

Copper Junction Condominium Association
Balance Sheet by Class
As of December 31, 2020

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01/16/2021

Accrual Basis

	<u>Operating</u>	<u>Reserve</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS				
Current Assets				
Checking/Savings				
Alpine Bank -OP - 2532	87,641.93	0.00	0.00	87,641.93
Alpine Bank Reserve - 2588	0.00	283,392.93	0.00	283,392.93
Total Checking/Savings	87,641.93	283,392.93	0.00	371,034.86
Accounts Receivable				
Accounts Receivables	-82.57	-396.43	0.00	-479.00
Total Accounts Receivable	-82.57	-396.43	0.00	-479.00
Total Current Assets	87,559.36	282,996.50	0.00	370,555.86
TOTAL ASSETS	87,559.36	282,996.50	0.00	370,555.86
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	12,966.03	0.00	0.00	12,966.03
Total Accounts Payable	12,966.03	0.00	0.00	12,966.03
Credit Cards				
Chase Visa 2466	1,034.53	0.00	0.00	1,034.53
Total Credit Cards	1,034.53	0.00	0.00	1,034.53
Other Current Liabilities				
Other A/P	2,153.91	0.00	0.00	2,153.91
Total Other Current Liabilities	2,153.91	0.00	0.00	2,153.91
Total Current Liabilities	16,154.47	0.00	0.00	16,154.47
Total Liabilities	16,154.47	0.00	0.00	16,154.47
Equity				
Operating Fund Equity	-29,914.73	0.00	0.00	-29,914.73
Replacement Fund Equity	0.00	211,004.60	0.00	211,004.60
Working Capital Fund	50,000.00	0.00	0.00	50,000.00
Net Income	51,319.62	71,991.90	0.00	123,311.52
Total Equity	71,404.89	282,996.50	0.00	354,401.39
TOTAL LIABILITIES & EQUITY	87,559.36	282,996.50	0.00	370,555.86

Copper Junction Condominium Association
Profit & Loss Budget Performance - Operating Funds
 December 2020

