



Financial Report Package

October 2023

Prepared for

Snowscape Condominium Association

By

Red Mtn. Community Management



Balance Sheet

Snowscape Condominium Association

End Date: 10/31/2023

| | Operating | Total |
|--|---------------------|---------------------|
| Assets | | |
| Operating Cash | | |
| SSB Oper 6318 | \$5,036.82 | \$5,036.82 |
| SSB Res 6321 | \$357,057.85 | \$357,057.85 |
| RBC Wealth Mgmt. | \$24,000.00 | \$24,000.00 |
| Pacific Premier-12m 1.24; 4.16% | \$100,000.00 | \$100,000.00 |
| Pacific Premier- 6 m 7.23; 3.20% | \$50,000.00 | \$50,000.00 |
| RBC value gain/loss | (\$3,815.75) | (\$3,815.75) |
| PP-12m accrued interest | \$1,487.61 | \$1,487.61 |
| PP 6m accrued interest | \$571.41 | \$571.41 |
| Due From Operating | \$36,098.00 | \$36,098.00 |
| Total: Operating Cash | \$570,435.94 | \$570,435.94 |
| Accounts Receivables | | |
| Accounts Receivable | \$19,949.43 | \$19,949.43 |
| Total: Accounts Receivables | \$19,949.43 | \$19,949.43 |
| Current Liabilities | | |
| Due to Reserve Fund | \$36,098.00 | \$36,098.00 |
| Total: Current Liabilities | \$36,098.00 | \$36,098.00 |
| Total: Assets | \$626,483.37 | \$626,483.37 |
| Liabilities & Equity | | |
| Current Liabilities | | |
| Prepaid Assessments | \$1,330.00 | \$1,330.00 |
| Total: Current Liabilities | \$1,330.00 | \$1,330.00 |
| Operating Equity | | |
| Retained Earnings | \$613,274.21 | \$613,274.21 |
| Total: Operating Equity | \$613,274.21 | \$613,274.21 |
| Net Income Gain/Loss | \$11,879.16 | \$11,879.16 |
| Total: Liabilities & Equity | \$626,483.37 | \$626,483.37 |



