



Mountain Edge Condominium Association
November 2024 Financials

Income Statement - YTD Actuals vs. Budget

Portfolios: Mountain Edge Condominium Assoc

As of: Nov 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

| Account Name | YTD Actual | YTD Budget | Annual Budget |
|--|-------------------|------------------|-------------------|
| Income | | | |
| Operating Dues | 84,286.26 | 84,286.26 | 203,748.75 |
| Interest | 19.60 | 19.50 | 46.80 |
| Miscellaneous Income | 31.07 | 416.69 | 1,000.00 |
| Closet Rental Income | 0.00 | 511.40 | 1,227.36 |
| Rental Income | 3,751.76 | 423.75 | 1,017.00 |
| Lot Sales Proceeds | 356,077.61 | 0.00 | 0.00 |
| Vending/Laundry | 355.58 | 250.00 | 600.00 |
| Rent | 0.00 | 2,196.00 | 2,196.00 |
| Short term rental income | 0.00 | 1,458.35 | 3,500.00 |
| Total Operating Income | 444,521.88 | 89,561.95 | 213,335.91 |
| Expense | | | |
| Management fees | 5,600.00 | 8,000.00 | 19,200.00 |
| Insurance | 25,421.95 | 29,106.86 | 64,830.87 |
| Legal - General | 800.50 | 833.35 | 2,000.00 |
| ADMIN/OFFICE | | | |
| Accountant | 0.00 | 1,000.00 | 1,000.00 |
| General Admin: Filing Fees, Postage, Copies | 636.08 | 375.00 | 900.00 |
| Total ADMIN/OFFICE | 636.08 | 1,375.00 | 1,900.00 |
| Income Tax | 0.00 | 0.00 | 1,500.00 |
| REPAIRS AND MAINTENANCE | | | |
| Repairs and Maintenance - Toad | 4,672.50 | 3,325.00 | 7,980.00 |
| Repairs and Maintenance - Contract Labor | 4,616.50 | 3,087.50 | 7,410.00 |
| Repairs and Maintenance - Supplies | 473.13 | 1,031.25 | 2,475.00 |
| Total REPAIRS AND MAINTENANCE | 9,762.13 | 7,443.75 | 17,865.00 |
| BUILDING MAINTENANCE | | | |
| Common Area Cleaning | 2,080.00 | 1,875.00 | 4,500.00 |
| Hot Tub- Contract Labor | 5,668.46 | 3,750.00 | 9,000.00 |
| Sprinkler Inspection | 0.00 | 0.00 | 300.00 |
| Fire Protection | 1,103.26 | 400.00 | 1,125.00 |
| Total BUILDING MAINTENANCE | 8,851.72 | 6,025.00 | 14,925.00 |
| LANDSCAPING / GROUNDS MAINTENANCE | | | |
| Landscaping/ Grounds- Contract Labor | 0.00 | 1,200.00 | 2,400.00 |
| Landscaping/Grounds- Toad | 3,330.25 | 2,430.00 | 4,860.00 |
| Landscaping/Grounds- Supplies | 1,884.77 | 337.50 | 675.00 |
| Total LANDSCAPING / GROUNDS MAINTENANCE | 5,215.02 | 3,967.50 | 7,935.00 |
| SNOW REMOVAL / SNOW PLOWING | | | |
| Snow Removal - Ground - Machine | 620.00 | 1,550.00 | 4,650.00 |
| Snow Removal - Ground - Shovel | 525.00 | 1,000.00 | 3,000.00 |
| Snow Removal - Roof | 0.00 | 2,000.00 | 6,000.00 |
| Total SNOW REMOVAL / SNOW PLOWING | 1,145.00 | 4,550.00 | 13,650.00 |

Income Statement - YTD Actuals vs. Budget

| Account Name | YTD Actual | YTD Budget | Annual Budget |
|-----------------------------------|--------------------|------------------|-------------------|
| UTILITIES | | | |
| Utilities- Cable/Internet | 7,265.35 | 7,625.00 | 18,300.00 |
| Utilities - Electric | 5,034.51 | 4,000.00 | 9,600.00 |
| Utilities - Gas | 518.09 | 1,750.00 | 4,200.00 |
| Utilities - Water/Sewer | 14,343.95 | 14,625.00 | 35,100.00 |
| Utilities - Trash/Recycle | 1,835.76 | 2,000.00 | 4,800.00 |
| Total UTILITIES | 28,997.66 | 30,000.00 | 72,000.00 |
| Security Expense | 0.00 | 0.00 | 1,200.00 |
| Total Operating Expense | 86,430.06 | 91,301.46 | 217,005.87 |
| Total Operating Income | 444,521.88 | 89,561.95 | 213,335.91 |
| Total Operating Expense | 86,430.06 | 91,301.46 | 217,005.87 |
| NOI - Net Operating Income | 358,091.82 | -1,739.51 | -3,669.96 |
| Other Income | | | |
| Capital Dues | 3,000.02 | 3,000.00 | 24,000.00 |
| Total Other Income | 3,000.02 | 3,000.00 | 24,000.00 |
| Other Expense | | | |
| Toad Fee & Labor Credit | -1,200.00 | -3,600.00 | -3,600.00 |
| Capital Expenditures | 221,400.00 | 5,333.34 | 24,000.00 |
| Total Other Expense | 220,200.00 | 1,733.34 | 20,400.00 |
| Net Other Income | -217,199.98 | 1,266.66 | 3,600.00 |
| Total Income | 447,521.90 | 92,561.95 | 237,335.91 |
| Total Expense | 306,630.06 | 93,034.80 | 237,405.87 |
| Net Income | 140,891.84 | -472.85 | -69.96 |

