

# Copper Junction Condominium As Balance Sheet

12:58 PM

09/02/2020

As of December 31, 2018

Accrual Basis

Dec 31, 18

## ASSETS

### Current Assets

#### Checking/Savings

Alpine Operating 2609 26,706.94

Alpine Reserve 2622 124,779.43

Total Checking/Savings 151,486.37

#### Accounts Receivable

##### Accounts Receivables

Accounts Receivable (Dues) 501.00

Total Accounts Receivables 501.00

Total Accounts Receivable 501.00

#### Other Current Assets

Cash owed from Operating 35,977.67

Prepaid Elevator 3,211.12

Prepaid Insurance 6,884.41

Total Other Current Assets 46,073.20

Total Current Assets 198,060.57

**TOTAL ASSETS 198,060.57**

## LIABILITIES & EQUITY

### Liabilities

#### Current Liabilities

##### Accounts Payable

Accounts Payable 3,977.20

Total Accounts Payable 3,977.20

##### Credit Cards

Chase Visa 2466 10.63

Total Credit Cards 10.63

##### Other Current Liabilities

Accrued Water & Sewer 10,917.99

Cash owed to Reserves 35,977.67

Other A/P 2,153.91

Total Other Current Liabilities 49,049.57

Total Current Liabilities 53,037.40

Total Liabilities 53,037.40

### Equity

Operating Fund Equity -58,254.09

Replacement Fund Equity 186,579.33

Working Capital Fund 50,000.00

Net Income -33,302.07

Total Equity 145,023.17

**TOTAL LIABILITIES & EQUITY 198,060.57**

**Copper Junction Condominium Association**  
**Profit & Loss Budget Performance**  
September through December 2018

1:00 PM  
09/02/2020  
Accrual Basis

	Sep - Dec 18	Budget	Jan - Dec 18	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Interest & Late Fees Income	0.00	0.00	0.00	0.00	0.00
Lease Income	0.00	0.00	12,741.41	12,085.00	12,085.00
Operating Dues	83,824.00	83,808.00	251,472.00	251,424.00	251,424.00
Dues to Reserves	-8,380.00	-8,380.00	-25,140.00	-25,140.00	-25,140.00
<b>Total Income</b>	<b>75,444.00</b>	<b>75,428.00</b>	<b>239,073.41</b>	<b>238,369.00</b>	<b>238,369.00</b>
<b>Expense</b>					
<b>Administrative Exp</b>					
Bank charges	30.00		30.00		
Administrative Exp - Other	1,641.74	181.00	3,317.91	541.00	541.00
<b>Total Administrative Exp</b>	<b>1,671.74</b>	<b>181.00</b>	<b>3,347.91</b>	<b>541.00</b>	<b>541.00</b>
Cable & Internet	6,474.37	6,412.00	19,423.17	19,236.00	19,236.00
Elevator	5,278.96	2,100.00	9,582.39	6,300.00	6,300.00
General Bldg Maint	5,952.83	2,300.00	6,502.24	6,900.00	6,900.00
Grounds/CA Maint/Landscape	476.29	700.00	2,308.29	2,100.00	2,100.00
<b>Insurance</b>					
Insurance-master, D&O, C&F & Um	5,406.00	4,000.00	16,218.00	12,000.00	12,000.00
Workers Comp Ins	2,739.00		4,115.00		
<b>Total Insurance</b>	<b>8,145.00</b>	<b>4,000.00</b>	<b>20,333.00</b>	<b>12,000.00</b>	<b>12,000.00</b>
Legal/Professional	2,618.36	1,200.00	5,277.06	3,600.00	3,600.00
Management Contract	2,478.00	2,390.00	7,404.50	7,110.00	7,110.00
Plumbing & Heating	1,300.00	1,300.00	3,927.12	3,900.00	3,900.00
Property Taxes	0.00	0.00	639.40	625.00	625.00
Resident Mgr Payroll	14,640.39	15,796.00	44,074.82	47,388.00	47,388.00
Resident Mgr Unit Expense	906.24	600.00	1,865.38	1,800.00	1,800.00
Resort Dues	0.00	0.00	3,297.00	3,297.00	3,297.00
Security & Fire Safety	74.85	860.00	299.40	2,580.00	2,580.00
Snow Removal Roofs	0.00	2,000.00	814.32	3,000.00	3,000.00
Supplies & Materials	1,368.89	600.00	2,424.41	1,800.00	1,800.00
Trash Removal	3,888.52	3,776.00	11,665.56	11,328.00	11,328.00
<b>Utilities</b>					
Electric	3,052.53	4,100.00	9,461.65	12,300.00	12,300.00
Natural Gas	6,767.70	5,520.00	23,683.90	16,560.00	16,560.00
Telephone Elevator	37.60	140.00	294.32	420.00	420.00
Water & Sewer	21,503.12	24,000.00	63,282.41	72,000.00	72,000.00
Utilities - Other	0.00	0.00	0.00	0.00	0.00
<b>Total Utilities</b>	<b>31,360.95</b>	<b>33,760.00</b>	<b>96,722.28</b>	<b>101,280.00</b>	<b>101,280.00</b>
Window Washing	0.00	1,450.00	1,495.00	2,900.00	2,900.00
<b>Total Expense</b>	<b>86,635.39</b>	<b>79,425.00</b>	<b>241,403.25</b>	<b>237,685.00</b>	<b>237,685.00</b>
<b>Net Ordinary Income</b>	<b>-11,191.39</b>	<b>-3,997.00</b>	<b>-2,329.84</b>	<b>684.00</b>	<b>684.00</b>
<b>Other Income/Expense</b>					
Other Income					

	<b>Sep - Dec 18</b>	<b>Budget</b>	<b>Jan - Dec 18</b>	<b>YTD Budget</b>	<b>Annual Budget</b>
<b>Interest Income Reserves</b>	25.97	8.00	77.77	24.00	24.00
<b>Reserve Contributions</b>	8,380.00	8,380.00	25,140.00	25,140.00	25,140.00
<b>Total Other Income</b>	8,405.97	8,388.00	25,217.77	25,164.00	25,164.00
<b>Other Expense</b>					
<b>Asphalt</b>	0.00		4,690.00		
<b>Ext Walkways</b>	51,500.00		51,500.00		
<b>Total Other Expense</b>	51,500.00		56,190.00		
<b>Net Other Income</b>	-43,094.03	8,388.00	-30,972.23	25,164.00	25,164.00
<b>Net Income</b>	<b>-54,285.42</b>	<b>4,391.00</b>	<b>-33,302.07</b>	<b>25,848.00</b>	<b>25,848.00</b>