Income Statement - Operating

Snowscape Condominium Association

10/01/2023 to 10/31/2023

| Description | Current Period | | | Year-to-date | | | Annual |
|--|--------------------|--------------------|---------------------|---------------------|---------------------|----------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING INCOME | | | | | | | |
| Operating Income | | | | | | | |
| 40000-00 Operating Dues | \$46,920.00 | \$46,898.57 | \$21.43 | \$564,365.93 | \$562,784.00 | \$1,581.93 | \$562,784.00 |
| 40025-00 Working Capital Contribution | 1,824.00 | - | 1,824.00 | 3,780.00 | - | 3,780.00 | - |
| 40050-00 Dues To Reserve | (11,164.17) | (11,164.17) | - | (133,970.04) | (133,970.00) | (0.04) | (133,970.00) |
| 40100-00 Late Fees | 216.06 | - | 216.06 | 584.15 | - | 584.15 | - |
| 40101-00 Int. from Late Fees | (16.21) | - | (16.21) | 26.02 | - | 26.02 | - |
| 40102-00 NSF Fees | - | - | - | 40.00 | - | 40.00 | - |
| 40500-00 Laundry Income | 177.23 | 66.67 | 110.56 | 718.81 | 800.00 | (81.19) | 800.00 |
| 41000-00 Misc. Income | (65.00) | - | (65.00) | (65.00) | - | (65.00) | - |
| Total Operating Income | \$37,891.91 | \$35,801.07 | \$2,090.84 | \$435,479.87 | \$429,614.00 | \$5,865.87 | \$429,614.00 |
| Reserve Income | | | | | | | |
| 45000-01 Reserve Dues | 11,164.17 | 11,164.17 | - | 133,970.04 | 133,970.00 | 0.04 | 133,970.00 |
| 45050-01 Res. Interest Income | 196.20 | 4.16 | 192.04 | 1,298.19 | 50.00 | 1,248.19 | 50.00 |
| 45050-02 CD Res. Interest | - | - | - | 3,039.22 | - | 3,039.22 | - |
| 45060-01 Resale Reserve Contribution | - | - | - | 5,472.00 | 2,500.00 | 2,972.00 | 2,500.00 |
| Total Reserve Income | \$11,360.37 | \$11,168.33 | \$192.04 | \$143,779.45 | \$136,520.00 | \$7,259.45 | \$136,520.00 |
| Total OPERATING INCOME | \$49,252.28 | \$46,969.40 | \$2,282.88 | \$579,259.32 | \$566,134.00 | \$13,125.32 | \$566,134.00 |
| OPERATING EXPENSE | | | | | | | |
| Operating Expense | | | | | | | |
| 50070-00 Meeting Expense | - | - | - | 207.86 | - | (207.86) | - |
| 50100-00 Management Fee- Contract | 17,624.00 | 9,044.83 | (8,579.17) | 117,185.81 | 108,538.00 | (8,647.81) | 108,538.00 |
| 50210-00 Insurance | 4,629.31 | 4,705.50 | 76.19 | 58,565.16 | 56,466.00 | (2,099.16) | 56,466.00 |
| 50293-00 Fire Place Inspections | - | - | - | 6,120.00 | - | (6,120.00) | - |
| 51000-00 Misc Expense - Other | - | - | - | 10.00 | 500.00 | 490.00 | 500.00 |
| 51002-00 Licenses and Permits | - | - | - | 40.00 | 29.00 | (11.00) | 29.00 |
| 51005-00 Legal Fees | - | - | - | 403.50 | 500.00 | 96.50 | 500.00 |
| Total Operating Expense | \$22,253.31 | \$13,750.33 | (\$8,502.98) | \$182,532.33 | \$166,033.00 | (\$16,499.33) | \$166,033.00 |
| Utilities and Other Recurring Services | | | | | | | |
| 52005-00 Water & Sewer | 1,637.28 | 4,466.00 | 2,828.72 | 69,845.38 | 53,600.00 | (16,245.38) | 53,600.00 |
| 52010-00 In-Unit Amenities | 4,240.00 | 4,254.75 | 14.75 | 51,045.86 | 51,057.00 | 11.14 | 51,057.00 |
| 52015-00 Trash Removal | - | 623.16 | 623.16 | 8,142.75 | 7,476.00 | (666.75) | 7,476.00 |
| 52020-00 Natural Gas | 4,534.55 | 5,583.33 | 1,048.78 | 77,499.57 | 67,000.00 | (10,499.57) | 67,000.00 |
| 52025-00 Electric Utility | 1,082.03 | 1,243.08 | 161.05 | 13,572.80 | 14,917.00 | 1,344.20 | 14,917.00 |
| 52030-00 Security & Fire Safety | - | 331.66 | 331.66 | 487.50 | 3,980.00 | 3,492.50 | 3,980.00 |
| 52035-00 Phone Line | 267.63 | 308.58 | 40.95 | 3,539.48 | 3,703.00 | 163.52 | 3,703.00 |
| Total Utilities and Other Recurring Servi | \$11,761.49 | \$16,810.56 | \$5,049.07 | \$224,133.34 | \$201,733.00 | (\$22,400.34) | \$201,733.00 |
| Security & Fire Safety | | | | | | | |
| 53005-00 Gen. Bldg. Maintenance | - | 750.00 | 750.00 | 9,369.98 | 9,000.00 | (369.98) | 9,000.00 |
| 53010-00 Grounds & Parking Maintenance | - | - | - | 2,094.89 | 2,000.00 | (94.89) | 2,000.00 |
| 53015-00 Supplies & Materials | 255.14 | 25.00 | (230.14) | 2,787.23 | 300.00 | (2,487.23) | 300.00 |
| 53020-00 Plumbing & Heating | 409.00 | 810.00 | 401.00 | 10,940.48 | 9,720.00 | (1,220.48) | 9,720.00 |
| 53025-00 Roof Maintenance | - | 583.33 | 583.33 | 10,492.75 | 7,000.00 | (3,492.75) | 7,000.00 |
| 53030-00 Plowing | - | - | - | 27,497.33 | 26,528.00 | (969.33) | 26,528.00 |
| Total Security & Fire Safety | \$664.14 | \$2,168.33 | \$1,504.19 | \$63,182.66 | \$54,548.00 | (\$8,634.66) | \$54,548.00 |
| General Maintenance | | | | | | | |
| 54005-00 Clbhs General Maintenance | - | 125.00 | 125.00 | 2,595.00 | 1,500.00 | (1,095.00) | 1,500.00 |
| 54010-00 Clbhs Pool & Hot Tub Maint. | - | 208.33 | 208.33 | 11,106.44 | 2,500.00 | (8,606.44) | 2,500.00 |
| 54015-00 Clbhs Pool & Hot Tub Supp. | 173.94 | 125.00 | (48.94) | 3,118.40 | 1,500.00 | (1,618.40) | 1,500.00 |
| 54020-00 Clbhs Supplies & Materials | 561.92 | 66.66 | (495.26) | 1,332.34 | 800.00 | (532.34) | 800.00 |
| 54025-00 Clbhs- Plumbing & Heating | - | 83.33 | 83.33 | 3,972.37 | 1,000.00 | (2,972.37) | 1,000.00 |
| Total General Maintenance | \$735.86 | \$608.32 | (\$127.54) | \$22,124.55 | \$7,300.00 | (\$14,824.55) | \$7,300.00 |
| Reserve Expenses | | | | | | | |
| 60010-00 Roof Repairs & Replacement | - | - | - | 10,876.00 | 19,500.00 | 8,624.00 | 19,500.00 |
| 60015-00 Clubhouse Roof Repairs & Replacement | - | - | - | - | 10,000.00 | 10,000.00 | 10,000.00 |



