

**Copper Junction Condominiums**  
08/31/2016

**Ratified Budget**

**Included Reports**

Annual Budget  
Budget by Month  
Budget w Dues/Unit

**Copies**

1  
1  
1

c/o Wildernest Property Mgmt  
PO Box 1069  
Silverthorne CO 80498

Wildernest Property Management  
P.O. Box 1069  
Silverthorne CO 80498

ACCOUNT	DESCRIPTION	Oct-Sep 2017 Apprvd
OPERATING REVENUE		
40000	OPERATING DUES	251,425
40050	DUES TO RESERVE	(25,142)
40060	LEASE INCOME	12,085
		-----
	TOTAL OPERATING REVENUE	238,368
OPERATING EXPENSES		
50000	LEGAL / PROFESSIONAL	1,200
50015	ADMINISTRATIVE EXPENSE	264
50080	BOARD DISCRETIONARY	660
50100	MANAGEMENT CONTRACT	7,036
50210	INSURANCE	18,247
50220	WATER & SEWER	62,841
50230	CABLE & INTERNET	18,522
50250	TRASH REMOVAL	10,992
50280	SNOW REMOVAL-ROOF	3,000
50290	SECURITY & FIRE SAFETY	1,490
50300	NATURAL GAS	27,000
50310	COMMON UTILITIES	14,500
50320	GENERAL BUILDING MAINTENANCE	1,476
50330	PLUMBING & HEATING	9,000
50340	SUPPLIES & MATERIALS	2,100
50360	GROUND/COMMON AREA MAINT/LANDSCAPING	2,136
50390	ELEVATOR	6,934
50425	WINDOW WASHING	2,900
50460	RESIDENT MANAGER UNIT EXPENSE	1,800
50465	RESIDENT MANAGER PAYROLL	46,632
50610	RESORT DUES	3,297
72000	PROPERTY TAXES	530
		-----
	TOTAL OPERATING EXPENSES	242,557
		=====
	NET OPERATING PROFIT (LOSS)	(4,189)
RESERVE REVENUE		
45000	RESERVE DUES	25,142
		-----
	TOTAL RESERVE REVENUE	25,142
		=====

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ACCOUNT DESCRIPTION	Oct-Sep 2017 Apprvd
NET RESERVE PROFIT (LOSS)	25,142

