

**Copper Junction Condominium Association**  
**Balance Sheet by Class**  
As of March 31, 2022

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04/14/2022

Accrual Basis

	<u>Operating</u>	<u>Reserve</u>	<u>Unclassified</u>	<u>TOTAL</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Alpine Bank -OP - 2532	78,888.56	0.00	0.00	78,888.56
Alpine Bank Reserve - 2588	0.00	149,637.89	0.00	149,637.89
<b>Total Checking/Savings</b>	<b>78,888.56</b>	<b>149,637.89</b>	<b>0.00</b>	<b>228,526.45</b>
Accounts Receivable				
Accounts Receivables	3,628.63	707.37	0.00	4,336.00
<b>Total Accounts Receivable</b>	<b>3,628.63</b>	<b>707.37</b>	<b>0.00</b>	<b>4,336.00</b>
Other Current Assets				
Prepaid Cable/Internet	15,977.25	0.00	0.00	15,977.25
<b>Total Other Current Assets</b>	<b>15,977.25</b>	<b>0.00</b>	<b>0.00</b>	<b>15,977.25</b>
<b>Total Current Assets</b>	<b>98,494.44</b>	<b>150,345.26</b>	<b>0.00</b>	<b>248,839.70</b>
<b>TOTAL ASSETS</b>	<b><u>98,494.44</u></b>	<b><u>150,345.26</u></b>	<b><u>0.00</u></b>	<b><u>248,839.70</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	23,416.88	0.00	0.00	23,416.88
<b>Total Accounts Payable</b>	<b>23,416.88</b>	<b>0.00</b>	<b>0.00</b>	<b>23,416.88</b>
Credit Cards				
Chase Visa 2466	625.87	0.00	0.00	625.87
<b>Total Credit Cards</b>	<b>625.87</b>	<b>0.00</b>	<b>0.00</b>	<b>625.87</b>
Other Current Liabilities				
Accrued Water & Sewer	16,050.79	0.00	0.00	16,050.79
<b>Total Other Current Liabilities</b>	<b>16,050.79</b>	<b>0.00</b>	<b>0.00</b>	<b>16,050.79</b>
<b>Total Current Liabilities</b>	<b>40,093.54</b>	<b>0.00</b>	<b>0.00</b>	<b>40,093.54</b>
<b>Total Liabilities</b>	<b>40,093.54</b>	<b>0.00</b>	<b>0.00</b>	<b>40,093.54</b>
Equity				
Operating Fund Equity	23,585.44	0.00	0.00	23,585.44
Replacement Fund Equity	0.00	139,187.16	0.00	139,187.16
Working Capital Fund	50,000.00	0.00	0.00	50,000.00
Net Income	-15,184.54	11,158.10	0.00	-4,026.44
<b>Total Equity</b>	<b>58,400.90</b>	<b>150,345.26</b>	<b>0.00</b>	<b>208,746.16</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>98,494.44</u></b>	<b><u>150,345.26</u></b>	<b><u>0.00</u></b>	<b><u>248,839.70</u></b>

Copper Junction Condominium Association  
**Profit & Loss Budget Performance - Operating Funds**  
 March 2022

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 04/14/2022  
 Accrual Basis

	<u>Mar 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Interest & Late Fees Income	0.71			2.24			
Lease Income	0.00			11,644.09			
Operating Dues	19,516.00			58,548.00			
Resort Assn Dues-income	0.00			3,472.00			
<b>Total Income</b>	<b>19,516.71</b>			<b>73,666.33</b>			
Expense							
Bank Service Charges	0.00			0.00			
Administrative Exp							
Bank charges	10.00			30.00			
Office Supplies	0.00			70.00			
Resident Manager Phone/Benefits	125.43			376.15			
<b>Total Administrative Exp</b>	<b>135.43</b>			<b>476.15</b>			
Cable & Internet	1,775.25			5,325.75			
Elevator	0.00			3,250.00			
Grounds/CA Maint/Landscape	0.00			567.66			
Insurance							
Insurance-master, D&O, C&F & Um	2,052.24			6,156.72			
Workers Comp Ins	505.00			1,412.00			
<b>Total Insurance</b>	<b>2,557.24</b>			<b>7,568.72</b>			
Legal/Professional							
Bookkeeping/Accounting	568.00			1,704.00			
Legal	9,097.50			9,097.50			
<b>Total Legal/Professional</b>	<b>9,665.50</b>			<b>10,801.50</b>			
Plumbing & Heating	0.00			234.67			
Property Taxes	0.00			1,249.86			
Resident Mgr Payroll-salary	3,021.36			9,064.09			
Resident Mgr Payroll taxes/fees	1,218.90			3,787.59			
Resident Mgr Unit Expense	277.85			923.59			
Resident Mgr Unit HOA Dues	568.00			1,704.00			
Resort Dues	0.00			3,297.00			
Security & Fire Safety	940.00			1,289.30			
Snow Removal Roofs	210.00			210.00			
Supplies & Materials	990.35			1,424.26			
Trash Removal	1,147.26			3,441.78			
Utilities							
Electric	1,201.68			3,401.32			
Natural Gas	4,608.82			14,650.99			
Telephone Elevator	43.95			131.85			
Water & Sewer	5,350.27			16,050.79			
<b>Total Utilities</b>	<b>11,204.72</b>			<b>34,234.95</b>			
<b>Total Expense</b>	<b>33,711.86</b>			<b>88,850.87</b>			
<b>Net Ordinary Income</b>	<b>-14,195.15</b>			<b>-15,184.54</b>			
<b>Net Income</b>	<b>-14,195.15</b>			<b>-15,184.54</b>			

Copper Junction Condominium Association  
**Profit & Loss Budget Performance - Reserve Funds**  
 March 2022

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 04/14/2022  
 Accrual Basis

	<u>Mar 22</u>	<u>Budget</u>	<u>Jan - Mar 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Expense					
Resident Mgr Unit HOA Dues	111.00		333.00		
Total Expense	<u>111.00</u>		<u>333.00</u>		
Net Ordinary Income	-111.00		-333.00		
Other Income/Expense					
Other Income					
Interest Income Reserves	1.33		4.10		
Reserve Contributions	3,829.00		11,487.00		
Total Other Income	<u>3,830.33</u>		<u>11,491.10</u>		
Net Other Income	3,830.33		11,491.10		
Net Income	<u><u>3,719.33</u></u>		<u><u>11,158.10</u></u>		