Income Statement - Operating

Snowscape Condominium Association

10/01/2023 to 10/31/2023

| Description | Current Period | | | Year-to-date | | | Annual |
|---|--------------------|--------------------|---------------------|---------------------|----------------------|---------------------|----------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 60020-00 Parking Lot Repairs | \$- | \$- | \$- | \$- | \$9,360.00 | \$9,360.00 | \$9,360.00 |
| 60025-00 Pool & Hot Tub | - | - | - | 20,976.50 | 6,000.00 | (14,976.50) | 6,000.00 |
| 60030-00 Clubhouse Doors & Windows | - | - | - | 4,228.01 | - | (4,228.01) | - |
| 60035-00 Lateral Plumbing Lines Replacement | - | - | - | 3,000.00 | 135,000.00 | 132,000.00 | 135,000.00 |
| 60040-00 Electric Panel Replacements | - | - | - | 33,526.77 | 40,000.00 | 6,473.23 | 40,000.00 |
| 60045-00 Reserve Study | 1,400.00 | - | (1,400.00) | 2,800.00 | 3,000.00 | 200.00 | 3,000.00 |
| 60050-00 Plumbing & Heating | - | - | - | - | 2,000.00 | 2,000.00 | 2,000.00 |
| Total Reserve Expenses | \$1,400.00 | \$- | (\$1,400.00) | \$75,407.28 | \$224,860.00 | \$149,452.72 | \$224,860.00 |
| Total OPERATING EXPENSE | \$36,814.80 | \$33,337.54 | (\$3,477.26) | \$567,380.16 | \$654,474.00 | \$87,093.84 | \$654,474.00 |
| Net Income: | \$12,437.48 | \$13,631.86 | (\$1,194.38) | \$11,879.16 | (\$88,340.00) | \$100,219.16 | (\$88,340.00) |



Bank Account Reconciliation

Snowscape Condominium Association

SSB Operating 6318 (End: 10/31/2023)

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------------------------|------------|------------------------------|------------------------|---------|----------------------|
| Uncleared Items | | | | | |
| 07/13/2023 | | Xcel | | 300008 | (\$181.87) |
| 08/21/2023 | | Tiger | | 300011 | (\$7,011.61) |
| 10/19/2023 | | Orkin | | 100031 | (\$539.98) |
| 10/20/2023 | | Transfer to SSB Reserve 6321 | | | (\$11,164.17) |
| 10/26/2023 | | Century Link | | 100032 | (\$134.86) |
| 10/31/2023 | | Deposit from batch 1173 | 1173 - Online Payment | 77 | \$652.00 |
| | | | Total Uncleared | | (\$18,380.49) |

SSB Operating 6318 Summary

| | |
|-------------------------|---------------|
| Ending Account Balance: | \$ 5,036.82 |
| Uncleared Items: | (\$18,380.49) |
| Adjusted Balance: | \$ 23,417.31 |
| Bank Ending Balance: | \$ 23,417.31 |
| Difference: | \$- |



Bank Account Reconciliation

Snowscape Condominium Association

SSB Reserve 6321 (End: 10/31/2023)

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------------------------|------------|----------------------------------|------------------------|---------|--------------------|
| Uncleared Items | | | | | |
| 10/20/2023 | | Transfer from SSB Operating 6318 | | | \$11,164.17 |
| | | | Total Uncleared | | \$11,164.17 |

SSB Reserve 6321 Summary

| | |
|-------------------------|---------------|
| Ending Account Balance: | \$ 357,057.85 |
| Uncleared Items: | \$11,164.17 |
| Adjusted Balance: | \$ 345,893.68 |
| Bank Ending Balance: | \$ 345,893.68 |
| Difference: | \$- |



Bank Account Reconciliation

Snowscape Condominium Association

RBC Wealth Mgmt. (End: 10/31/2023)

| Date | Reconciled | Description | Batch # - Type | Check # | Trans. Amt |
|------|------------|-------------|----------------|---------|------------|
|------|------------|-------------|----------------|---------|------------|

