

**Copper Junction Condominium As**  
**Balance Sheet**  
As of December 31, 2017

1:09 PM  
09/02/2020  
Accrual Basis  
Dec 31, 17

**ASSETS**

Current Assets

Checking/Savings

Alpine Operating 2609	23,887.01
Alpine Reserve 2622	149,598.71
First Bank Op 9947	13,708.79
First Bank Res 2997	1,002.95

Total Checking/Savings 188,197.46

Accounts Receivable

Accounts Receivables

Accounts Receivable (Dues)	7,509.00
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Total Accounts Receivables 7,509.00

Total Accounts Receivable 7,509.00

Other Current Assets

Cash owed from Operating	35,977.67
Prepaid Elevator	2,008.95
Prepaid Insurance	4,054.50

Total Other Current Assets 42,041.12

Total Current Assets 237,747.58

**TOTAL ASSETS** 237,747.58

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable	21,047.05
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Total Accounts Payable 21,047.05

Credit Cards

Chase Visa 2466	243.71
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Total Credit Cards 243.71

Other Current Liabilities

Cash owed to Reserves	35,977.67
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Other A/P	2,153.91
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Total Other Current Liabilities 38,131.58

Total Current Liabilities 59,422.34

Total Liabilities 59,422.34

Equity

Operating Fund Equity -46,601.44

Replacement Fund Equity 180,275.39

Retained Earnings -16,864.86

Working Capital Fund 50,000.00

Net Income 11,516.15

Total Equity 178,325.24

**TOTAL LIABILITIES & EQUITY** 237,747.58

**Copper Junction Condominium Association**  
**Profit & Loss Budget Performance**  
 December 2017

1:07 PM  
 09/02/2020  
 Accrual Basis

	<u>Dec 17</u>	<u>Budget</u>	<u>Jan - Dec 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest & Late Fees Income	0.00		0.00		
Lease Income	0.00	0.00	12,222.30	12,085.00	12,085.00
Operating Dues	20,956.00	0.00	230,516.00	188,569.00	188,569.00
Dues to Reserves	-2,095.00	0.00	-20,950.00	-18,857.00	-18,857.00
Owner Clearing	675.00		-600.00		
<b>Total Income</b>	<u>19,536.00</u>	<u>0.00</u>	<u>221,188.30</u>	<u>181,797.00</u>	<u>181,797.00</u>
<b>Expense</b>					
Administrative Exp	101.28	0.00	1,380.70	198.00	198.00
Cable & Internet	1,556.24	0.00	17,205.63	14,043.00	14,043.00
Elevator	502.24	0.00	7,067.39	5,201.00	5,201.00
General Bldg Maint	880.40	0.00	1,586.46	1,107.00	1,107.00
Grounds/CA Maint/Landscape	250.00	0.00	1,852.64	1,602.00	1,602.00
<b>Insurance</b>					
Insurance-master, D&O, C&F & Um	1,351.50	0.00	14,470.19	13,903.00	13,903.00
Workers Comp Ins	469.00		2,444.97		
<b>Total Insurance</b>	<u>1,820.50</u>	<u>0.00</u>	<u>16,915.16</u>	<u>13,903.00</u>	<u>13,903.00</u>
Legal/Professional	9,042.50	0.00	13,598.60	900.00	900.00
Management Contract	590.00	0.00	7,115.00	5,278.00	5,278.00
Plumbing & Heating	250.00	0.00	3,532.64	6,750.00	6,750.00
Property Taxes	0.00	0.00	544.03	530.00	530.00
Resident Mgr Payroll	3,660.09	0.00	40,386.55	34,974.00	34,974.00
Resident Mgr Unit Expense	383.83	0.00	1,351.44	1,350.00	1,350.00
Resort Dues	0.00	0.00	0.00	3,297.00	3,297.00
Security & Fire Safety	74.85	0.00	3,883.14	1,118.00	1,118.00
Snow Removal Roofs	0.00	0.00	1,885.00	3,000.00	3,000.00
Supplies & Materials	345.27	0.00	4,737.10	1,575.00	1,575.00
Trash Removal	943.82	0.00	10,382.02	8,244.00	8,244.00
<b>Utilities</b>					
Electric	895.97	0.00	9,707.40	11,105.00	11,105.00
Natural Gas	2,203.09	0.00	21,261.59	21,247.00	21,247.00
Telephone Elevator	36.72		453.19		
Water & Sewer	6,114.73	0.00	58,529.15	47,130.00	47,130.00
<b>Total Utilities</b>	<u>9,250.51</u>	<u>0.00</u>	<u>89,951.33</u>	<u>79,482.00</u>	<u>79,482.00</u>
Window Washing	0.00	0.00	1,450.00	1,450.00	1,450.00
<b>Total Expense</b>	<u>29,651.53</u>	<u>0.00</u>	<u>224,824.83</u>	<u>184,002.00</u>	<u>184,002.00</u>
<b>Net Ordinary Income</b>	-10,115.53	0.00	-3,636.53	-2,205.00	-2,205.00
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income Reserves	7.12		62.68		
Reserve Contributions	2,095.00	0.00	20,950.00	18,857.00	18,857.00
<b>Total Other Income</b>	<u>2,102.12</u>	<u>0.00</u>	<u>21,012.68</u>	<u>18,857.00</u>	<u>18,857.00</u>
<b>Other Expense</b>					
Exterior Siding Repairs	0.00		5,860.00		
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>5,860.00</u>		

Net Other Income  
Net Income

<u>Dec 17</u>	<u>Budget</u>	<u>Jan - Dec 17</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
2,102.12	0.00	15,152.68	18,857.00	18,857.00
<u>-8,013.41</u>	<u>0.00</u>	<u>11,516.15</u>	<u>16,652.00</u>	<u>16,652.00</u>