**Copper Junction Condominiums**  
**Budget by Month**  
**08/31/2016**

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<b>OPERATING REVENUE</b>													
40000	OPERATING DUES	20,952	20,952	20,952	20,952	20,952	20,952	20,952	20,952	20,952	20,952	20,953	251,425
40050	DUES TO RESERVE	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,095)	(2,097)	(25,142)
40060	LEASE INCOME	0	0	0	0	0	12,085	0	0	0	0	0	12,085
	<b>TOTAL OPERATING REVENUE</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>30,942</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>18,856</b>	<b>238,368</b>
<b>OPERATING EXPENSES</b>													
50000	LEGAL / PROFESSIONAL	100	100	100	100	100	100	100	100	100	100	100	1,200
50015	ADMINISTRATIVE EXPENSE	22	22	22	22	22	22	22	22	22	22	22	264
50080	BOARD DISCRETIONARY	55	55	55	55	55	55	55	55	55	55	55	660
50100	MANAGEMENT CONTRACT	586	586	586	586	586	586	586	586	586	586	586	7,036
50210	INSURANCE	1,448	1,448	1,448	1,448	1,448	1,448	1,593	1,593	1,593	1,593	1,594	18,247
50220	WATER & SEWER	5,237	5,237	5,237	5,237	5,237	5,237	5,237	5,237	5,237	5,237	5,234	62,841
50230	CABLE & INTERNET	1,493	1,493	1,493	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,563	18,522
50250	TRASH REMOVAL	916	916	916	916	916	916	916	916	916	916	916	10,992
50280	SNOW REMOVAL-ROOF	0	0	0	500	1,000	1,000	500	0	0	0	0	3,000
50290	SECURITY & FIRE SAFETY	124	124	124	124	124	124	124	124	124	125	125	1,490
50300	NATURAL GAS	1,440	1,746	2,567	3,407	2,982	3,389	2,886	2,409	1,986	1,440	1,340	1,408
50310	COMMON UTILITIES	766	1,080	1,549	1,707	1,515	1,430	1,468	1,320	1,170	766	792	937
50320	GENERAL BUILDING MAINTENANCE	123	123	123	123	123	123	123	123	123	123	123	1,476
50330	PLUMBING & HEATING	750	750	750	750	750	750	750	750	750	750	750	9,000
50340	SUPPLIES & MATERIALS	175	175	175	175	175	175	175	175	175	175	175	2,100
50360	GROUPS/COMMON AREA MAINT/LANDSCAPING	178	178	178	178	178	178	178	178	178	178	178	2,136
50390	ELEVATOR	486	761	486	486	486	486	486	1,217	510	510	510	6,934
50425	WINDOW WASHING	1,450	0	0	0	0	0	0	0	1,450	0	0	2,900
50460	RESIDENT MANAGER UNIT EXPENSE	150	150	150	150	150	150	150	150	150	150	150	1,800
50465	RESIDENT MANAGER PAYROLL	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	3,886	46,632
50610	RESORT DUES	0	0	0	0	3,297	0	0	0	0	0	0	3,297
72000	PROPERTY TAXES	0	0	0	0	265	0	0	0	265	0	0	530
	<b>TOTAL OPERATING EXPENSES</b>	<b>19,385</b>	<b>18,830</b>	<b>19,845</b>	<b>21,410</b>	<b>24,855</b>	<b>21,615</b>	<b>20,795</b>	<b>20,401</b>	<b>19,386</b>	<b>19,621</b>	<b>18,098</b>	<b>242,557</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(528)</b>	<b>27</b>	<b>(988)</b>	<b>(2,553)</b>	<b>(5,998)</b>	<b>9,327</b>	<b>(1,938)</b>	<b>(1,544)</b>	<b>(529)</b>	<b>(764)</b>	<b>759</b>	<b>(4,189)</b>
<b>RESERVE REVENUE</b>													
45000	RESERVE DUES	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,095	2,097	25,142
	<b>TOTAL RESERVE REVENUE</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,097</b>	<b>25,142</b>
	<b>NET RESERVE PROFIT (LOSS)</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,095</b>	<b>2,097</b>	<b>25,142</b>

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ACCOUNT	DESCRIPTION	Oct 2016 Sep 2017	Avg Per Unit Per Month
<b>OPERATING REVENUE</b>			
40000	OPERATING DUES	251,425	676
40050	DUES TO RESERVE	(25,142)	(68)
40060	LEASE INCOME	12,085	32
		-----	-----
	<b>TOTAL OPERATING REVENUE</b>	<b>238,368</b>	<b>641</b>
<b>OPERATING EXPENSES</b>			
50000	LEGAL / PROFESSIONAL	1,200	3
50015	ADMINISTRATIVE EXPENSE	264	1
50080	BOARD DISCRETIONARY	660	2
50100	MANAGEMENT CONTRACT	7,036	19
50210	INSURANCE	18,247	49
50220	WATER & SEWER	62,841	169
50230	CABLE & INTERNET	18,522	50
50250	TRASH REMOVAL	10,992	30
50280	SNOW REMOVAL-ROOF	3,000	8
50290	SECURITY & FIRE SAFETY	1,490	4
50300	NATURAL GAS	27,000	73
50310	COMMON UTILITIES	14,500	39
50320	GENERAL BUILDING MAINTENANCE	1,476	4
50330	PLUMBING & HEATING	9,000	24
50340	SUPPLIES & MATERIALS	2,100	6
50360	GROUNDS/COMMON AREA MAINT/LAND	2,136	6
50390	ELEVATOR	6,934	19
50425	WINDOW WASHING	2,900	8
50460	RESIDENT MANAGER UNIT EXPENSE	1,800	5
50465	RESIDENT MANAGER PAYROLL	46,632	125
50610	RESORT DUES	3,297	9
72000	PROPERTY TAXES	530	1
		-----	-----
	<b>TOTAL OPERATING EXPENSES</b>	<b>242,557</b>	<b>652</b>
	<b>NET OPERATING PROFIT (LOSS)</b>	<b>(4,189)</b>	<b>(11)</b>
<b>RESERVE REVENUE</b>			
45000	RESERVE DUES	25,142	68

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ACCOUNT	DESCRIPTION	Oct 2016 Sep 2017	Avg Per Unit Per Month
	TOTAL RESERVE REVENUE	----- 25,142	---- 68
	NET RESERVE PROFIT (LOSS)	=====	=====
		25,142	68