Rolling Twelve (12) Months Income Statement

Toad Property Management

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

Fund Type: All

Period Range: Jul 2024 to Nov 2024

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Total |
|--|------------------|------------------|-------------------|------------------|------------------|-------------------|
| Operating Income & Expense | | | | | | |
| Income | | | | | | |
| Operating Dues | 16,346.81 | 16,741.24 | 17,066.07 | 17,066.07 | 17,066.07 | 84,286.26 |
| Interest | 3.90 | 3.90 | 3.78 | 4.08 | 3.94 | 19.60 |
| Miscellaneous Income | 31.07 | 0.00 | 0.00 | 0.00 | 0.00 | 31.07 |
| Rental Income | 1,710.00 | 1,560.00 | 0.00 | 0.00 | 481.76 | 3,751.76 |
| Lot Sales Proceeds | 0.00 | 0.00 | 356,077.61 | 0.00 | 0.00 | 356,077.61 |
| Vending/Laundry | 62.50 | 91.20 | 59.55 | 76.74 | 65.59 | 355.58 |
| Total Operating Income | 18,154.28 | 18,396.34 | 373,207.01 | 17,146.89 | 17,617.36 | 444,521.88 |
| Expense | | | | | | |
| Management fees | 1,600.00 | 1,600.00 | 1,600.00 | 400.00 | 400.00 | 5,600.00 |
| Insurance | 5,084.39 | 5,084.39 | 5,084.39 | 5,084.39 | 5,084.39 | 25,421.95 |
| Legal - General | 581.50 | 0.00 | 0.00 | 0.00 | 219.00 | 800.50 |
| ADMIN/OFFICE | | | | | | |
| General Admin: Filing Fees, Postage, Copies | 100.00 | 109.00 | 109.00 | 160.26 | 157.82 | 636.08 |
| Total ADMIN/OFFICE | 100.00 | 109.00 | 109.00 | 160.26 | 157.82 | 636.08 |
| REPAIRS AND MAINTENANCE | | | | | | |
| Repairs and Maintenance - Toad | 672.50 | 697.50 | 567.50 | 2,141.25 | 593.75 | 4,672.50 |
| Repairs and Maintenance - Contract Labor | 937.50 | 362.00 | 465.00 | 2,581.00 | 271.00 | 4,616.50 |
| Repairs and Maintenance - Supplies | 19.68 | 225.00 | 0.00 | 174.29 | 54.16 | 473.13 |
| Total REPAIRS AND MAINTENANCE | 1,629.68 | 1,284.50 | 1,032.50 | 4,896.54 | 918.91 | 9,762.13 |
| BUILDING MAINTENANCE | | | | | | |
| Common Area Cleaning | 0.00 | 780.00 | 260.00 | 780.00 | 260.00 | 2,080.00 |
| Hot Tub- Contract Labor | 733.98 | 1,135.14 | 869.23 | 728.65 | 2,201.46 | 5,668.46 |
| Fire Protection | 379.83 | 0.00 | 0.00 | 723.43 | 0.00 | 1,103.26 |
| Total BUILDING MAINTENANCE | 1,113.81 | 1,915.14 | 1,129.23 | 2,232.08 | 2,461.46 | 8,851.72 |
| LANDSCAPING / GROUNDS MAINTENANCE | | | | | | |
| Landscaping/Grounds- Toad | 787.50 | 1,260.00 | 880.25 | 402.50 | 0.00 | 3,330.25 |
| Landscaping/Grounds- Supplies | 975.48 | 198.02 | 0.00 | 711.27 | 0.00 | 1,884.77 |
| Total LANDSCAPING / GROUNDS MAINTENANCE | 1,762.98 | 1,458.02 | 880.25 | 1,113.77 | 0.00 | 5,215.02 |
| SNOW REMOVAL / SNOW PLOWING | | | | | | |
| Snow Removal - Ground - Machine | 0.00 | 0.00 | 0.00 | 0.00 | 620.00 | 620.00 |
| Snow Removal - Ground - Shovel | 0.00 | 0.00 | 0.00 | 0.00 | 525.00 | 525.00 |
| Total SNOW REMOVAL / SNOW PLOWING | 0.00 | 0.00 | 0.00 | 0.00 | 1,145.00 | 1,145.00 |
| UTILITIES | | | | | | |
| Utilities- Cable/Internet | 1,453.35 | 1,453.35 | 1,453.35 | 1,452.65 | 1,452.65 | 7,265.35 |
| Utilities - Electric | 880.63 | 763.49 | 1,427.62 | 749.06 | 1,213.71 | 5,034.51 |
| Utilities - Gas | 45.91 | 324.42 | 59.86 | 43.12 | 44.78 | 518.09 |
| Utilities - Water/Sewer | 2,868.79 | 2,868.79 | 2,868.79 | 2,868.79 | 2,868.79 | 14,343.95 |