RBC Wealth Mgmt. Summary

| | |
|-------------------------|--------------------|
| Ending Account Balance: | \$ 24,000.00 |
| Uncleared Items: | \$- |
| Adjusted Balance: | \$ 24,000.00 |
| Bank Ending Balance: | \$ - |
| Difference: | \$24,000.00 |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|-----------------|---------------|---------------|---|-------------|
| 10-10002-00 | SSB Oper 6318 | \$9,733.16 | \$65,061.34 | \$69,757.68 | \$5,036.82 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/02/2023 | 19193 | \$ 1,216.00 | \$ - | Deposit from batch 1093 | |
| 10/02/2023 | 19200 | 3,260.00 | - | Deposit from batch 1101 | |
| 10/03/2023 | 19214 | 652.00 | - | Deposit from batch 1105 | |
| 10/04/2023 | 19230 | - | 8,812.00 | Oct. Mgmt. Fee; Inv.6968; Red Mountain Community Management Chk # 5011 | |
| 10/04/2023 | 19238 | 652.00 | - | Deposit from batch 1107 | |
| 10/04/2023 | 19248 | 3,824.00 | - | Deposit from batch 1109 | |
| 10/04/2023 | 19278 | - | 4,240.00 | SSB Oper 6318; ResortInternet Chk # 300018 | |
| 10/04/2023 | 19280 | - | 596.61 | SSB Oper 6318; Waste Management Chk # 300019 | |
| 10/04/2023 | 19282 | - | 179.18 | SSB Oper 6318; Xcel Chk # 300020 | |
| 10/06/2023 | 19317 | - | 1,186.00 | water shutoffs and materials; 8.2023; Inv.6915; Red Mountain Community Management Chk # | |
| 10/06/2023 | 19347 | - | 409.00 | reimbursement for plumber; Conor Matthews Chk # 5013 | |
| 10/10/2023 | 19451 | 177.23 | - | Misc Scanned Deposit | |
| 10/10/2023 | 19463 | - | 179.96 | SSB Oper 6318; Century Link Chk # 100027 | |
| 10/10/2023 | 19465 | - | 3,318.00 | SSB Oper 6318; KA Mechanical Chk # 100028 | |
| 10/10/2023 | 19467 | - | 249.50 | SSB Oper 6318; Orten Cavanagh & Holmes LLC Chk # 100029 | |
| 10/11/2023 | 19503 | 608.00 | - | Deposit from batch 1141 | |
| 10/11/2023 | 19507 | 1,477.00 | - | Deposit from batch 1144 | |
| 10/12/2023 | 19531 | 2,432.00 | - | Deposit from batch 1143 | |
| 10/12/2023 | 19551 | 1,824.00 | - | Deposit from batch 1151 | |
| 10/15/2023 | 19744 | 33,712.00 | - | Deposit from batch 1119 | |
| 10/16/2023 | 19794 | 1,941.35 | - | Deposit from batch 1154 | |
| 10/17/2023 | 19821 | 1,824.00 | - | Deposit from batch 1161 | |
| 10/19/2023 | 19970 | - | 4,209.23 | SSB Oper 6318; Tiger Chk # 300021 | |
| 10/19/2023 | 19972 | - | 1,082.03 | SSB Oper 6318; Xcel Chk # 300022 | |
| 10/19/2023 | 19974 | - | 1,400.00 | SSB Oper 6318; Advanced Reserve Solutions Chk # 100030 | |
| 10/19/2023 | 19976 | - | 539.98 | SSB Oper 6318; Orkin Chk # 100031 | |
| 10/19/2023 | 19970 | 4,209.23 | - | SSB Oper 6318 (Reversal); Tiger Chk # 300021 | |
| 10/20/2023 | 19998 | - | 11,164.17 | Monthly Res. Transfer | |
| 10/23/2023 | 20011 | 608.00 | - | Deposit from batch 1167 | |
| 10/25/2023 | 20083 | 1,245.05 | - | Deposit from batch 1168 | |
| 10/25/2023 | 20088 | - | 267.63 | Misc. Check; Century Link Chk # 0 | |
| 10/25/2023 | 20090 | - | 336.27 | nat. gas phone line; Century Link Chk # 0 | |
| 10/25/2023 | 20092 | - | 8,812.00 | Nov. Mgmt. Fee; Red Mountain Community Management Chk # 5015 | |
| 10/25/2023 | 20090 | 336.27 | - | nat. gas phone line (Reversal); Century Link Chk # 0 | |
| 10/26/2023 | 20100 | 665.00 | - | Deposit from batch 1169 | |
| 10/26/2023 | 20105 | - | 134.86 | SSB Oper 6318; Century Link Chk # 100032 | |
| 10/26/2023 | 20381 | - | 326.32 | SSB Oper 6318 Inv # 10262023; Century Link Chk # 0 | |
| 10/27/2023 | 20109 | 3,081.21 | - | Deposit from batch 1171 | |
| 10/30/2023 | 20127 | 665.00 | - | Deposit from batch 1172 | |
| 10/30/2023 | 20389 | - | 4,208.23 | SSB Oper 6318 Inv # 0923480791; Tiger Chk # 5016 | |
| 10/30/2023 | 20398 | - | 18,106.71 | SSB Oper 6318 Inv # 10302023; American Conserve Chk # 0 | |
| 10/31/2023 | 20129 | 652.00 | - | Deposit from batch 1173 | |
| 10-10003-00 | SSB Res 6321 | | 345,697.48 | 11,360.37 | 357,057.85 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/20/2023 | 19998 | \$ 11,164.17 | \$ - | Monthly Res. Transfer | |
| 10/31/2023 | 20143 | 196.20 | - | Interest | |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|----------------------------------|---------------|---------------|---|-------------|
