

**Copper Junction Condominium Association**  
**Balance Sheet by Class**  
As of December 31, 2021

10:41 AM  
03/08/2022  
Accrual Basis

	<u>Operating</u>	<u>Reserve</u>	<u>TOTAL</u>
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
Alpine Bank -OP - 2532	87,516.20	0.00	87,516.20
Alpine Bank Reserve - 2588	0.00	173,137.16	173,137.16
<b>Total Checking/Savings</b>	<b>87,516.20</b>	<b>173,137.16</b>	<b>260,653.36</b>
Other Current Assets			
Undeposited Funds	554.00	110.00	664.00
<b>Total Other Current Assets</b>	<b>554.00</b>	<b>110.00</b>	<b>664.00</b>
<b>Total Current Assets</b>	<b>88,070.20</b>	<b>173,247.16</b>	<b>261,317.36</b>
<b>TOTAL ASSETS</b>	<b><u>88,070.20</u></b>	<b><u>173,247.16</u></b>	<b><u>261,317.36</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	14,234.20	34,060.00	48,294.20
<b>Total Accounts Payable</b>	<b>14,234.20</b>	<b>34,060.00</b>	<b>48,294.20</b>
Credit Cards			
Chase Visa 2466	250.56	0.00	250.56
<b>Total Credit Cards</b>	<b>250.56</b>	<b>0.00</b>	<b>250.56</b>
<b>Total Current Liabilities</b>	<b>14,484.76</b>	<b>34,060.00</b>	<b>48,544.76</b>
<b>Total Liabilities</b>	<b>14,484.76</b>	<b>34,060.00</b>	<b>48,544.76</b>
Equity			
Operating Fund Equity	21,404.89	0.00	21,404.89
Replacement Fund Equity	0.00	282,996.50	282,996.50
Working Capital Fund	50,000.00	0.00	50,000.00
Net Income	2,180.55	-143,809.34	-141,628.79
<b>Total Equity</b>	<b>73,585.44</b>	<b>139,187.16</b>	<b>212,772.60</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>88,070.20</u></b>	<b><u>173,247.16</u></b>	<b><u>261,317.36</u></b>

Copper Junction Condominium Association  
**Profit & Loss Budget Performance - Operating Funds**  
 December 2021

