

Mountain Plaza Condominium Association
Balance Sheet
 As of September 30, 2009

	Operating	RES-res	COM-res	Total
ASSETS				
Current Assets				
Checking/Savings				
1120-00 · Alpine Bank Checking	222,258.27	0.00	0.00	222,258.27
1135-00 · Alpine Bank Residential Reserve	0.00	199,562.24	0.00	199,562.24
1140-00 · Alpine Bank Commercial Reserve	0.00	0.00	156,546.76	156,546.76
Due to/Due from	-64,523.28	37,406.64	27,116.64	0.00
1200-00 · Petty Cash	25.00	0.00	0.00	25.00
Total Checking/Savings	157,759.99	236,968.88	183,663.40	578,392.27
Accounts Receivable				
1300-00 · A/R-Dues & Assessments	10,316.25	0.00	0.00	10,316.25
1380-00 · A/R -Rent Receivable	500.00	0.00	0.00	500.00
Total Accounts Receivable	10,816.25	0.00	0.00	10,816.25
Other Current Assets				
1400 · A/R Owner "In unit maintenance"	341.13	0.00	0.00	341.13
1499 · Undeposited Funds	908.00	0.00	0.00	908.00
1590-00 · Receivable Special Assesment	11,585.00	0.00	0.00	11,585.00
1700-00 · Prepaid Insurance	4,407.00	0.00	0.00	4,407.00
1770-00 · Prepaid Resort Assn. Dues	703.00	0.00	0.00	703.00
1790-00 · Prepaid Cable TV	6,942.60	0.00	0.00	6,942.60
Total Other Current Assets	24,886.73	0.00	0.00	24,886.73
Total Current Assets	193,462.97	236,968.88	183,663.40	614,095.25
Other Assets				
1800-00 · Capitalized Assets	3,757.32	0.00	0.00	3,757.32
1810-00 · Accumulated Depreciation	-3,757.32	0.00	0.00	-3,757.32
1820-00 · Employee Units	264,834.39	0.00	0.00	264,834.39
1830-00 · Accumulated Depr - Emp. Units	-52,795.00	0.00	0.00	-52,795.00
Total Other Assets	212,039.39	0.00	0.00	212,039.39
TOTAL ASSETS	405,502.36	236,968.88	183,663.40	826,134.64
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2500-00 · Accounts Payable	75,789.91	8,984.79	3,711.61	88,486.31
Total Accounts Payable	75,789.91	8,984.79	3,711.61	88,486.31
Other Current Liabilities				
2300 · Payable to Owners	13,692.00	0.00	0.00	13,692.00
2550-00 · Roof Insurance Claim / Repairs	-7,187.60	0.00	0.00	-7,187.60
Total Other Current Liabilities	6,504.40	0.00	0.00	6,504.40
Total Current Liabilities	82,294.31	8,984.79	3,711.61	94,990.71
Long Term Liabilities				

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	Operating	RES-res	COM-res	Total
2510-00 · Loan Payable - Emp. Units	140,341.26	0.00	0.00	140,341.26
Total Long Term Liabilities	140,341.26	0.00	0.00	140,341.26
Total Liabilities	222,635.57	8,984.79	3,711.61	235,331.97
Equity				
3100-00 · Operating Fund				
3110-10 · Operating Equity - Residential	28,576.75	0.00	0.00	28,576.75
3110-20 · Operating Equity - Commercial	12,465.00	0.00	0.00	12,465.00
Total 3100-00 · Operating Fund	41,041.75	0.00	0.00	41,041.75
3110-00 · Working Capital Assesment	133,948.00	0.00	0.00	133,948.00
3135-00 · Replacement Reserve-Residential	0.00	283,822.02	0.00	283,822.02
3150-00 · Replacement Reserve-Commercial	0.00	0.00	201,091.06	201,091.06
Net Income	7,877.04	-55,837.93	-21,139.27	-69,100.16
Total Equity	182,866.79	227,984.09	179,951.79	590,802.67
TOTAL LIABILITIES & EQUITY	405,502.36	236,968.88	183,663.40	826,134.64

Mountain Plaza Condominium Association
Profit & Loss Budget Performance -Operating
 September 2009

