

Copper Junction Condominium As Balance Sheet

1:17 PM

09/02/2020

As of December 31, 2019

Accrual Basis

Dec 31, 19

ASSETS

Current Assets

Checking/Savings

Alpine Bank -OP - 2532 34,949.93

Alpine Bank Reserve - 2588 195,157.52

Total Checking/Savings 230,107.45

Accounts Receivable

Accounts Receivables

Accounts Receivable (Dues) 276.49

Total Accounts Receivables 276.49

Total Accounts Receivable 276.49

Other Current Assets

Undeposited Funds 19,048.68

Total Other Current Assets 19,048.68

Total Current Assets 249,432.62

TOTAL ASSETS 249,432.62

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable 360.00

Total Accounts Payable 360.00

Credit Cards

Chase Visa 2466 1,251.64

Total Credit Cards 1,251.64

Other Current Liabilities

Accrued Water & Sewer 14,577.20

Other A/P 2,153.91

Total Other Current Liabilities 16,731.11

Total Current Liabilities 18,342.75

Total Liabilities 18,342.75

Equity

Operating Fund Equity -61,106.26

Replacement Fund Equity 156,129.43

Working Capital Fund 50,000.00

Net Income 86,066.70

Total Equity 231,089.87

TOTAL LIABILITIES & EQUITY 249,432.62

Copper Junction Condominium Association
Profit & Loss Budget Performance
 December 2019

1:15 PM
 09/02/2020
 Accrual Basis

	<u>Dec 19</u>	<u>Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Interest & Late Fees Income	1.26	0.00	372.41	0.00	0.00
Lease Income	0.00	0.00	13,051.79	12,085.00	12,085.00
Operating Dues	20,956.00	20,952.00	251,472.00	251,424.00	251,424.00
Dues to Reserves	-2,095.00	-2,095.00	-25,140.00	-25,140.00	-25,140.00
Special Assesment	0.00		42,000.00		
Total Income	<u>18,862.26</u>	<u>18,857.00</u>	<u>281,756.20</u>	<u>238,369.00</u>	<u>238,369.00</u>
Expense					
Administrative Exp					
Bank charges	0.00		306.07		
Office Supplies	0.00		141.33		
Postage & Mailbox fee	12.60		189.75		
Resident Manager Cell Phone	445.00		1,059.26		
Administrative Exp - Other	45.00	117.00	1,819.00	1,404.00	1,404.00
Total Administrative Exp	<u>502.60</u>	<u>117.00</u>	<u>3,515.41</u>	<u>1,404.00</u>	<u>1,404.00</u>
Annual/Board Meeting	0.00		564.32		
Cable & Internet	1,653.34	1,619.00	19,794.21	19,428.00	19,428.00
Elevator	0.00	475.00	10,111.12	5,700.00	5,700.00
General Bldg Maint	0.00	250.00	4,119.48	3,000.00	3,000.00
Grounds/CA Maint/Landscape	360.00	91.00	2,469.44	1,092.00	1,092.00
Insurance					
Insurance-master, D&O, C&F & Um	1,790.54	1,067.00	24,108.70	12,804.00	12,804.00
Workers Comp Ins	527.00	0.00	2,919.00	0.00	0.00
Total Insurance	<u>2,317.54</u>	<u>1,067.00</u>	<u>27,027.70</u>	<u>12,804.00</u>	<u>12,804.00</u>
Legal/Professional					
Bookkeeping/Accounting	525.00		3,487.50		
Legal	0.00	300.00	1,996.10	3,600.00	3,600.00
Legal/Professional - Other	0.00		517.50		
Total Legal/Professional	<u>525.00</u>	<u>300.00</u>	<u>6,001.10</u>	<u>3,600.00</u>	<u>3,600.00</u>
Management Contract	0.00	650.00	3,956.81	7,560.00	7,560.00
Plumbing & Heating	503.02	179.00	2,912.49	2,148.00	2,148.00
Property Taxes	0.00	0.00	675.51	702.00	702.00
Resident Mgr Payroll	4,946.19	4,007.00	45,414.00	48,084.00	48,084.00
Resident Mgr Unit Expense	185.16	94.00	2,028.55	1,128.00	1,128.00
Resort Dues	0.00	0.00	3,297.00	3,297.00	3,297.00
Security & Fire Safety	0.00	118.00	1,859.09	1,416.00	1,416.00
Snow Removal Roofs	0.00	1,000.00	0.00	2,500.00	2,500.00
Supplies & Materials	324.62	205.00	4,216.25	2,464.00	2,464.00
Trash Removal	1,001.30	1,001.00	12,015.60	12,012.00	12,012.00
Utilities					
Electric	881.36	801.00	10,140.92	9,612.00	9,612.00
Natural Gas	1,966.38	2,323.00	24,744.94	27,876.00	27,876.00
Telephone Elevator	114.12	37.00	723.80	444.00	444.00
Water & Sewer	4,859.06	5,744.00	63,326.93	68,928.00	68,928.00
Total Utilities	<u>7,820.92</u>	<u>8,905.00</u>	<u>98,936.59</u>	<u>106,860.00</u>	<u>106,860.00</u>

	<u>Dec 19</u>	<u>Budget</u>	<u>Jan - Dec 19</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Window Washing	0.00	0.00	1,650.00	2,990.00	2,990.00
Total Expense	<u>20,139.69</u>	<u>20,078.00</u>	<u>250,564.67</u>	<u>238,189.00</u>	<u>238,189.00</u>
Net Ordinary Income	<u>-1,277.43</u>	<u>-1,221.00</u>	<u>31,191.53</u>	<u>180.00</u>	<u>180.00</u>
Other Income/Expense					
Other Income					
Interest Income Reserves	2.75	2.00	83.67	24.00	24.00
Reserve Contributions	2,095.00	2,095.00	25,140.00	25,140.00	25,140.00
Special Assesment-Reserve	0.00		207,998.00		
Total Other Income	<u>2,097.75</u>	<u>2,097.00</u>	<u>233,221.67</u>	<u>25,164.00</u>	<u>25,164.00</u>
Other Expense					
Elevator Upgrades	56,775.95	0.00	161,959.00	10,000.00	10,000.00
General Bldg	0.00		1,287.50		
Roof & Heat Tape	0.00		15,100.00		
Total Other Expense	<u>56,775.95</u>	<u>0.00</u>	<u>178,346.50</u>	<u>10,000.00</u>	<u>10,000.00</u>
Net Other Income	<u>-54,678.20</u>	<u>2,097.00</u>	<u>54,875.17</u>	<u>15,164.00</u>	<u>15,164.00</u>
Net Income	<u>-55,955.63</u>	<u>876.00</u>	<u>86,066.70</u>	<u>15,344.00</u>	<u>15,344.00</u>