



Mountain Edge Condominium Association

Year End Financials

July 2023 – June 2024

## Income Statement - Current Month & YTD Comparison

Properties: Mountain Edge Condominium Association - PO Box 2611 Crested Butte, CO 81224

As of: Jun 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget
<b>Income</b>		
Operating Dues	199,765.78	195,999.96
Interest	223.77	28.56
Penalties/Interest	774.11	0.00
Miscellaneous Income	1,869.53	0.00
Closet Rental Income	1,993.52	1,227.36
Rental Income	19,608.78	19,800.00
Vending/Laundry	1,399.04	3,000.00
Short term rental income	3,500.00	3,750.00
<b>Total Operating Income</b>	<b>229,134.53</b>	<b>223,805.88</b>
<b>Expense</b>		
Management fees	17,450.00	16,200.00
Insurance	29,159.99	30,297.00
Legal - General	19,289.50	2,500.00
<b>ADMIN/OFFICE</b>		
Accountant	1,451.50	1,960.45
General Admin: Filing Fees, Postage, Copies	1,372.01	20.83
<b>Total ADMIN/OFFICE</b>	<b>2,823.51</b>	<b>1,981.28</b>
Income Tax	1,444.96	0.00
<b>REPAIRS AND MAINTENANCE</b>		
Repairs and Maintenance - Toad	3,541.25	5,100.00
Repairs and Maintenance - Contract Labor	7,099.00	16,999.96
Repairs and Maintenance - Supplies	2,910.39	1,500.00
<b>Total REPAIRS AND MAINTENANCE</b>	<b>13,550.64</b>	<b>23,599.96</b>
<b>BUILDING MAINTENANCE</b>		
Common Area Laundry Expense	0.00	1,000.00
Common Area Cleaning	3,947.38	0.00
Hot Tub- Contract Labor	10,702.46	0.00
Hot Tub - Toad or General	0.00	10,000.00
Sprinkler Inspection	279.83	0.00
Fire Protection	725.00	1,300.00
<b>Total BUILDING MAINTENANCE</b>	<b>15,654.67</b>	<b>12,300.00</b>
<b>LANDSCAPING / GROUNDS MAINTENANCE</b>		
Landscaping/Grounds- general	227.50	0.00
Landscaping/ Grounds- Contract Labor	4,559.34	3,000.00
Landscaping/Grounds- Toad	1,202.22	500.00
Landscaping/Grounds- Supplies	207.42	200.00
<b>Total LANDSCAPING / GROUNDS MAINTENANCE</b>	<b>6,196.48</b>	<b>3,700.00</b>
<b>SNOW REMOVAL / SNOW PLOWING</b>		
Snow Removal - Ground - Machine	4,831.96	5,000.00

## Income Statement - Current Month & YTD Comparison

Account Name	YTD Actual	YTD Budget
Snow Removal - Ground - Shovel	2,681.19	7,000.00
Snow Removal - Roof	6,400.00	27,000.00
<b>Total SNOW REMOVAL / SNOW PLOWING</b>	<b>13,913.15</b>	<b>39,000.00</b>
<b>UTILITIES</b>		
Utilities- Cable/Internet	16,823.53	16,378.20
Utilities - Electric	15,072.91	13,642.68
Utilities - Gas	563.22	3,149.64
Utilities - Water/Sewer	35,879.04	29,696.52
Utilities - Trash/Recycle	3,939.73	3,366.60
<b>Total UTILITIES</b>	<b>72,278.43</b>	<b>66,233.64</b>
Security Expense	1,102.79	340.00
<b>Total Operating Expense</b>	<b>192,864.12</b>	<b>196,151.88</b>
Total Operating Income	229,134.53	223,805.88
Total Operating Expense	192,864.12	196,151.88
<b>NOI - Net Operating Income</b>	<b>36,270.41</b>	<b>27,654.00</b>
Total Income	229,134.53	223,805.88
Total Expense	192,864.12	196,151.88
<b>Net Income</b>	<b>36,270.41</b>	<b>27,654.00</b>

## Balance Sheet

Portfolios: Mountain Edge Condominium Assoc

As of: 06/30/2024

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking	18,997.62
Security Deposit Cash	1,650.00
Money Market 1	45,945.13
<b>Total Cash</b>	<b>66,592.75</b>
Accounts Receivable	17,610.86
Deposits - Other	2,000.00
Buildings	28,365.82
<b>TOTAL ASSETS</b>	<b>114,569.43</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepayments	77.68
Accounts Payable	9,707.61
Other Payables	5,313.24
Rent Deposits	3,650.00
<b>Total Liabilities</b>	<b>18,748.53</b>
<b>Capital</b>	
Appfolio Opening Balance Equity	40,182.34
Retained Earnings	19,368.15
Calculated Retained Earnings	36,270.41
<b>Total Capital</b>	<b>95,820.90</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>114,569.43</b>

## Homeowner Delinquency (As Of)

Portfolios: Mountain Edge Condominium Assoc

As of: 06/30/2024

Delinquency Note Range: All Time

Homeowner Status: All

Amount Owed In Account: All

Balance: Greater than 0.00

Name	Unit	Amount Receivable	0-30	30-60	60-90	90+
<b>Mountain Edge Condominium Association - PO Box 2611 Crested Butte, CO 81224</b>						
McCleery, Jennifer	302	54.39	54.39	0.00	0.00	0.00
Canter, Garrett	203	735.61	735.61	0.00	0.00	0.00
Milak, Hassan	505	735.61	735.61	0.00	0.00	0.00
Malik, Hassan	504	784.65	784.65	0.00	0.00	0.00
Artac, Janet	506	899.07	899.07	0.00	0.00	0.00
Woodruff, David	404	1,147.10	1,147.10	0.00	0.00	0.00
Alexander, Bill	307/407	1,527.61	1,527.61	0.00	0.00	0.00
Hoover, Anna	405	1,826.82	1,826.82	0.00	0.00	0.00
HOA owned	102	9,900.00	0.00	0.00	0.00	9,900.00
		<b>17,610.86</b>	<b>7,710.86</b>	<b>0.00</b>	<b>0.00</b>	<b>9,900.00</b>
<b>Total</b>		<b>17,610.86</b>	<b>7,710.86</b>	<b>0.00</b>	<b>0.00</b>	<b>9,900.00</b>

## Aged Payables Summary

Portfolios: Mountain Edge Condominium Assoc

As of: 06/30/2024

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
<b>Mountain Edge Condominium Association - PO Box 2611 Crested Butte, CO 81224</b>						
Management, Toad Property	6,372.84	6,372.84	0.00	0.00	0.00	0.00
Intuit	6.01	0.00	6.01	0.00	0.00	0.00
Mt Crested Butte Water and Sanitation	2,868.79	2,868.79	0.00	0.00	0.00	0.00
Penguin Pest Control	90.00	0.00	90.00	0.00	0.00	0.00
Waste Management of Colorado, Inc.	369.97	369.97	0.00	0.00	0.00	0.00
	<b>9,707.61</b>	<b>9,611.60</b>	<b>96.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>9,707.61</b>	<b>9,611.60</b>	<b>96.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>