

Stone Canyon Condominium Association, Inc

Balance Sheet For 11/30/2023

Assets

| | |
|--------------------------------|---------------|
| Mutual of Omaha Bank Operating | \$14,416.14 |
| Mutual of Omaha - Reserve Acct | \$235,778.51 |
| 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 | \$33,876.91 |
| 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 | \$400,740.93 |

Total Assets

| | |
|---------------------|----------------------------|
| | <u>\$729,068.74</u> |
| Total Assets | <u>\$729,068.74</u> |

Liabilities

| | |
|---------------------------|--------------|
| Accounts Payable | \$19,681.12 |
| Due to Reserves | \$400,740.93 |
| Prepaid Assessments | \$32,551.50 |
| Colo Payback Due 2020 | \$23.62 |
| Colorado Payback Due 2022 | \$216.00 |
| Deferred Revenue | \$27,260.00 |
| Suspense | \$10,574.00 |

Total Liabilities

\$491,047.17

Equity

| | |
|--------------------------------|----------------|
| Retained Earnings Operating | \$54,709.76 |
| Net Income | (\$63,910.12) |
| Working Capital Retained Earni | (\$302,397.52) |
| Retained Earnings - Reserve | \$549,619.45 |

Total Equity

\$238,021.57

Total Liabilities / Equity **\$729,068.74**

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

| | 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) | 873,213.00 | 909,899.87 | (36,686.87) | 992,618.00 |
| 4020 - Violation Income | - | 41.67 | (41.67) | 500.00 | 458.37 | 41.63 | 500.00 |
| 4100 - Late Fee Income | 440.00 | 166.67 | 273.33 | 3,780.00 | 1,833.37 | 1,946.63 | 2,000.00 |
| 4400 - Miscellaneous Income | - | - | - | 602.00 | - | 602.00 | - |
| 4450 - Interest Income - Operating | .99 | 4.17 | (3.18) | 125.36 | 45.87 | 79.49 | 50.00 |
| 4500 - Reserve Contributions | - | - | - | (83,000.00) | - | (83,000.00) | - |
| 4850 - Bank Charges | - | - | - | 250.00 | - | 250.00 | - |
| Total Income | 79,876.99 | 82,930.68 | (3,053.69) | 795,470.36 | 912,237.48 | (116,767.12) | 995,168.00 |
| Total Income | 79,876.99 | 82,930.68 | (3,053.69) | 795,470.36 | 912,237.48 | (116,767.12) | 995,168.00 |