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 01/16/2021
 Accrual Basis

	<u>Dec 20</u>	<u>Budget</u>	<u>Jan - Dec 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Interest & Late Fees Income	0.66		353.43		
Lease Income	0.00	0.00	13,371.47	14,000.00	14,000.00
Operating Dues	21,248.00	21,245.65	254,976.00	254,947.80	254,947.80
Resort Assn Dues-income	0.00		3,372.00		
Total Income	<u>21,248.66</u>	<u>21,245.65</u>	<u>272,072.90</u>	<u>268,947.80</u>	<u>268,947.80</u>
Expense					
Administrative Exp					
Bank charges	10.00	12.50	120.00	150.00	150.00
Office Supplies	0.00	12.50	162.93	150.00	150.00
Postage & Mailbox fee	75.00	14.58	96.54	175.00	175.00
Resident Manager Phone/Benefits	694.00	54.17	1,279.00	650.00	650.00
Administrative Exp - Other	0.00	175.00	434.75	2,100.00	2,100.00
Total Administrative Exp	<u>779.00</u>	<u>268.75</u>	<u>2,093.22</u>	<u>3,225.00</u>	<u>3,225.00</u>
Annual/Board Meeting	0.00	0.00	450.00	500.00	500.00
Cable & Internet	1,704.85	1,708.33	20,138.07	20,500.00	20,500.00
Elevator	307.52	583.33	307.52	7,000.00	7,000.00
General Bldg Maint	428.00	500.00	809.55	6,000.00	6,000.00
Grounds/CA Maint/Landscape	0.00	208.33	1,661.25	2,500.00	2,500.00
Insurance					
Insurance-master, D&O, C&F & Um	1,923.08	2,041.67	22,679.38	24,500.00	24,500.00
Workers Comp Ins	476.00	350.00	852.00	4,200.00	4,200.00
Total Insurance	<u>2,399.08</u>	<u>2,391.67</u>	<u>23,531.38</u>	<u>28,700.00</u>	<u>28,700.00</u>
Legal/Professional					
Bookkeeping/Accounting	525.00	583.33	6,300.00	7,000.00	7,000.00
Legal	280.00	625.00	280.00	7,500.00	7,500.00
Tax Return - CPA	0.00		600.00		
Total Legal/Professional	<u>805.00</u>	<u>1,208.33</u>	<u>7,180.00</u>	<u>14,500.00</u>	<u>14,500.00</u>
Plumbing & Heating	0.00	333.33	1,576.37	4,000.00	4,000.00
Property Taxes	0.00	0.00	1,038.43	750.00	750.00
Resident Mgr Payroll	5,006.91	3,804.17	45,446.72	45,650.00	45,650.00
Resident Mgr Unit Expense	209.49	166.67	1,524.14	2,000.00	2,000.00
Resident Mgr Unit HOA Dues	618.00	0.00	7,416.00	0.00	0.00
Resort Dues	0.00	0.00	3,297.00	3,297.00	3,297.00
Security & Fire Safety	0.00	125.00	1,004.40	1,500.00	1,500.00
Snow Removal Roofs	0.00	416.67	650.00	2,500.00	2,500.00
Supplies & Materials	693.01	283.33	3,215.87	3,400.00	3,400.00
Trash Removal	1,081.40	1,033.33	12,976.80	12,400.00	12,400.00
Utilities					
Electric	1,023.84	891.67	10,322.34	10,700.00	10,700.00
Natural Gas	2,507.11	2,333.33	21,376.73	28,000.00	28,000.00
Telephone Elevator	41.79	70.83	585.57	850.00	850.00
Water & Sewer	4,414.78	5,750.00	52,501.92	69,000.00	69,000.00
Total Utilities	<u>7,987.52</u>	<u>9,045.83</u>	<u>84,786.56</u>	<u>108,550.00</u>	<u>108,550.00</u>
Window Washing	0.00	166.67	1,650.00	2,000.00	2,000.00
Total Expense	<u>22,019.78</u>	<u>22,243.74</u>	<u>220,753.28</u>	<u>268,972.00</u>	<u>268,972.00</u>
Net Ordinary Income	<u>-771.12</u>	<u>-998.09</u>	<u>51,319.62</u>	<u>-24.20</u>	<u>-24.20</u>
Net Income	<u>-771.12</u>	<u>-998.09</u>	<u>51,319.62</u>	<u>-24.20</u>	<u>-24.20</u>

Copper Junction Condominium Association
Profit & Loss Budget Performance - Reserve Funds
 December 2020

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 Accrual Basis

	<u>Dec 20</u>	<u>Budget</u>	<u>Jan - Dec 20</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Expense					
Legal/Professional	0.00		3,000.00		
Resident Mgr Unit HOA Dues	2,971.00		8,007.00		
Total Expense	<u>2,971.00</u>		<u>11,007.00</u>		
Net Ordinary Income	-2,971.00		-11,007.00		
Other Income/Expense					
Other Income					
Interest Income Reserves	2.07		34.90		
Reserve Contributions	2,097.00	2,095.00	25,164.00	25,140.00	25,140.00
Special Assesment-Reserve	100,000.00		250,000.00		
Total Other Income	<u>102,099.07</u>	<u>2,095.00</u>	<u>275,198.90</u>	<u>25,140.00</u>	<u>25,140.00</u>
Other Expense					
Grounds & Landscaping	0.00		4,700.00		
Roof & Heat Tape	0.00		187,500.00		
Total Other Expense	<u>0.00</u>		<u>192,200.00</u>		
Net Other Income	<u>102,099.07</u>	<u>2,095.00</u>	<u>82,998.90</u>	<u>25,140.00</u>	<u>25,140.00</u>
Net Income	<u><u>99,128.07</u></u>	<u><u>2,095.00</u></u>	<u><u>71,991.90</u></u>	<u><u>25,140.00</u></u>	<u><u>25,140.00</u></u>