	<u>Jan - Sep 09</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense				
Income				
4100-00 · Dues & Assessments	383,234.00	383,248.00	-14.00	512,611.00
4110-00 · Employee Unit Rental	6,391.65	4,275.00	2,116.65	5,700.00
4120-00 · Dues & Assessments - Porches	3,120.00			
4500-00 · Miscellaneous Income	1,210.00			
4300-00 · Rental Income	1,455.00			
4520-00 · Laundry/Vending Income	155.38			
4510-00 · Interest Income	309.11	9,405.00	-9,095.89	12,540.00
4550-00 · Finance Charge Income	1,927.91			
Total Income	397,803.05	396,928.00	875.05	530,851.00
Expense				
5000-00 · Operating Expenses				
5000-10 · Repairs & Maintenance				
5100-00 · Electrical/Lights	4,853.92	1,872.00	2,981.92	2,500.00
5103-00 · Fire System	8,226.77	4,329.00	3,897.77	5,774.00
5105-00 · H.V.A.C./R.	9,295.29	10,000.00	-704.71	12,000.00
5110-00 · Elevator {combined}	6,274.08	5,769.00	505.08	7,700.00
5115-00 · Garage Door {combined}	660.12	1,500.00	-839.88	1,500.00
5120-00 · Hot Tub/Sauna {residential}	5,332.34	5,508.00	-175.66	7,350.00
5125-00 · Plumbing	3,342.82	6,372.00	-3,029.18	8,500.00
5130-00 · Carpet/Floors {common=combined}	2,825.50	3,330.00	-504.50	4,450.00
5135-00 · Doors/Windows	6,057.17	3,744.00	2,313.17	5,000.00
5140-00 · Paint/Walls	3,491.54	2,097.00	1,394.54	2,800.00
5145-00 · Roof {combined}	11,478.93	15,000.00	-3,521.07	17,000.00
5150-00 · Landscaping {combined}	3,488.07	2,000.00	1,488.07	2,000.00
5160-00 · Janitorial - Common	1,406.40	2,997.00	-1,590.60	4,000.00
5161-00 · Janitorial - Commercial	0.00	3,000.00	-3,000.00	5,000.00
5165-00 · Misc. Repairs/Supplies	11,970.20	16,128.00	-4,157.80	21,500.00
Total 5000-10 · Repairs & Maintenance	78,703.15	83,646.00	-4,942.85	107,074.00
5175-00 · Labor	34,538.00	38,997.00	-4,459.00	52,000.00
5185-00 · Manager's Apartment {combined}	-685.78	27.00	-712.78	40.00
5200-10 · Gas {combined}	55,996.32	52,497.00	3,499.32	70,000.00
5200-20 · Electric {combined}	14,453.04	16,497.00	-2,043.96	22,000.00
5210-00 · Water & Sewer {combined}	40,484.70	41,598.00	-1,113.30	55,462.00
5220-00 · Trash & Recycling {combined}	19,832.85	11,250.00	8,582.85	15,000.00
5225-00 · Trash - Cardboard {commercial}	2,446.67	3,753.00	-1,306.33	5,000.00
5230-00 · Snow Removal {combined}	3,892.51	4,050.00	-157.49	5,400.00
5240-00 · Cable TV	20,827.80	22,446.00	-1,618.20	29,928.00
5250-00 · Internet Services {combined}	7,386.94	4,878.00	2,508.94	6,500.00
5720-00 · Office Expense {combined}	130.00	225.00	-95.00	300.00
5300-00 · Miscellaneous Expenses {combine	932.35	3,250.00	-2,317.65	5,000.00
Total 5000-00 · Operating Expenses	278,938.55	283,114.00	-4,175.45	373,704.00
5500-00 · Ownership Expenses				
5520-00 · Resort Association Dues	1,583.00	1,647.00	-64.00	2,200.00
5530-00 · Insurance {combined}	13,217.00	12,672.00	545.00	16,898.00
5540-00 · Employee Unit Operating{combine	4,668.68	4,122.00	546.68	5,500.00
5550-00 · Employee Unit Expenses	0.00	6,750.00	-6,750.00	9,000.00
5565-00 · Interest - Emp Unit Loan	7,377.15			
5570-00 · Property Taxes {combined}	866.58			
5585-00 · Depreciation - Emp. Units	4,293.00			
Total 5500-00 · Ownership Expenses	32,005.41	25,191.00	6,814.41	33,598.00
5700-00 · Management Expenses				
5175-20 · Salary Payroll - Res Mgr{combin	42,049.42	34,119.00	7,930.42	45,500.00
5195-00 · PR Taxes & Benefits{combined}	1,355.20	10,503.00	-9,147.80	14,000.00
5540-10 · Mgr Emp Unit - Operating{combin	137.21	13,383.00	-13,245.79	17,844.00
5550-10 · Mgr Emp Unit - Depr{combined}	2,966.32	4,500.00	-1,533.68	6,000.00
5705-00 · Management Fee{combined}	19,795.00	20,160.00	-365.00	26,880.00
5710-00 · Accounting{combined}	6,925.50	5,904.00	1,021.50	7,875.00
5710-50 · Legal	5,753.40	4,086.00	1,667.40	5,450.00
Total 5700-00 · Management Expenses	78,982.05	92,655.00	-13,672.95	123,549.00
Total Expense	389,926.01	400,960.00	-11,033.99	530,851.00
Net Ordinary Income	7,877.04	-4,032.00	11,909.04	0.00

