

**EAGLE RIVER COMMERCIAL CENTER
BALANCE SHEET
DECEMBER 31, 2023**

Assets

Checking Alpine Bank	\$	98,299
Reserve - Alpine Bank		115,769
Accounts Receivable (Prepaid)		42,084
Prepaid Insurance		30,422
Deposits		1,200

Total Assets

\$ 287,775

Liabilities and Equity

Prepaid Dues	\$	125,145
Prepaid Rent		1,338
Working Capital		17,009
Maintenance Capital Reserve		192,895
Beginning Surplus		12,033
Net Surplus (Deficit)		(60,645)

Total Liabilities and Equity

\$ 287,775

EAGLE RIVER COMMERCIAL CENTER
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2023

	Dec	Ytd Budget	(Unfavorable) Variance	Approved Budget 2024
Revenues				
Operating Assessments	\$ 110,238	\$ 107,370	\$ (2,868)	\$ 322,141
Reserve Assessmet	22,409	21,831	(578)	21,831
Other Income	420		(420)	
Interest Income	428	-	(428)	
Refridgerator Income	2,040	2,040	-	2,040
Total Revenues	<u>135,535</u>	<u>131,241</u>	<u>(4,294)</u>	<u>346,012</u>
General & Administrative Expenses				
Bank Charges	115	-	(115)	100
Cleaning	900	-	(900)	2,000
Gateway Dues	250	-	(250)	250
Grounds	2,863	-	(2,863)	3,000
Insurance	57,676	13,000	(44,676)	189,000
Management Fee	20,600	12,600	(8,000)	30,000
Office Supplies/Admin/Web Site	1,931	1,040	(891)	1,700
Real Estate Taxes	204	210	6	210
Repair & Maintenance	27,527	22,200	(5,327)	18,000
Building Improvements Write Off	12,032		(12,032)	
Supplies	1,935	3,000	1,065	3,000
Telephone	60	-	(60)	0
Legal		-		10,000
Trash	27,883	36,000	8,117	9,600
Electricity	10,591	-	(10,591)	10,000
Water & Sewer	7,219	18,000	10,781	18,000
Snow Removal	1,138	-	(1,138)	8,000
Miscellaneous Expenses	419	1,320	901	1,321
Total Expenses	<u>173,343</u>	<u>107,370</u>	<u>(65,973)</u>	<u>304,181</u>
Transfer To Reserve	<u>22,837</u>	<u>21,831</u>	<u>(1,006)</u>	<u>21,831</u>
Net Surplus (Deficit)	<u>(60,645)</u>	<u>2,040</u>	<u>62,685</u>	<u>20,000</u>
Beginning Surplus (Deficit)	<u>12,033</u>		<u>12,033</u>	<u>(20,000)</u>
Ending Surplus (Deficit)	<u>\$ (48,612)</u>	<u>\$ 2,040</u>	<u>\$ 74,718</u>	<u>-</u>

**EAGLE RIVER COMMERCIAL CENTER
MAINTENANCE RESERVE CAPITAL
DECEMBER 31, 2023**

			Dec
Beginning Maintenance Reserve Capital		\$	281,070
Current Year Funding			22,409
Current Year Interest Income			428
Insurance Claim	Expenses	Insurance Proceeds	
M & M	1,071	496,767	
Blue Sky	155,645		
Servpro	380,226		
Mountain Commercial Advisors	500		
SRD Plumbing	36,407		
CO Elite Contractor Services	6,150		
	579,999	496,767	(83,232)
 Expenses			
Crack Sealing			20,582
Legal			7,198
			27,780
 Ending Balance Maintenance Reserve		\$	192,895