Rolling Twelve (12) Months Income Statement

| Account Name | Jul 2024 | Aug 2024 | Sep 2024 | Oct 2024 | Nov 2024 | Total |
|-----------------------------------|------------------|------------------|--------------------|------------------|--------------------|--------------------|
| Utilities - Trash/Recycle | 369.95 | 368.12 | 365.74 | 366.08 | 365.87 | 1,835.76 |
| Total UTILITIES | 5,618.63 | 5,778.17 | 6,175.36 | 5,479.70 | 5,945.80 | 28,997.66 |
| Total Operating Expense | 17,490.99 | 17,229.22 | 16,010.73 | 19,366.74 | 16,332.38 | 86,430.06 |
| NOI - Net Operating Income | 663.29 | 1,167.12 | 357,196.28 | -2,219.85 | 1,284.98 | 358,091.82 |
| Other Income & Expense | | | | | | |
| Other Income | | | | | | |
| Capital Dues | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.02 | 3,000.02 |
| Total Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 3,000.02 | 3,000.02 |
| Other Expense | | | | | | |
| Toad Fee & Labor Credit | 0.00 | 0.00 | -1,200.00 | 0.00 | 0.00 | -1,200.00 |
| Capital Expenditures | 0.00 | 1,500.00 | 109,950.00 | 0.00 | 109,950.00 | 221,400.00 |
| Total Other Expense | 0.00 | 1,500.00 | 108,750.00 | 0.00 | 109,950.00 | 220,200.00 |
| Net Other Income | 0.00 | -1,500.00 | -108,750.00 | 0.00 | -106,949.98 | -217,199.98 |
| Total Income | 18,154.28 | 18,396.34 | 373,207.01 | 17,146.89 | 20,617.38 | 447,521.90 |
| Total Expense | 17,490.99 | 18,729.22 | 124,760.73 | 19,366.74 | 126,282.38 | 306,630.06 |
| Net Income | 663.29 | -332.88 | 248,446.28 | -2,219.85 | -105,665.00 | 140,891.84 |

Balance Sheet

Portfolios: Mountain Edge Condominium Assoc

As of: 11/30/2024

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

| Account Name | Balance |
|--|-------------------|
| ASSETS | |
| Cash | |
| Checking | 26,550.69 |
| Security Deposit Cash | 1,650.00 |
| Money Market 1 | 47,964.73 |
| Total Cash | 76,165.42 |
| Accounts Receivable | 14,446.91 |
| Escrow Receivable | 136,177.61 |
| Prepaid insurance | 6,712.94 |
| Deposits - Other | 2,000.00 |
| Buildings | 28,365.82 |
| TOTAL ASSETS | 263,868.70 |
| LIABILITIES & CAPITAL | |
| Liabilities | |
| Prepayments | 3,819.45 |
| Accounts Payable | 14,373.27 |
| Other Payables | 5,313.24 |
| Rent Deposits | 3,650.00 |
| Total Liabilities | 27,155.96 |
| Capital | |
| Appfolio Opening Balance Equity | 40,182.34 |
| Retained Earnings | 19,368.15 |
| Calculated Retained Earnings | 140,891.84 |
| Calculated Prior Years Retained Earnings | 36,270.41 |
| Total Capital | 236,712.74 |
| TOTAL LIABILITIES & CAPITAL | 263,868.70 |

Aged Payables Summary

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

As of: 11/30/2024

Payees: All

Balance: Exclude 0.00

| Payee Name | Amount Payable | Not Yet Due | 0-30 | 31-60 | 61-90 | 91+ |
|--|------------------|------------------|---------------|-----------------|-----------------|-------------------|
| Mountain Edge Condominium Association - PO Box 2611 Crested Butte, CO 81224 | | | | | | |
| American Family Insurance | 4,788.16 | 4,788.16 | 0.00 | 6,314.60 | 6,402.37 | -12,716.97 |
| Management, Toad Property | 2,511.73 | 2,511.73 | 0.00 | 0.00 | 0.00 | 0.00 |
| Martin/Martin | 2,400.00 | 0.00 | 0.00 | 2,400.00 | 0.00 | 0.00 |
| Gunnison County Electric Assn. | 1,213.71 | 1,213.71 | 541.04 | -541.04 | 0.00 | 0.00 |
| Intuit | 6.01 | 0.00 | 0.00 | 0.00 | 0.00 | 6.01 |
| Law of the Rockies | 219.00 | 0.00 | 219.00 | 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 |
| Waste Management of Colorado, Inc. | 365.87 | 365.87 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 14,373.27 | 11,748.26 | 760.04 | 8,173.56 | 6,402.37 | -12,710.96 |
| Total | 14,373.27 | 11,748.26 | 760.04 | 8,173.56 | 6,402.37 | -12,710.96 |