| 10-10004-00 | RBC Wealth Mgmt. | \$24,000.00 | \$- | \$- | \$24,000.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-10005-00 | Pacific Premier-12m 1.24; 4.16% | 100,000.00 | - | - | 100,000.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-10006-00 | Pacific Premier- 6 m 7.23; 3.20% | 50,000.00 | - | - | 50,000.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-10007-00 | RBC value gain/loss | (3,815.75) | - | - | (3,815.75) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-10100-00 | PP-12m accrued interest | 1,487.61 | - | - | 1,487.61 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-10200-00 | PP 6m accrued interest | 571.41 | - | - | 571.41 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10-11000-00 | Due From Operating | 36,098.00 | - | - | 36,098.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 11-11000-00 | Accounts Receivable | 30,492.19 | 49,251.80 | 59,794.56 | 19,949.43 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 14777 | \$ 19,560.00 | \$ - | Assessment - Homeowner - Batch 874 | |
| 10/01/2023 | 14787 | 27,360.00 | - | Assessment - Homeowner - Batch 875 | |
| 10/01/2023 | 19144 | - | 608.00 | Applied Prepaid SS04 | |
| 10/01/2023 | 19351 | 225.00 | - | Assessment - Homeowner - Batch 1095 | |
| 10/01/2023 | 19355 | 87.80 | - | Assessment - Homeowner - Batch 1096 | |
| 10/02/2023 | 19193 | - | 608.00 | Deposit from batch 1093 | |
| 10/02/2023 | 19200 | - | 652.00 | Deposit from batch 1101 | |
| 10/02/2023 | 19200 | - | 2,608.00 | Deposit from batch 1101 | |
| 10/02/2023 | 19205 | - | 608.00 | Applied Prepaid SS32 | |
| 10/03/2023 | 19218 | - | 652.00 | Applied Prepaid SS24 | |
| 10/04/2023 | 19238 | - | 652.00 | Deposit from batch 1107 | |
| 10/04/2023 | 19248 | - | 652.00 | Deposit from batch 1109 | |
| 10/04/2023 | 19248 | - | 652.00 | Deposit from batch 1109 | |
| 10/04/2023 | 19248 | - | 652.00 | Deposit from batch 1109 | |
| 10/04/2023 | 19248 | - | 652.00 | Deposit from batch 1109 | |
| 10/04/2023 | 19248 | - | 608.00 | Deposit from batch 1109 | |
| 10/04/2023 | 19248 | - | 608.00 | Deposit from batch 1109 | |
| 10/06/2023 | 19322 | 195.00 | - | Owner Chargeback - Batch 1111 | |
| 10/11/2023 | 19498 | - | 65.00 | shouldn't be assessed to them | |
| 10/11/2023 | 19503 | - | 608.00 | Deposit from batch 1141 | |
| 10/11/2023 | 19507 | - | 869.00 | Deposit from batch 1144 | |
| 10/11/2023 | 19507 | - | 608.00 | Deposit from batch 1144 | |
| 10/11/2023 | 19510 | - | 25.00 | Remove late fee - SS90 | |
| 10/11/2023 | 19512 | - | 4.35 | Remove interest - SS90 | |
| 10/11/2023 | 19514 | 1,824.00 | - | Working Capital Contribution - Batch 1142 | |
| 10/12/2023 | 19531 | - | 608.00 | Deposit from batch 1143 | |
| 10/12/2023 | 19531 | - | 1,824.00 | Deposit from batch 1143 | |
| 10/12/2023 | 19551 | - | 608.00 | Deposit from batch 1151 | |
| 10/12/2023 | 19551 | - | 608.00 | Deposit from batch 1151 | |
| 10/12/2023 | 19551 | - | 608.00 | Deposit from batch 1151 | |
| 10/15/2023 | 19744 | - | 652.00 | Deposit from batch 1119 | |
| 10/15/2023 | 19744 | - | 652.00 | Deposit from batch 1119 | |
| 10/15/2023 | 19744 | - | 652.00 | Deposit from batch 1119 | |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|------------|-------------|---------------|---------------|----------------|-------------------------|
| 10/15/2023 | 19744 | \$ - | \$ 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 3,040.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 3,040.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 608.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/15/2023 | 19744 | - | 652.00 | | Deposit from batch 1119 |
| 10/16/2023 | 19794 | - | 1,304.00 | | Deposit from batch 1154 |
| 10/16/2023 | 19794 | - | 608.00 | | Deposit from batch 1154 |
| 10/16/2023 | 19794 | - | 25.00 | | Deposit from batch 1154 |
| 10/16/2023 | 19794 | - | 4.35 | | Deposit from batch 1154 |
| 10/17/2023 | 19821 | - | 608.00 | | Deposit from batch 1161 |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|---------------------|---------------|---------------|--------------------|---|
| 10/17/2023 | 19821 | \$ - | \$ 608.00 | | Deposit from batch 1161 |
| 10/17/2023 | 19821 | - | 608.00 | | Deposit from batch 1161 |
| 10/17/2023 | 19825 | - | 25.00 | | Charge Adjustment |
| 10/17/2023 | 19827 | - | 17.39 | | Charge Adjustment |
| 10/18/2023 | 19937 | - | 25.00 | | Remove Late Fee - SS74 |
| 10/18/2023 | 19939 | - | 16.21 | | Remove Interest - SS74 |
| 10/23/2023 | 20011 | - | 608.00 | | Deposit from batch 1167 |
| 10/25/2023 | 20083 | - | 608.00 | | Deposit from batch 1168 |
| 10/25/2023 | 20083 | - | 608.00 | | Deposit from batch 1168 |
| 10/25/2023 | 20083 | - | 25.00 | | Deposit from batch 1168 |
| 10/25/2023 | 20083 | - | 4.05 | | Deposit from batch 1168 |
| 10/27/2023 | 20109 | - | 3,040.00 | | Deposit from batch 1171 |
| 10/27/2023 | 20109 | - | 25.00 | | Deposit from batch 1171 |
| 10/27/2023 | 20109 | - | 16.21 | | Deposit from batch 1171 |
| 10/31/2023 | 20129 | - | 652.00 | | Deposit from batch 1173 |
| 13-13001-00 | Prepaid Insurance | | 4,629.31 | - | 4,629.31 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/20/2023 | 20004 | \$ - | \$ 4,629.31 | | Monthly Insurance |
