

**The Anaconda Condominiums**  
**Balance Sheet**  
As of June 30, 2016

Jun 30, 16

**ASSETS**

**Current Assets**

**Checking/Savings**

1st Bank Operating Account 79,605.40

1st Bank Capital Reserve Account 212,183.23

**Total Checking/Savings** 291,788.63

**Accounts Receivable**

Owner Accounts Receivable 50.09

**Total Accounts Receivable** 50.09

**Other Current Assets**

Prepaid Cable Television 7,963.20

Prepaid Insurance 14,927.42

Prepaid Resort Dues 2,504.00

**Total Other Current Assets** 25,394.62

**Total Current Assets** 317,233.34

**Fixed Assets**

Equipment 5,393.44

Equipment-Accum Deprec -5,393.44

Manager's Unit 59,172.00

Manager's Unit-Accum Deprec -59,172.00

**Total Fixed Assets** 0.00

**TOTAL ASSETS** 317,233.34

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

Prepaid Assessments 11,088.84

Accounts Payable 21,976.14

**Total Accounts Payable** 33,064.98

**Total Current Liabilities** 33,064.98

**Total Liabilities** 33,064.98

**Equity**

Capital Reserve Fund Surplus 283,046.11

Operating Fund Surplus 1,122.25

**Total Equity** 284,168.36

**TOTAL LIABILITIES & EQUITY** 317,233.34

**The Anaconda Condominiums**  
**Operating Statement Budget vs. Actual**  
 October 2015 through June 2016

				TOTAL		
	Apr - Jun 16	Budget	\$ Over Budget	Oct '15 - Jun 16	Budget	\$ Over Budget
<b>OPERATING INCOME</b>						
Operating Assessments	42,934.27	42,934.25	0.02	128,802.81	128,802.75	0.06
CMRA Dues	1,252.00	1,252.00	0.00	3,756.00	3,756.00	0.00
Late Charges	0.00	0.00	0.00	297.87	0.00	297.87
Laundry & Vending	196.09	137.50	58.59	540.72	412.50	128.22
Miscellaneous	0.00	0.00	0.00	3,190.00	0.00	3,190.00
<b>Total OPERATING INCOME</b>	<b>44,382.36</b>	<b>44,323.75</b>	<b>58.61</b>	<b>136,587.40</b>	<b>132,971.25</b>	<b>3,616.15</b>
<b>OPERATING EXPENSE</b>						
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00
Cable Television	3,981.60	3,815.71	165.89	11,510.41	11,178.62	331.79
Dues, CMRA	1,252.00	1,252.00	0.00	3,756.00	3,756.00	0.00
Dues, Fees & Subscriptions	0.00	27.50	-27.50	10.00	82.50	-72.50
Gas & Electric - Common	6,176.31	7,400.00	-1,223.69	30,403.45	34,500.00	-4,096.55
Gas & Electric - Managers	298.73	350.00	-51.27	1,085.37	1,750.00	-664.63
Insurance - Building	5,268.50	5,057.08	211.42	15,575.28	14,942.92	632.36
Landscaping	1,242.78	500.00	742.78	1,592.78	1,500.00	92.78
Management - Building	4,334.85	4,334.85	0.00	13,004.55	13,004.50	0.05
Management - Business	1,522.68	1,523.40	-0.72	4,568.04	4,570.23	-2.19
Miscellaneous Expense	0.00	175.00	-175.00	374.00	525.00	-151.00
Office Supplies	0.00	50.00	-50.00	0.00	150.00	-150.00
Operating Supplies	191.51	750.00	-558.49	1,512.85	2,250.00	-737.15
Postage	0.00	50.00	-50.00	0.00	150.00	-150.00
Professional Fees	1,125.00	300.00	825.00	1,125.00	900.00	225.00
Repairs & Maintenance	3,811.67	2,662.41	1,149.26	9,051.20	7,987.28	1,063.92
Repairs & Maintenance - Gate	0.00	375.00	-375.00	410.00	1,125.00	-715.00
Repairs & Maintenance - Spa/Jac	689.76	1,250.00	-560.24	3,734.16	3,750.00	-15.84
Service Contract - Fire	600.54	250.00	350.54	600.54	750.00	-149.46
Snow Removal	1,483.99	2,500.00	-1,016.01	11,778.62	15,000.00	-3,221.38
Taxes - Property	0.00	0.00	0.00	673.98	850.00	-176.02
Telephone	166.22	350.01	-183.79	581.17	1,049.99	-468.82
Telephone - Mgr Unit	0.00			0.00	0.00	0.00
Trash Removal	990.00	950.01	39.99	3,000.00	2,849.99	150.01
Vending Supplies	0.00	50.00	-50.00	0.00	150.00	-150.00
Water & Sewer	7,578.90	5,801.83	1,777.07	22,548.40	18,198.17	4,350.23
<b>Total OPERATING EXPENSE</b>	<b>40,715.04</b>	<b>39,774.80</b>	<b>940.24</b>	<b>136,895.80</b>	<b>140,970.20</b>	<b>-4,074.40</b>
Fund Surplus or -Deficit	<b>3,667.32</b>	<b>4,548.95</b>	<b>-881.63</b>	<b>-308.40</b>	<b>-7,998.95</b>	<b>7,690.55</b>
Beginning Fund Balance 9/30/15				1,430.65		
Ending Fund Balance 6/30/16				<b>1,122.25</b>		

