

Stone Canyon Condominium Association, Inc

Balance Sheet For 10/31/2023

Assets

Mutual of Omaha Bank Operating	\$367,354.14
Mutual of Omaha - Reserve Acct	\$275,830.34
MOB CD 2% Matures 4/10/20	(\$0.01)
Fortis Bank MM 1.8%	\$4,283.48
Adjust Investments to Cost	(\$3,336.51)
Accounts Receivable	\$31,242.50
Allowance for Doubtful Account	(\$10,500.00)
Accrued Interest Receivable	\$208.82
Prepaid Insurance	\$50,190.47
Prepaid Income Tax	\$2,300.00
Deposits	\$1,110.00
Due From Operating	\$360,619.00

Total Assets

	\$1,079,302.23
Total Assets	<u>\$1,079,302.23</u>

Liabilities

Accounts Payable	\$80,432.67
Due to Reserves	\$360,619.00
Prepaid Assessments	\$39,097.50
Colo Payback Due 2020	\$23.62
Colorado Payback Due 2022	\$216.00
Deferred Revenue	\$27,260.00
Suspense	\$10,574.00

Total Liabilities

\$518,222.79

Equity

Retained Earnings Operating	\$54,709.76
Net Income	\$259,147.75
Working Capital Retained Earni	(\$302,397.52)
Retained Earnings - Reserve	\$549,619.45

Total Equity

\$561,079.44

Total Liabilities / Equity	<u>\$1,079,302.23</u>
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Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	79,436.00	82,718.17	(3,282.17)	793,777.00	827,181.70	(33,404.70)	992,618.00
4020 - Violation Income	500.00	41.67	458.33	500.00	416.70	83.30	500.00
4100 - Late Fee Income	380.00	166.67	213.33	3,340.00	1,666.70	1,673.30	2,000.00
4400 - Miscellaneous Income	-	-	-	602.00	-	602.00	-
4450 - Interest Income - Operating	16.17	4.17	12.00	124.37	41.70	82.67	50.00
4500 - Reserve Contributions	(8,300.00)	-	(8,300.00)	(83,000.00)	-	(83,000.00)	-
4850 - Bank Charges	10.00	-	10.00	250.00	-	250.00	-
Total Income	72,042.17	82,930.68	(10,888.51)	715,593.37	829,306.80	(113,713.43)	995,168.00
Total Income	72,042.17	82,930.68	(10,888.51)	715,593.37	829,306.80	(113,713.43)	995,168.00

Operating Expense

Expense							
5000 - Electric	947.10	1,083.33	136.23	9,060.91	10,833.30	1,772.39	13,000.00
5050 - Gas	285.43	433.33	147.90	2,756.36	4,333.30	1,576.94	5,200.00
5100 - Water/Sewer	60,073.64	14,600.00	(45,473.64)	223,882.98	146,000.00	(77,882.98)	175,200.00
5400 - Trash Removal	6,633.79	5,500.00	(1,133.79)	62,879.36	55,000.00	(7,879.36)	66,000.00
5401 - Large item hauling	-	-	-	1,898.50	-	(1,898.50)	-
6000 - Building Maintenance Exterior	6,980.00	5,583.33	(1,396.67)	28,710.20	55,833.30	27,123.10	67,000.00
6050 - Building Maintenance Interior	-	2,083.33	2,083.33	5,434.92	20,833.30	15,398.38	25,000.00
6200 - Roof and Gutter Repairs	-	125.00	125.00	2,185.00	1,250.00	(935.00)	1,500.00
6300 - Plumbing Repair	-	625.00	625.00	2,917.01	6,250.00	3,332.99	7,500.00
6500 - Landscape Contract	4,323.00	4,323.00	-	42,051.00	43,230.00	1,179.00	51,876.00
6525 - Irrigation Repairs	455.58	1,041.67	586.09	17,343.80	10,416.70	(6,927.10)	12,500.00
6530 - Landscape Improvements	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6535 - BackFlow Preventors	540.00	-	(540.00)	1,475.00	-	(1,475.00)	-
6550 - Plants/Trees	-	416.67	416.67	450.00	4,166.70	3,716.70	5,000.00
6600 - Parking Lot Maintenance	-	250.00	250.00	750.00	2,500.00	1,750.00	3,000.00
6610 - Storm Drain Servicing	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6650 - Janitorial	-	25.00	25.00	775.00	250.00	(525.00)	300.00
6665 - Pool & Spa Maintenance	-	833.33	833.33	6,784.31	8,333.30	1,548.99	10,000.00
6670 - Pool Chemicals	-	833.33	833.33	5,852.82	8,333.30	2,480.48	10,000.00
6680 - Pool Repairs	-	250.00	250.00	4,080.16	2,500.00	(1,580.16)	3,000.00
6700 - Snow Removal	12,800.00	2,916.67	(9,883.33)	57,631.75	29,166.70	(28,465.05)	35,000.00
6750 - Miscellaneous Grounds	-	416.67	416.67	575.00	4,166.70	3,591.70	5,000.00
6800 - Dog Lawn Maint	1,485.35	625.00	(860.35)	14,274.35	6,250.00	(8,024.35)	7,500.00
6850 - Common Area Lighting	769.50	458.33	(311.17)	2,298.00	4,583.30	2,285.30	5,500.00
7000 - Management	4,018.75	4,018.75	-	40,187.50	40,187.50	-	48,225.00
7100 - Administration	380.40	375.00	(5.40)	4,906.39	3,750.00	(1,156.39)	4,500.00
7200 - Insurance	-	26,263.50	26,263.50	352.00	262,635.00	262,283.00	315,162.00
7300 - Audit/Tax Return	450.00	291.67	(158.33)	450.00	2,916.70	2,466.70	3,500.00
7310 - Income Tax Expense	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7500 - Legal - General	-	125.00	125.00	82.00	1,250.00	1,168.00	1,500.00
7510 - Legal - Collection	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
7600 - Miscellaneous	-	33.75	33.75	-	337.50	337.50	405.00
7900 - Bank Charges	10.00	16.67	6.67	140.00	166.70	26.70	200.00
8000 - Reserve Income	-	8,300.00	8,300.00	-	83,000.00	83,000.00	99,600.00
Total Expense	100,152.54	82,930.65	(17,221.89)	540,184.32	829,306.50	289,122.18	995,168.00
Total Expense	100,152.54	82,930.65	(17,221.89)	540,184.32	829,306.50	289,122.18	995,168.00
Operating Net Total	(28,110.37)	.03	(28,110.40)	175,409.05	.30	175,408.75	-

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Income	(8,300.00)	-	8,300.00	(83,000.00)	-	83,000.00	-
8030 - Reserve Interest Income	(102.33)	-	102.33	(738.70)	-	738.70	-
Total Expense	(8,402.33)	-	8,402.33	(83,738.70)	-	83,738.70	-
Total Expense	(8,402.33)	-	8,402.33	(83,738.70)	-	83,738.70	-
Reserve Net Total	8,402.33	-	8,402.33	83,738.70	-	83,738.70	-
Net Total	(19,708.04)	.03	(19,708.07)	259,147.75	.30	259,147.45	-