Bank	581.37	0.00	0.00
Reserve Assessment Income	5,175.00	20,700.00	20,700.00
Total Operating Income	295,120.33	297,000.00	297,000.00
Expense			
Operating Expense			
Property Management Fees	18,975.00	18,975.00	18,975.00
Insurance Expense	61,561.63	68,000.00	68,000.00
Administrative Expense	3,438.95	4,000.00	4,000.00
Legal-Collection	697.50	2,500.00	2,500.00
Accounting/Audit/Tax Prep	508.75	0.00	0.00
Total Operating Expense	85,181.83	93,475.00	93,475.00
Landscaping and Groundskeeping			
Irrigation Repairs	3,469.34	12,000.00	12,000.00
Landscape Contract	30,193.86	25,000.00	25,000.00
Landscaping Improvements	0.00	5,000.00	5,000.00
Plants, Trees and Shrubs	1,009.36	3,000.00	3,000.00
Snow Removal	38,679.18	45,000.00	45,000.00
Winter Watering	0.00	3,000.00	3,000.00
Total Landscaping and Groundskeeping	73,351.74	93,000.00	93,000.00
Building/Grounds Maintenance			
Repairs and Maintenance	2,089.12	1,000.00	1,000.00
Grounds/Common Area	0.00	500.00	500.00
Roof and Gutter Expense	6,770.00	12,000.00	12,000.00
Lighting Repairs	0.00	500.00	500.00
Mosquito/Pest Control	298.00	500.00	500.00
Total Building/Grounds Maintenance	9,157.12	14,500.00	14,500.00
Utilities			
Water	13,549.18	18,000.00	18,000.00
Electric	171.85	750.00	750.00
Back Flow/Boiler	385.50	500.00	500.00
Total Utilities	14,106.53	19,250.00	19,250.00
Late Fee Expense	0.00	1,000.00	1,000.00
Total Operating Expense	181,797.22	221,225.00	221,225.00
Total Operating Income	295,120.33	297,000.00	297,000.00
Total Operating Expense	181,797.22	221,225.00	221,225.00
NOI - Net Operating Income	113,323.11	75,775.00	75,775.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Income	295,120.33	297,000.00	297,000.00
Total Expense	181,797.22	221,225.00	221,225.00
Net Income	113,323.11	75,775.00	75,775.00

Balance Sheet

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

As of: 12/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operating Cash	100,663.68
Reserve Cash	82,094.08
CD	110,000.00
Total Cash	292,757.76
Due from Pioneer Hills Master	17,748.91
Capital Improvements	9,072.19
TOTAL ASSETS	319,578.86
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	0.00
Capital	
Calculated Retained Earnings	77,962.50
Calculated Prior Years Retained Earnings	241,616.36
Total Capital	319,578.86
TOTAL LIABILITIES & CAPITAL	319,578.86

Annual Budget - Comparative

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

As of: Dec 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	200.00	200.00
Association Fee Income - Paired	220,288.14	206,640.00	206,640.00
Collection - Legal fees and cost	0.00	100.00	100.00
Interest Income - Bank	273.34	0.00	0.00
Reserve Assessment Income	3,690.00	14,760.00	14,760.00
Total Operating Income	224,251.48	221,700.00	221,700.00
Expense			
Operating Expense			
Property Management Fees	13,530.00	13,530.00	13,530.00
Insurance Expense	43,406.00	51,000.00	51,000.00
Administrative Expense	3,575.95	4,000.00	4,000.00
Lien Filing Fees	0.00	500.00	500.00
Legal-Collection	866.25	3,000.00	3,000.00
Legal-General	0.00	1,000.00	1,000.00
Accounting/Audit/Tax Prep	481.25	0.00	0.00
Total Operating Expense	61,859.45	73,030.00	73,030.00
Landscaping and Groundskeeping			
Irrigation Repairs	7,181.03	10,000.00	10,000.00
Landscape Contract	26,732.79	27,000.00	27,000.00
Landscaping Improvements	0.00	3,000.00	3,000.00
Plants, Trees and Shrubs	0.00	3,000.00	3,000.00
Snow Removal	29,824.96	48,000.00	48,000.00
Winter Watering	0.00	3,000.00	3,000.00
Total Landscaping and Groundskeeping	63,738.78	94,000.00	94,000.00
Building/Grounds Maintenance			
Building Maintenance	1,625.00	2,000.00	2,000.00
Grounds/Common Area	0.00	1,500.00	1,500.00
Roof and Gutter Expense	4,670.00	6,000.00	6,000.00
Mosquito/Pest Control	0.00	500.00	500.00
Total Building/Grounds Maintenance	6,295.00	10,000.00	10,000.00
Utilities			
Water	14,214.31	15,000.00	15,000.00
Electric	181.44	300.00	300.00
Back Flow/Boiler	0.00	1,500.00	1,500.00
Total Utilities	14,395.75	16,800.00	16,800.00
Total Operating Expense	146,288.98	193,830.00	193,830.00
Total Operating Income	224,251.48	221,700.00	221,700.00
Total Operating Expense	146,288.98	193,830.00	193,830.00
NOI - Net Operating Income	77,962.50	27,870.00	27,870.00

Annual Budget - Comparative

Account Name	YTD Actual	YTD Budget	Annual Budget
Total Income	224,251.48	221,700.00	221,700.00
Total Expense	146,288.98	193,830.00	193,830.00
Net Income	77,962.50	27,870.00	27,870.00