10:40 AM  
 03/08/2022  
 Accrual Basis

	Dec 21	Budget	\$ Over Budget	Jan - Dec 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Returned Check Charges	0.00			10.00			
Interest & Late Fees Income	0.79			8.53			
Lease Income	0.00	0.00	0.00	13,500.74	13,700.00	-199.26	13,700.00
Operating Dues	19,516.00	19,515.92	0.08	234,192.00	234,191.00	1.00	234,191.00
Owner Clearing	2,153.91			2,153.91			
Resort Assn Dues-income	0.00	0.00	0.00	3,472.00	3,372.00	100.00	3,372.00
<b>Total Income</b>	<b>21,670.70</b>	<b>19,515.92</b>	<b>2,154.78</b>	<b>253,337.18</b>	<b>251,263.00</b>	<b>2,074.18</b>	<b>251,263.00</b>
Expense							
Administrative Exp							
Bank charges	10.00	12.50	-2.50	130.00	150.00	-20.00	150.00
Office Supplies	174.86	12.50	162.36	345.33	150.00	195.33	150.00
Postage & Mailbox fee	0.00	8.33	-8.33	130.00	100.00	30.00	100.00
Resident Manager Phone/Benefits	125.28	66.67	58.61	1,948.46	800.00	1,148.46	800.00
Administrative Exp - Other	0.00	8.33	-8.33	25.00	100.00	-75.00	100.00
<b>Total Administrative Exp</b>	<b>310.14</b>	<b>108.33</b>	<b>201.81</b>	<b>2,578.79</b>	<b>1,300.00</b>	<b>1,278.79</b>	<b>1,300.00</b>
Annual/Board Meeting	0.00	41.67	-41.67	584.28	500.00	84.28	500.00
Website	0.00	37.50	-37.50	332.93	450.00	-117.07	450.00
Cable & Internet	1,709.56	1,625.00	84.56	20,514.69	19,500.00	1,014.69	19,500.00
Elevator	0.00	166.67	-166.67	3,076.21	2,000.00	1,076.21	2,000.00
General Bldg Maint	0.00	500.00	-500.00	752.04	6,000.00	-5,247.96	6,000.00
Grounds/CA Maint/Landscape	0.00	208.33	-208.33	2,189.67	2,500.00	-310.33	2,500.00
Insurance							
Insurance-master, D&O, C&F & Um	2,052.24	2,041.67	10.57	24,239.52	24,500.00	-260.48	24,500.00
Workers Comp Ins	506.00	250.00	256.00	1,736.00	3,000.00	-1,264.00	3,000.00
<b>Total Insurance</b>	<b>2,558.24</b>	<b>2,291.67</b>	<b>266.57</b>	<b>25,975.52</b>	<b>27,500.00</b>	<b>-1,524.48</b>	<b>27,500.00</b>
Legal/Professional							
Bookkeeping/Accounting	541.00	541.67	-0.67	6,492.00	6,500.00	-8.00	6,500.00
Legal	0.00	83.33	-83.33	3,445.00	1,000.00	2,445.00	1,000.00
Tax Return - CPA	0.00	0.00	0.00	625.00	700.00	-75.00	700.00
<b>Total Legal/Professional</b>	<b>541.00</b>	<b>625.00</b>	<b>-84.00</b>	<b>10,562.00</b>	<b>8,200.00</b>	<b>2,362.00</b>	<b>8,200.00</b>
Plumbing & Heating	0.00	291.67	-291.67	6,250.91	3,500.00	2,750.91	3,500.00
Property Taxes	0.00	0.00	0.00	1,029.22	1,200.00	-170.78	1,200.00
Resident Mgr Payroll-salary	4,528.29	3,833.33	694.96	37,663.42	46,000.00	-8,336.58	46,000.00
Resident Mgr Payroll taxes/fees	1,838.35			14,542.64			
Resident Mgr Unit Expense	153.79	166.67	-12.88	1,993.22	2,000.00	-6.78	2,000.00
Resident Mgr Unit HOA Dues	568.00	618.00	-50.00	6,816.00	7,416.00	-600.00	7,416.00
Resort Dues	0.00	0.00	0.00	3,297.00	3,297.00	0.00	3,297.00
Security & Fire Safety	0.00	125.00	-125.00	768.85	1,500.00	-731.15	1,500.00
Snow Removal Roofs	0.00	166.67	-166.67	0.00	1,000.00	-1,000.00	1,000.00
Supplies & Materials	0.00	250.00	-250.00	1,854.28	3,000.00	-1,145.72	3,000.00
Trash Removal	1,113.84	1,125.00	-11.16	13,407.98	13,500.00	-92.02	13,500.00
Utilities							
Electric	975.57	891.67	83.90	9,823.45	10,700.00	-876.55	10,700.00
Natural Gas	4,028.79	1,875.00	2,153.79	30,986.78	22,500.00	8,486.78	22,500.00
Telephone Elevator	43.17	58.33	-15.16	520.09	700.00	-179.91	700.00
Water & Sewer	4,730.35	5,416.67	-686.32	55,636.66	65,000.00	-9,363.34	65,000.00
<b>Total Utilities</b>	<b>9,777.88</b>	<b>8,241.67</b>	<b>1,536.21</b>	<b>96,966.98</b>	<b>98,900.00</b>	<b>-1,933.02</b>	<b>98,900.00</b>
Window Washing	0.00	166.67	-166.67	0.00	2,000.00	-2,000.00	2,000.00
<b>Total Expense</b>	<b>23,099.09</b>	<b>20,588.85</b>	<b>2,510.24</b>	<b>251,156.63</b>	<b>251,263.00</b>	<b>-106.37</b>	<b>251,263.00</b>
<b>Net Ordinary Income</b>	<b>-1,428.39</b>	<b>-1,072.93</b>	<b>-355.46</b>	<b>2,180.55</b>	<b>0.00</b>	<b>2,180.55</b>	<b>0.00</b>
<b>Net Income</b>	<b>-1,428.39</b>	<b>-1,072.93</b>	<b>-355.46</b>	<b>2,180.55</b>	<b>0.00</b>	<b>2,180.55</b>	<b>0.00</b>

Copper Junction Condominium Association  
**Profit & Loss Budget Performance - Reserve Funds**  
 December 2021

10:39 AM  
 03/08/2022  
 Accrual Basis

	<u>Dec 21</u>	<u>Budget</u>	<u>Jan - Dec 21</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Expense					
Legal/Professional	0.00		3,707.50		
Resident Mgr Unit HOA Dues	111.00		1,332.00		
<b>Total Expense</b>	<u>111.00</u>		<u>5,039.50</u>		
<b>Net Ordinary Income</b>	-111.00		-5,039.50		
Other Income/Expense					
Other Income					
Interest Income Reserves	1.46		22.16		
Reserve Contributions	3,829.00	3,827.08	45,948.00	45,925.00	45,925.00
<b>Total Other Income</b>	<u>3,830.46</u>	<u>3,827.08</u>	<u>45,970.16</u>	<u>45,925.00</u>	<u>45,925.00</u>
Other Expense					
Painting/Staining/Siding	0.00		87,350.00		
Roof & Heat Tape	0.00		97,390.00		
<b>Total Other Expense</b>	<u>0.00</u>		<u>184,740.00</u>		
<b>Net Other Income</b>	<u>3,830.46</u>	<u>3,827.08</u>	<u>-138,769.84</u>	<u>45,925.00</u>	<u>45,925.00</u>
<b>Net Income</b>	<u><u>3,719.46</u></u>	<u><u>3,827.08</u></u>	<u><u>-143,809.34</u></u>	<u><u>45,925.00</u></u>	<u><u>45,925.00</u></u>