Mountain Plaza Condominium Association
Profit & Loss Budget Performance - Residential Reserve
September 2009

	Jan - Sep 09	YTD Budget	\$ Over Budget	Annual Budget
Other Income/Expense				
Other Income				
4510-00 · Interest Income	282.63			
Total Other Income	282.63			
Other Expense				
5370-00 · Common Area				
5370-10 · Heating System	0.00	25,067.00	-25,067.00	25,067.00
5370-12 · Building Signage	0.00	3,482.00	-3,482.00	3,482.00
Total 5370-00 · General Reserve Fund	0.00	28,549.00	-28,549.00	28,549.00
5371-00 · Residential Allocated CA R & R				
5371-10 · Residential LC Area - R&R	5,658.52			
Total 5371-00 · Residential Allocated CA R & R	5,658.52			
5375-00 · Common Area Repairs/Rplcmnt{com				
5375-40 · Architectural/Planning Services	0.00	2,088.00	-2,088.00	2,088.00
5375-61 · Exterior Improvements	783.34	20,889.00	-20,105.66	20,889.00
5375-25 · Garage Lighting{combine}	5,197.85			
5375-20 · Hot Tub Project	0.00	3,000.00	-3,000.00	3,000.00
5380-80 · Insurance Deductible	3,481.50			
5380-90 · Internet Hardware/Software{comb	2,666.98			
5375-15 · Laundry Room	0.00	4,178.00	-4,178.00	4,178.00
5375-10 · Recarpet/Remodel Hallways	2,679.32			
5375-30 · Resid Security/Cameras{combine}	3,746.70			
5375-50 · Roof snow fencing{combined}	15,692.60			
5380-66 · Doors & Windows	16,213.75	25,763.00	-9,549.25	25,763.00
Total 5375-00 · Common Area Repairs/Rplcmnt{com	50,462.04	55,918.00	-5,455.96	55,918.00
Total Other Expense	56,120.56	84,467.00	-28,346.44	84,467.00
Increase/Decrease in Reserve Funds	-55,837.93	-84,467.00	28,629.07	-84,467.00

Mountain Plaza Condominium Association
Profit & Loss Budget Performance - Commercial Reserve
September 2009

	Jan - Sep 09	YTD Budget	\$ Over Budget	Annual Budget
Other Income/Expense				
Other Income				
4510-00 · Interest Income	221.72			
Total Other Income	<u>221.72</u>			
Other Expense				
5370-00 · Common Areas				
5370-10 · Heating System	0.00	10,933.00	-10,933.00	10,933.00
5370-12 · Building Signage	0.00	1,519.00	-1,519.00	1,519.00
Total 5370-00 · General Reserve Fund	0.00	<u>12,452.00</u>	<u>-12,452.00</u>	<u>12,452.00</u>
5375-00 · Common Area Repairs/Rplcmnt{com				
5375-40 · Architectural/Planning Services	0.00	911.00	-911.00	911.00
5375-61 · Exterior Improvements	341.66	9,111.00	-8,769.34	9,111.00
5375-25 · Garage Lighting{combine}	2,234.07			
5380-80 · Insurance Deductible	1,518.50			
5380-90 · Internet Hardware/Software{comb	1,128.35			
5375-15 · Laundry Room	0.00	1,822.00	-1,822.00	1,822.00
5375-10 · Recarpet/Remodel Hallways	1,168.61			
5375-30 · Resid Security/Cameras{combine}	1,603.05			
5375-50 · Roof snow fencing{combined}	6,725.40			
5380-66 · Doors & Windows	6,641.35	11,237.00	-4,595.65	11,237.00
Total 5375-00 · Common Area Repairs/Rplcmnt{com	<u>21,360.99</u>	<u>23,081.00</u>	<u>-1,720.01</u>	<u>23,081.00</u>
Total Other Expense	<u>21,360.99</u>	<u>35,533.00</u>	<u>-14,172.01</u>	<u>35,533.00</u>
Increase (Decrease) in Reserve Funds	<u>-21,139.27</u>	<u>-35,533.00</u>	<u>14,393.73</u>	<u>-35,533.00</u>