| 20-20000-00 | Accounts Payable | | (5,198.09) | 42,979.84 | 37,781.75 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 19272 | \$ - | \$ 4,240.00 | | Accounts Payable Inv # 116117 |
| 10/04/2023 | 19278 | 4,240.00 | - | | Accounts Payable Inv # 116117; ResortInternet Chk # 300018 |
| 10/04/2023 | 19280 | 596.61 | - | | Accounts Payable Inv # 0671102-1190-0; Waste Management Chk # 300019 |
| 10/04/2023 | 19282 | 179.18 | - | | Accounts Payable Inv # 846940981; Xcel Chk # 300020 |
| 10/09/2023 | 19962 | - | 1,400.00 | | Accounts Payable Inv # 231022747 |
| 10/09/2023 | 19966 | - | 1,082.03 | | Accounts Payable Inv # 848118878 |
| 10/10/2023 | 19463 | 179.96 | - | | Accounts Payable Inv # 092223-855B; Century Link Chk # 100027 |
| 10/10/2023 | 19465 | 3,318.00 | - | | Accounts Payable Inv # 092923-; KA Mechanical Chk # 100028 |
| 10/10/2023 | 19467 | 249.50 | - | | Accounts Payable Inv # 141142; Orten Cavanagh & Holmes LLC Chk # 100029 |
| 10/13/2023 | 19968 | - | 4,209.23 | | Accounts Payable Inv # 0923480791 |
| 10/13/2023 | 19968 | 4,209.23 | - | | Accounts Payable Inv # 0923480791 (Reversal) |
| 10/13/2023 | 20387 | - | 4,208.23 | | Accounts Payable Inv # 0923480791 |
| 10/19/2023 | 19970 | 4,209.23 | - | | Accounts Payable Inv # 0923480791; Tiger Chk # 300021 |
| 10/19/2023 | 19972 | 1,082.03 | - | | Accounts Payable Inv # 848118878; Xcel Chk # 300022 |
| 10/19/2023 | 19974 | 1,400.00 | - | | Accounts Payable Inv # 231022747; Advanced Reserve Solutions Chk # 100030 |
| 10/19/2023 | 19976 | 539.98 | - | | Accounts Payable Inv # 092823-0158; Orkin Chk # 100031 |
| 10/19/2023 | 19970 | - | 4,209.23 | | Accounts Payable Inv # 0923480791 (Reversal); Tiger Chk # 300021 |
| 10/26/2023 | 20105 | 134.86 | - | | Accounts Payable Inv # 092823-698B; Century Link Chk # 100032 |
| 10/26/2023 | 20379 | - | 326.32 | | Accounts Payable Inv # 10262023 |
| 10/26/2023 | 20381 | 326.32 | - | | Accounts Payable Inv # 10262023; Century Link Chk # 0 |
| 10/30/2023 | 20389 | 4,208.23 | - | | Accounts Payable Inv # 0923480791; Tiger Chk # 5016 |
| 10/30/2023 | 20391 | - | 18,106.71 | | Accounts Payable Inv # 10302023 |
| 10/30/2023 | 20398 | 18,106.71 | - | | Accounts Payable Inv # 10302023; American Conserve Chk # 0 |
| 20-21000-00 | Prepaid Assessments | | (608.00) | 1,868.00 | 2,590.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 19144 | \$ 608.00 | \$ - | | Adjust Prepaid |
| 10/02/2023 | 19193 | - | 608.00 | | Deposit from batch 1093 |
| 10/02/2023 | 19205 | 608.00 | - | | Adjust Prepaid |
| 10/03/2023 | 19214 | - | 652.00 | | Deposit from batch 1105 |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|------------------------------|---------------|---------------|--------------------|---|
| 10/03/2023 | 19218 | \$ 652.00 | \$ - | | Adjust Prepaid |
| 10/26/2023 | 20100 | - | 665.00 | | Deposit from batch 1169 |
| 10/30/2023 | 20127 | - | 665.00 | | Deposit from batch 1172 |
| 20-22000-00 | Accrued Water/Sewer | | (16,469.43) | 16,469.43 | - |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/20/2023 | 17633 | \$ 5,489.81 | \$ - | | accrued water/sewer (Reversal) |
| 10/20/2023 | 17637 | 5,489.81 | - | | accrued water/sewer (Reversal) |
| 10/20/2023 | 17641 | 5,489.81 | - | | accrued water/sewer (Reversal) |
| 20-23000-00 | Due to Reserve Fund | | 36,098.00 | - | 36,098.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 30-30000-00 | Opening Balance Equity | | (613,274.21) | 613,274.21 | - |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 19807 | \$ 613,274.21 | \$ - | | Combine Opening Balance Equity with Retained Earnings |
| 30-32000-00 | Retained Earnings | | - | 613,274.21 | (613,274.21) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 19807 | \$ - | \$ 613,274.21 | | Combine Opening Balance Equity with Retained Earnings |
| 40-40000-00 | Operating Dues | | (517,445.93) | 46,920.00 | (564,365.93) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 14777 | \$ - | \$ 19,560.00 | | Assessment - Homeowner - Batch 874 |
| 10/01/2023 | 14787 | - | 27,360.00 | | Assessment - Homeowner - Batch 875 |
| 40-40025-00 | Working Capital Contribution | | (1,956.00) | 1,824.00 | (3,780.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/11/2023 | 19514 | \$ - | \$ 1,824.00 | | Working Capital Contribution - Batch 1142 |
| 40-40050-00 | Dues To Reserve | | 122,805.87 | 11,164.17 | 133,970.04 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/20/2023 | 20000 | \$ 11,164.17 | \$ - | | Dues To Reserve |
| 40-40100-00 | Late Fees | | (368.09) | 96.74 | 312.80 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/01/2023 | 19351 | \$ - | \$ 225.00 | | Assessment - Homeowner - Batch 1095 |
