



Mountain Edge Condominium Association
October 2024 Financials

Income Statement - YTD Actuals vs. Budget

Portfolios: Mountain Edge Condominium Assoc

As of: Oct 2024

Additional Account Types: None

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	YTD Actual	YTD Budget	Annual Budget
Income			
Operating Dues	67,220.19	67,220.19	203,748.75
Interest	15.66	15.60	46.80
Miscellaneous Income	31.07	333.36	1,000.00
Closet Rental Income	0.00	409.12	1,227.36
Rental Income	3,270.00	339.00	1,017.00
Lot Sales Proceeds	356,077.61	0.00	0.00
Vending/Laundry	289.99	200.00	600.00
Rent	0.00	2,196.00	2,196.00
Short term rental income	0.00	1,166.68	3,500.00
Total Operating Income	426,904.52	71,879.95	213,335.91
Expense			
Management fees	5,200.00	6,400.00	19,200.00
Insurance	20,337.56	24,003.43	64,830.87
Legal - General	581.50	666.68	2,000.00
ADMIN/OFFICE			
Accountant	0.00	1,000.00	1,000.00
General Admin: Filing Fees, Postage, Copies	478.26	300.00	900.00
Total ADMIN/OFFICE	478.26	1,300.00	1,900.00
Income Tax	0.00	0.00	1,500.00
REPAIRS AND MAINTENANCE			
Repairs and Maintenance - Toad	4,078.75	2,660.00	7,980.00
Repairs and Maintenance - Contract Labor	4,345.50	2,470.00	7,410.00
Repairs and Maintenance - Supplies	418.97	825.00	2,475.00
Total REPAIRS AND MAINTENANCE	8,843.22	5,955.00	17,865.00
BUILDING MAINTENANCE			
Common Area Cleaning	1,820.00	1,500.00	4,500.00
Hot Tub- Contract Labor	3,467.00	3,000.00	9,000.00
Sprinkler Inspection	0.00	0.00	300.00
Fire Protection	1,103.26	400.00	1,125.00
Total BUILDING MAINTENANCE	6,390.26	4,900.00	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	0.00	775.00	4,650.00
Snow Removal - Ground - Shovel	0.00	500.00	3,000.00
Snow Removal - Roof	0.00	1,000.00	6,000.00
Total SNOW REMOVAL / SNOW PLOWING	0.00	2,275.00	13,650.00

Income Statement - YTD Actuals vs. Budget

Account Name	YTD Actual	YTD Budget	Annual Budget
UTILITIES			
Utilities- Cable/Internet	5,812.70	6,100.00	18,300.00
Utilities - Electric	3,820.80	3,200.00	9,600.00
Utilities - Gas	473.31	1,400.00	4,200.00
Utilities - Water/Sewer	11,475.16	11,700.00	35,100.00
Utilities - Trash/Recycle	1,469.89	1,600.00	4,800.00
Total UTILITIES	23,051.86	24,000.00	72,000.00
Security Expense	0.00	0.00	1,200.00
Total Operating Expense	70,097.68	73,467.61	217,005.87
Total Operating Income	426,904.52	71,879.95	213,335.91
Total Operating Expense	70,097.68	73,467.61	217,005.87
NOI - Net Operating Income	356,806.84	-1,587.66	-3,669.96
Other Income			
Capital Dues	0.00	0.00	24,000.00
Total Other Income	0.00	0.00	24,000.00
Other Expense			
Toad Fee & Labor Credit	-1,200.00	-3,200.00	-3,600.00
Capital Expenditures	111,450.00	2,666.67	24,000.00
Total Other Expense	110,250.00	-533.33	20,400.00
Net Other Income	-110,250.00	533.33	3,600.00
Total Income	426,904.52	71,879.95	237,335.91
Total Expense	180,347.68	72,934.28	237,405.87
Net Income	246,556.84	-1,054.33	-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 Oct 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	Total
Operating Income & Expense					
Income					
Operating Dues	16,346.81	16,741.24	17,066.07	17,066.07	67,220.19
Interest	3.90	3.90	3.78	4.08	15.66
Miscellaneous Income	31.07	0.00	0.00	0.00	31.07
Rental Income	1,710.00	1,560.00	0.00	0.00	3,270.00
Lot Sales Proceeds	0.00	0.00	356,077.61	0.00	356,077.61
Vending/Laundry	62.50	91.20	59.55	76.74	289.99
Total Operating Income	18,154.28	18,396.34	373,207.01	17,146.89	426,904.52
Expense					
Management fees	1,600.00	1,600.00	1,600.00	400.00	5,200.00
Insurance	5,084.39	5,084.39	5,084.39	5,084.39	20,337.56
Legal - General	581.50	0.00	0.00	0.00	581.50
ADMIN/OFFICE					
General Admin: Filing Fees, Postage, Copies	100.00	109.00	109.00	160.26	478.26
Total ADMIN/OFFICE	100.00	109.00	109.00	160.26	478.26
REPAIRS AND MAINTENANCE					
Repairs and Maintenance - Toad	672.50	697.50	567.50	2,141.25	4,078.75
Repairs and Maintenance - Contract Labor	937.50	362.00	465.00	2,581.00	4,345.50
Repairs and Maintenance - Supplies	19.68	225.00	0.00	174.29	418.97
Total REPAIRS AND MAINTENANCE	1,629.68	1,284.50	1,032.50	4,896.54	8,843.22
BUILDING MAINTENANCE					
Common Area Cleaning	0.00	780.00	260.00	780.00	1,820.00
Hot Tub- Contract Labor	733.98	1,135.14	869.23	728.65	3,467.00
Fire Protection	379.83	0.00	0.00	723.43	1,103.26
Total BUILDING MAINTENANCE	1,113.81	1,915.14	1,129.23	2,232.08	6,390.26
LANDSCAPING / GROUNDS MAINTENANCE					
Landscaping/Grounds- Toad	787.50	1,260.00	880.25	402.50	3,330.25
Landscaping/Grounds- Supplies	975.48	198.02	0.00	711.27	1,884.77
Total LANDSCAPING / GROUNDS MAINTENANCE	1,762.98	1,458.02	880.25	1,113.77	5,215.02
UTILITIES					
Utilities- Cable/Internet	1,453.35	1,453.35	1,453.35	1,452.65	5,812.70
Utilities - Electric	880.63	763.49	1,427.62	749.06	3,820.80
Utilities - Gas	45.91	324.42	59.86	43.12	473.31
Utilities - Water/Sewer	2,868.79	2,868.79	2,868.79	2,868.79	11,475.16
Utilities - Trash/Recycle	369.95	368.12	365.74	366.08	1,469.89
Total UTILITIES	5,618.63	5,778.17	6,175.36	5,479.70	23,051.86
Total Operating Expense	17,490.99	17,229.22	16,010.73	19,366.74	70,097.68

