

Copper Junction Condominium Association

11:42 AM

Balance Sheet by Class

11/01/2022

As of September 30, 2022

Accrual Basis

	<u>Operating</u>	<u>Reserve</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS				
Current Assets				
Checking/Savings				
Alpine Bank -OP - 2532	74,129.31	0.00	946.00	75,075.31
Alpine Bank Reserve - 2588	0.00	172,637.87	0.00	172,637.87
Total Checking/Savings	<u>74,129.31</u>	<u>172,637.87</u>	<u>946.00</u>	<u>247,713.18</u>
Accounts Receivable				
Accounts Receivables	339.04	66.96	-946.00	-540.00
Total Accounts Receivable	<u>339.04</u>	<u>66.96</u>	<u>-946.00</u>	<u>-540.00</u>
Other Current Assets				
Prepaid Cable/Internet	5,325.75	0.00	0.00	5,325.75
Total Other Current Assets	<u>5,325.75</u>	<u>0.00</u>	<u>0.00</u>	<u>5,325.75</u>
Total Current Assets	<u>79,794.10</u>	<u>172,704.83</u>	<u>0.00</u>	<u>252,498.93</u>
TOTAL ASSETS	<u>79,794.10</u>	<u>172,704.83</u>	<u>0.00</u>	<u>252,498.93</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	31,174.64	0.00	0.00	31,174.64
Total Accounts Payable	<u>31,174.64</u>	<u>0.00</u>	<u>0.00</u>	<u>31,174.64</u>
Credit Cards				
Chase Visa 2466	2,511.91	0.00	0.00	2,511.91
Total Credit Cards	<u>2,511.91</u>	<u>0.00</u>	<u>0.00</u>	<u>2,511.91</u>
Other Current Liabilities				
2022 GCE Purchase clearing	9,360.00	0.00	0.00	9,360.00
Total Other Current Liabilities	<u>9,360.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,360.00</u>
Total Current Liabilities	<u>43,046.55</u>	<u>0.00</u>	<u>0.00</u>	<u>43,046.55</u>
Total Liabilities	<u>43,046.55</u>	<u>0.00</u>	<u>0.00</u>	<u>43,046.55</u>
Equity				

	<u>Operating</u>	<u>Reserve</u>	<u>Unclassified</u>	<u>TOTAL</u>
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	-36,837.89	33,517.67	0.00	-3,320.22
Total Equity	<u>36,747.55</u>	<u>172,704.83</u>	<u>0.00</u>	<u>209,452.38</u>
TOTAL LIABILITIES & EQUITY	<u>79,794.10</u>	<u>172,704.83</u>	<u>0.00</u>	<u>252,498.93</u>

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

8:30 AM
 11/04/2022
 Accrual Basis

	<u>Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Sep 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Interest & Late Fees Income	1.43	0.58	0.85	6.65	5.26	1.39	7.00
Lease Income	0.00	0.00	0.00	11,844.09	11,644.00	200.09	11,644.00
Operating Dues	19,518.00	19,516.00	2.00	175,650.00	175,644.00	6.00	234,192.00
Resort Assn Dues-income	0.00	0.00	0.00	3,472.00	3,472.00	0.00	3,472.00
Total Income	<u>19,519.43</u>	<u>19,516.58</u>	<u>2.85</u>	<u>190,972.74</u>	<u>190,765.26</u>	<u>207.48</u>	<u>249,315.00</u>
Expense							
Administrative Exp							
Bank service charges	10.00	12.50	-2.50	90.00	112.50	-22.50	150.00
Office Supplies	0.00	12.50	-12.50	1,142.78	112.50	1,030.28	150.00
Postage & Mailbox fee	0.00	8.33	-8.33	4.33	75.01	-70.68	100.00
Resident Manager Phone/Benefits	0.00	195.00	-195.00	1,020.42	1,755.00	-734.58	2,340.00
Administrative Exp - Other	0.00	8.33	-8.33	159.46	75.01	84.45	100.00
Total Administrative Exp	<u>10.00</u>	<u>236.66</u>	<u>-226.66</u>	<u>2,416.99</u>	<u>2,130.02</u>	<u>286.97</u>	<u>2,840.00</u>
Annual/Board Meeting	0.00	500.00	-500.00	0.00	500.00	-500.00	500.00
Website	0.00	37.50	-37.50	0.00	337.50	-337.50	450.00
Cable & Internet	1,775.25	1,795.00	-19.75	15,977.25	16,155.00	-177.75	21,540.00
Elevator	0.00	208.33	-208.33	3,581.00	1,875.01	1,705.99	2,500.00
General Bldg Maint	679.51	500.00	179.51	3,038.35	4,500.00	-1,461.65	6,000.00
Grounds/CA Maint/Landscape	1,500.00	208.33	1,291.67	2,742.81	1,875.01	867.80	2,500.00
Insurance							
Insurance-master, D&O, C&F & Um	2,547.82	2,109.58	438.24	21,443.80	18,986.26	2,457.54	25,315.00
Workers Comp Ins	0.00	141.67	-141.67	1,141.00	1,274.99	-133.99	1,700.00
Total Insurance	<u>2,547.82</u>	<u>2,251.25</u>	<u>296.57</u>	<u>22,584.80</u>	<u>20,261.25</u>	<u>2,323.55</u>	<u>27,015.00</u>
Legal/Professional							
Bookkeeping/Accounting	568.00	568.08	-0.08	5,137.00	5,112.76	24.24	6,817.00
Legal	262.50	83.33	179.17	16,152.50	750.01	15,402.49	1,000.00
Tax Return - CPA	0.00	0.00	0.00	700.00	700.00	0.00	700.00
Total Legal/Professional	<u>830.50</u>	<u>651.41</u>	<u>179.09</u>	<u>21,989.50</u>	<u>6,562.77</u>	<u>15,426.73</u>	<u>8,517.00</u>
Plumbing & Heating	2,029.24	291.67	1,737.57	2,263.91	2,624.99	-361.08	3,500.00
Property Taxes	0.00	0.00	0.00	1,249.86	1,200.00	49.86	1,200.00