| 10/01/2023 | 19355 | - | 87.80 | | Assessment - Homeowner - Batch 1096 |
| 10/11/2023 | 19510 | 25.00 | - | | Remove late fee - SS90 |
| 10/11/2023 | 19512 | 4.35 | - | | Remove interest - SS90 |
| 10/17/2023 | 19825 | 25.00 | - | | Charge Adjustment |
| 10/17/2023 | 19827 | 17.39 | - | | Charge Adjustment |
| 10/18/2023 | 19937 | 25.00 | - | | Remove Late Fee - SS74 |
| 40-40101-00 | Int. from Late Fees | | (42.23) | 16.21 | (26.02) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/18/2023 | 19939 | \$ 16.21 | \$ - | | Remove Interest - SS74 |
| 40-40102-00 | NSF Fees | | (40.00) | - | (40.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 40-40500-00 | Laundry Income | | (541.58) | 177.23 | (718.81) |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/10/2023 | 19451 | \$ - | \$ 177.23 | | Laundry Income "Snowscape Condo HOA" CK #14516211 |
| 40-41000-00 | Misc. Income | | - | 260.00 | 195.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/06/2023 | 19317 | \$ 195.00 | \$ - | | Misc. Income; Water shutoff charges; 92, 1, 305.; Red Mountain Community Management Chk |
| 10/06/2023 | 19322 | - | 195.00 | | Owner Chargeback - Batch 1111 |
| 10/11/2023 | 19498 | 65.00 | - | | shouldn't be assessed to them |
| 45-45000-01 | Reserve Dues | | (122,805.87) | - | 11,164.17 |
| Date | GL Ref # | Debit | Credit | Description | |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|-----------------------------|---------------|---------------|----------------|--|
| 10/20/2023 | 20000 | \$ - | \$ 11,164.17 | | Reserve Dues |
| 45-45050-01 | Res. Interest Income | | (1,101.99) | 196.20 | (1,298.19) |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/31/2023 | 20143 | \$ - | \$ 196.20 | | Interest |
| 45-45050-02 | CD Res. Interest | | (3,039.22) | - | (3,039.22) |
| Date | GL Ref # | Debit | Credit | | Description |
| 45-45060-01 | Resale Reserve Contribution | | (5,472.00) | - | (5,472.00) |
| Date | GL Ref # | Debit | Credit | | Description |
| 50-50070-00 | Meeting Expense | | 207.86 | - | 207.86 |
| Date | GL Ref # | Debit | Credit | | Description |
| 50-50100-00 | Management Fee- Contract | | 99,561.81 | 17,624.00 | 117,185.81 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/04/2023 | 19230 | \$ 8,812.00 | \$ - | | Oct. Mgmt. Fee; Inv.6968; Red Mountain Community Management Chk # 5011 |
| 10/25/2023 | 20092 | 8,812.00 | - | | Nov. Mgmt. Fee; Red Mountain Community Management Chk # 5015 |
| 50-50210-00 | Insurance | | 53,935.85 | 4,629.31 | 58,565.16 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/20/2023 | 20004 | \$ 4,629.31 | \$ - | | Monthly Insurance |
| 50-50293-00 | Fire Place Inspections | | 6,120.00 | - | 6,120.00 |
| Date | GL Ref # | Debit | Credit | | Description |
| 50-51000-00 | Misc Expense - Other | | 10.00 | - | 10.00 |
| Date | GL Ref # | Debit | Credit | | Description |
| 50-51002-00 | Licenses and Permits | | 40.00 | - | 40.00 |
| Date | GL Ref # | Debit | Credit | | Description |
| 50-51005-00 | Legal Fees | | 403.50 | - | 403.50 |
| Date | GL Ref # | Debit | Credit | | Description |
| 52-52005-00 | Water & Sewer | | 68,208.10 | 18,106.71 | 69,845.38 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/20/2023 | 17633 | \$ - | \$ 5,489.81 | | accrued water/sewer (Reversal) |
| 10/20/2023 | 17637 | - | 5,489.81 | | accrued water/sewer (Reversal) |
| 10/20/2023 | 17641 | - | 5,489.81 | | accrued water/sewer (Reversal) |
| 10/30/2023 | 20391 | 2,494.19 | - | | Water & Sewer |
| 10/30/2023 | 20391 | 3,101.25 | - | | Water & Sewer |
| 10/30/2023 | 20391 | 3,052.38 | - | | Water & Sewer |
| 10/30/2023 | 20391 | 3,105.12 | - | | Water & Sewer |
| 10/30/2023 | 20391 | 3,275.14 | - | | Water & Sewer |
| 10/30/2023 | 20391 | 3,078.63 | - | | Water & Sewer |
| 52-52010-00 | In-Unit Amenities | | 46,805.86 | 4,240.00 | 51,045.86 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/01/2023 | 19272 | \$ 4,240.00 | \$ - | | ResortInternet |
| 52-52015-00 | Trash Removal | | 8,142.75 | - | 8,142.75 |
| Date | GL Ref # | Debit | Credit | | Description |
| 52-52020-00 | Natural Gas | | 72,965.02 | 8,743.78 | 77,499.57 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/13/2023 | 19968 | \$ 4,209.23 | \$ - | | 056747-01-Tiger |
| 10/13/2023 | 19968 | - | 4,209.23 | | 056747-01-Tiger (Reversal) |
| 10/13/2023 | 20387 | 4,208.23 | - | | 056747-01-Tiger |
| 10/26/2023 | 20379 | 326.32 | - | | Natural Gas |
| 52-52025-00 | Electric Utility | | 12,490.77 | 1,082.03 | 13,572.80 |
| Date | GL Ref # | Debit | Credit | | Description |
| 10/09/2023 | 19966 | \$ 1,082.03 | \$ - | | 53-1010081-9-Xcel |