Rolling Twelve (12) Months Income Statement

Account Name	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Total
NOI - Net Operating Income	663.29	1,167.12	357,196.28	-2,219.85	356,806.84
Other Income & Expense					
Other Expense					
Toad Fee & Labor Credit	0.00	0.00	-1,200.00	0.00	-1,200.00
Capital Expenditures	0.00	1,500.00	109,950.00	0.00	111,450.00
Total Other Expense	0.00	1,500.00	108,750.00	0.00	110,250.00
Net Other Income	0.00	-1,500.00	-108,750.00	0.00	-110,250.00
Total Income	18,154.28	18,396.34	373,207.01	17,146.89	426,904.52
Total Expense	17,490.99	18,729.22	124,760.73	19,366.74	180,347.68
Net Income	663.29	-332.88	248,446.28	-2,219.85	246,556.84

Balance Sheet

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

As of: 10/31/2024

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking	21,277.93
Security Deposit Cash	1,650.00
Money Market 1	47,960.79
Total Cash	70,888.72
Accounts Receivable	15,822.51
Escrow Receivable	246,127.61
Prepaid insurance	7,009.17
Deposits - Other	2,000.00
Buildings	28,365.82
TOTAL ASSETS	370,213.83
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	3,024.16
Accounts Payable	15,848.69
Other Payables	5,313.24
Rent Deposits	3,650.00
Total Liabilities	27,836.09
Capital	
Appfolio Opening Balance Equity	40,182.34
Retained Earnings	19,368.15
Calculated Retained Earnings	246,556.84
Calculated Prior Years Retained Earnings	36,270.41
Total Capital	342,377.74
TOTAL LIABILITIES & CAPITAL	370,213.83

Aged Payables Summary

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

As of: 10/31/2024

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	4,788.18	4,788.18	6,314.60	6,402.37	-12,716.97	0.00
Management, Toad Property	4,670.57	4,670.57	0.00	0.00	0.00	0.00
Martin/Martin	2,400.00	0.00	2,400.00	0.00	0.00	0.00
Gunnison County Electric Assn.	749.06	1,290.10	-541.04	0.00	0.00	0.00
Intuit	6.01	0.00	0.00	0.00	0.00	6.01
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.	366.08	366.08	0.00	0.00	0.00	0.00
	15,848.69	13,983.72	8,173.56	6,402.37	-12,716.97	6.01
Total	15,848.69	13,983.72	8,173.56	6,402.37	-12,716.97	6.01