	<u>Sep 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Sep 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Resident Mgr Payroll-salary	3,021.36	3,333.33	-311.97	27,192.28	30,000.01	-2,807.73	40,000.00
Resident Mgr Payroll taxes/fees	1,242.20	1,041.67	200.53	11,086.46	9,374.99	1,711.47	12,500.00
Resident Mgr Unit Expense	65.74	166.67	-100.93	2,414.38	1,499.99	914.39	2,000.00
Resident Mgr Unit HOA Dues	502.00	596.42	-94.42	4,914.00	5,367.74	-453.74	7,157.00
Resort Dues	0.00	0.00	0.00	3,297.00	3,297.00	0.00	3,297.00
Security & Fire Safety	1,900.00	125.00	1,775.00	4,602.90	1,125.00	3,477.90	1,500.00
Snow Removal Roofs	0.00	0.00	0.00	210.00	666.66	-456.66	1,000.00
Supplies & Materials	0.00	250.00	-250.00	1,424.26	2,250.00	-825.74	3,000.00
Trash Removal	1,147.26	1,166.67	-19.41	10,325.34	10,499.99	-174.65	14,000.00
Uncategorized Expense	211.27			893.48			
Utilities							
Electric	633.50	900.00	-266.50	8,425.86	8,100.00	325.86	10,800.00
Natural Gas	2,916.77	2,600.00	316.77	34,449.30	23,400.00	11,049.30	31,200.00
Telephone Elevator	44.39	50.00	-5.61	352.21	450.00	-97.79	600.00
Water & Sewer	4,326.40	14,525.00	-10,198.60	42,378.69	43,575.00	-1,196.31	58,100.00
Total Utilities	7,921.06	18,075.00	-10,153.94	85,606.06	75,525.00	10,081.06	100,700.00
Window Washing	0.00	2,000.00	-2,000.00	0.00	2,000.00	-2,000.00	2,000.00
Total Expense	25,383.21	33,434.91	-8,051.70	227,810.63	199,627.93	28,182.70	263,716.00
Net Ordinary Income	-5,863.78	-13,918.33	8,054.55	-36,837.89	-8,862.67	-27,975.22	-14,401.00
Net Income	-5,863.78	-13,918.33	8,054.55	-36,837.89	-8,862.67	-27,975.22	-14,401.00

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

11:29 AM
11/01/2022
Accrual Basis

	<u>Sep 22</u>	<u>Budget</u>	<u>Jan - Sep 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Expense					
Resident Mgr Unit HOA Dues	98.00		960.00		
Total Expense	<u>98.00</u>		<u>960.00</u>		
Net Ordinary Income	-98.00		-960.00		
Other Income/Expense					
Other Income					
Interest Income Reserves	6.06		16.67		
Reserve Contributions	3,829.00	3,829.00	34,461.00	34,461.00	45,948.00
Total Other Income	<u>3,835.06</u>	<u>3,829.00</u>	<u>34,477.67</u>	<u>34,461.00</u>	<u>45,948.00</u>
Net Other Income	<u>3,835.06</u>	<u>3,829.00</u>	<u>34,477.67</u>	<u>34,461.00</u>	<u>45,948.00</u>
Net Income	<u>3,737.06</u>	<u>3,829.00</u>	<u>33,517.67</u>	<u>34,461.00</u>	<u>45,948.00</u>