General Ledger Trial Balance with Details

Snowscape Condominium Association

Accts: 10-10000-00 To: 80-86640-01 Dates: 10/1/2023 - 10/31/2023

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|----------------|------------------------------------|---------------|---------------------|--|---------------|
| 52-52030-00 | Security & Fire Safety | \$487.50 | \$- | \$- | \$487.50 |
| Date | GL Ref # | Debit | Credit | Description | |
| 52-52035-00 | Phone Line | 3,271.85 | 603.90 | 336.27 | 3,539.48 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/25/2023 | 20088 | \$ 267.63 | \$ - | Misc. Check; Century Link Chk # 0 | |
| 10/25/2023 | 20090 | 336.27 | - | nat. gas phone line; Century Link Chk # 0 | |
| 10/25/2023 | 20090 | - | 336.27 | nat. gas phone line (Reversal); Century Link Chk # 0 | |
| 53-53005-00 | Gen. Bldg. Maintenance | 9,369.98 | - | - | 9,369.98 |
| Date | GL Ref # | Debit | Credit | Description | |
| 53-53010-00 | Grounds & Parking Maintenance | 2,094.89 | - | - | 2,094.89 |
| Date | GL Ref # | Debit | Credit | Description | |
| 53-53015-00 | Supplies & Materials | 2,532.09 | 255.14 | - | 2,787.23 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/06/2023 | 19317 | \$ 255.14 | \$ - | Supplies & Materials; bear signs, paint, paint supplies; Red Mountain Community Managemen | |
| 53-53020-00 | Plumbing & Heating | 10,531.48 | 409.00 | - | 10,940.48 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/06/2023 | 19347 | \$ 409.00 | \$ - | Plumbing & Heating; break in supply line for shower #92; Conor Matthews Chk # 5013 | |
| 53-53025-00 | Roof Maintenance | 10,492.75 | - | - | 10,492.75 |
| Date | GL Ref # | Debit | Credit | Description | |
| 53-53030-00 | Plowing | 27,497.33 | - | - | 27,497.33 |
| Date | GL Ref # | Debit | Credit | Description | |
| 54-54005-00 | Clbhs General Maintenance | 2,595.00 | - | - | 2,595.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 54-54010-00 | Clbhs Pool & Hot Tub Maint. | 11,106.44 | - | - | 11,106.44 |
| Date | GL Ref # | Debit | Credit | Description | |
| 54-54015-00 | Clbhs Pool & Hot Tub Supp. | 2,944.46 | 173.94 | - | 3,118.40 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/06/2023 | 19317 | \$ 173.94 | \$ - | Clbhs Pool & Hot Tub Supp.; pool hand vac; Red Mountain Community Management Chk # 50 | |
| 54-54020-00 | Clbhs Supplies & Materials | 770.42 | 561.92 | - | 1,332.34 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/06/2023 | 19317 | \$ 561.92 | \$ - | Clbhs Supplies & Materials; dust pan and cleaner, interior pool door locks; Red Mountain Com | |
| 54-54025-00 | Clbhs- Plumbing & Heating | 3,972.37 | - | - | 3,972.37 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60010-00 | Roof Repairs & Replacement | 10,876.00 | - | - | 10,876.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60025-00 | Pool & Hot Tub | 20,976.50 | - | - | 20,976.50 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60030-00 | Clubhouse Doors & Windows | 4,228.01 | - | - | 4,228.01 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60035-00 | Lateral Plumbing Lines Replacement | 3,000.00 | - | - | 3,000.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60040-00 | Electric Panel Replacements | 33,526.77 | - | - | 33,526.77 |
| Date | GL Ref # | Debit | Credit | Description | |
| 60-60045-00 | Reserve Study | 1,400.00 | 1,400.00 | - | 2,800.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 10/09/2023 | 19962 | \$ 1,400.00 | \$ - | Advanced Reserve Solutions | |
| Totals: | | \$0.00 | \$869,631.84 | \$869,631.84 | \$0.00 |