**The Anaconda Condominiums**  
**Capital Reserve Fund Statement Budget vs. Actual**  
 October 2015 through June 2016

				TOTAL		
	Apr - Jun 16	Budget	\$ Over Budget	Oct '15 - Jun 16	Budget	\$ Over Budget
<b>CAPITAL RESERVE INCOME</b>						
Capital Reserve Assessments	10,356.04	10,356.00	0.04	31,068.12	31,068.00	0.12
Interest	52.63	62.50	-9.87	196.96	187.50	9.46
<b>Total CAPITAL RESERVE INCOME</b>	<b>10,408.67</b>	<b>10,418.50</b>	<b>-9.83</b>	<b>31,265.08</b>	<b>31,255.50</b>	<b>9.58</b>
<b>CAPITAL RESERVE EXPENSE</b>						
Carpet Replacement	0.00	0.00	0.00	0.00	73,000.00	-73,000.00
Deck Furniture/Grill at Hot Tub	0.00	0.00	0.00	0.00	2,000.00	-2,000.00
Driveway/Engineering Study	0.00	0.00	0.00	0.00	0.00	0.00
Dry Standpipes	0.00	0.00	0.00	0.00	0.00	0.00
Electrical	0.00	0.00	0.00	0.00	0.00	0.00
Entry Doors & Hardware	0.00	0.00	0.00	0.00	0.00	0.00
Gutters with Heat Tape	0.00	0.00	0.00	0.00	0.00	0.00
Heaters, Common Hallways	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Heaters, Crawl Spaces	0.00	0.00	0.00	0.00	6,000.00	-6,000.00
Heaters, Garage	0.00	0.00	0.00	0.00	0.00	0.00
Heat Tape on Roofs	0.00	0.00	0.00	0.00	10,000.00	-10,000.00
Interior Hallway Doors to Decks	0.00	0.00	0.00	0.00	10,000.00	-10,000.00
Landscaping	0.00	0.00	0.00	0.00	1,500.00	-1,500.00
Manager Unit	0.00	0.00	0.00	0.00	15,000.00	-15,000.00
Painting	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot Replacement	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
Railings	0.00	0.00	0.00	0.00	0.00	0.00
Railings, Walkways & Roofs	0.00	0.00	0.00	0.00	0.00	0.00
Roof	0.00	0.00	0.00	0.00	26,200.00	-26,200.00
Rooftop Deck	0.00	0.00	0.00	0.00	29,400.00	-29,400.00
Roofing Walkways Wooden Decks	0.00	0.00	0.00	0.00	45,000.00	-45,000.00
Sidewalks	0.00	0.00	0.00	0.00	0.00	0.00
Siding & Building Surfaces	0.00	0.00	0.00	0.00	0.00	0.00
Snow Blower/Lawn Mower	0.00	0.00	0.00	0.00	2,000.00	-2,000.00
Spa & Deck	0.00	0.00	0.00	0.00	5,000.00	-5,000.00
<b>Total CAPITAL RESERVE EXPENSE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>235,100.00</b>	<b>-235,100.00</b>
<b>Fund Surplus or -Deficit</b>	<b>10,408.67</b>	<b>10,418.50</b>	<b>-9.83</b>	<b>31,265.08</b>	<b>-203,844.50</b>	<b>235,109.58</b>
<b>Beginning Fund Balance 9/30/15</b>				<b>251,781.03</b>		
<b>Ending Fund Balance 6/30/16</b>				<b>283,046.11</b>		