Operating Expense

| | | | | | | | |
|--------------------------------------|-------------|-----------|--------------|------------|------------|-------------|------------|
| Expense | | | | | | | |
| 5000 - Electric | 940.14 | 1,083.33 | 143.19 | 10,001.05 | 11,916.63 | 1,915.58 | 13,000.00 |
| 5050 - Gas | 71.17 | 433.33 | 362.16 | 2,827.53 | 4,766.63 | 1,939.10 | 5,200.00 |
| 5100 - Water/Sewer | (47,356.97) | 14,600.00 | 61,956.97 | 242,009.30 | 160,600.00 | (81,409.30) | 175,200.00 |
| 5400 - Trash Removal | 5,632.43 | 5,500.00 | (132.43) | 68,511.79 | 60,500.00 | (8,011.79) | 66,000.00 |
| 5401 - Large item hauling | - | - | - | 1,898.50 | - | (1,898.50) | - |
| 6000 - Building Maintenance Exterior | 125.00 | 5,583.33 | 5,458.33 | 28,835.20 | 61,416.63 | 32,581.43 | 67,000.00 |
| 6050 - Building Maintenance Interior | - | 2,083.33 | 2,083.33 | 5,434.92 | 22,916.63 | 17,481.71 | 25,000.00 |
| 6200 - Roof and Gutter Repairs | 330.00 | 125.00 | (205.00) | 2,515.00 | 1,375.00 | (1,140.00) | 1,500.00 |
| 6300 - Plumbing Repair | - | 625.00 | 625.00 | 2,917.01 | 6,875.00 | 3,957.99 | 7,500.00 |
| 6500 - Landscape Contract | 4,323.00 | 4,323.00 | - | 46,374.00 | 47,553.00 | 1,179.00 | 51,876.00 |
| 6525 - Irrigation Repairs | 480.00 | 1,041.67 | 561.67 | 17,823.80 | 11,458.37 | (6,365.43) | 12,500.00 |
| 6530 - Landscape Improvements | - | 208.33 | 208.33 | - | 2,291.63 | 2,291.63 | 2,500.00 |
| 6535 - BackFlow Preventors | - | - | - | 1,475.00 | - | (1,475.00) | - |
| 6550 - Plants/Trees | - | 416.67 | 416.67 | 450.00 | 4,583.37 | 4,133.37 | 5,000.00 |
| 6600 - Parking Lot Maintenance | - | 250.00 | 250.00 | 750.00 | 2,750.00 | 2,000.00 | 3,000.00 |
| 6610 - Storm Drain Servicing | - | 208.33 | 208.33 | - | 2,291.63 | 2,291.63 | 2,500.00 |
| 6650 - Janitorial | - | 25.00 | 25.00 | 775.00 | 275.00 | (500.00) | 300.00 |
| 6665 - Pool & Spa Maintenance | - | 833.33 | 833.33 | 6,784.31 | 9,166.63 | 2,382.32 | 10,000.00 |
| 6670 - Pool Chemicals | - | 833.33 | 833.33 | 5,852.82 | 9,166.63 | 3,313.81 | 10,000.00 |
| 6680 - Pool Repairs | - | 250.00 | 250.00 | 4,080.16 | 2,750.00 | (1,330.16) | 3,000.00 |
| 6700 - Snow Removal | - | 2,916.67 | 2,916.67 | 57,631.75 | 32,083.37 | (25,548.38) | 35,000.00 |
| 6750 - Miscellaneous Grounds | - | 416.67 | 416.67 | 575.00 | 4,583.37 | 4,008.37 | 5,000.00 |
| 6800 - Dog Lawn Maint | 1,280.00 | 625.00 | (655.00) | 15,554.35 | 6,875.00 | (8,679.35) | 7,500.00 |
| 6850 - Common Area Lighting | - | 458.33 | 458.33 | 2,298.00 | 5,041.63 | 2,743.63 | 5,500.00 |
| 7000 - Management | 4,018.75 | 4,018.75 | - | 44,206.25 | 44,206.25 | - | 48,225.00 |
| 7100 - Administration | 386.16 | 375.00 | (11.16) | 5,292.55 | 4,125.00 | (1,167.55) | 4,500.00 |
| 7200 - Insurance | 367,271.99 | 26,263.50 | (341,008.49) | 367,623.99 | 288,898.50 | (78,725.49) | 315,162.00 |
| 7300 - Audit/Tax Return | - | 291.67 | 291.67 | 450.00 | 3,208.37 | 2,758.37 | 3,500.00 |
| 7310 - Income Tax Expense | - | 333.33 | 333.33 | - | 3,666.63 | 3,666.63 | 4,000.00 |

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|----------------------------|---------------------|------------------|---------------------|---------------------|-------------------|---------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Operating Expense | | | | | | | |
| 7500 - Legal - General | - | 125.00 | 125.00 | 82.00 | 1,375.00 | 1,293.00 | 1,500.00 |
| 7510 - Legal - Collection | - | 333.33 | 333.33 | - | 3,666.63 | 3,666.63 | 4,000.00 |
| 7600 - Miscellaneous | - | 33.75 | 33.75 | - | 371.25 | 371.25 | 405.00 |
| 7900 - Bank Charges | 20.00 | 16.67 | (3.33) | 160.00 | 183.37 | 23.37 | 200.00 |
| 8000 - Reserve Income | - | 8,300.00 | 8,300.00 | - | 91,300.00 | 91,300.00 | 99,600.00 |
| Total Expense | 337,521.67 | 82,930.65 | (254,591.02) | 943,189.28 | 912,237.15 | (30,952.13) | 995,168.00 |
| Total Expense | 337,521.67 | 82,930.65 | (254,591.02) | 943,189.28 | 912,237.15 | (30,952.13) | 995,168.00 |
| Operating Net Total | (257,644.68) | .03 | (257,644.71) | (147,718.92) | .33 | (147,719.25) | - |

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

| | Current Period | | | Year To Date | | | Annual Budget |
|--------------------------------|---------------------|------------|---------------------|--------------------|------------|--------------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Reserve Expense | | | | | | | |
| Expense | | | | | | | |
| 8000 - Reserve Income | - | - | - | (83,000.00) | - | 83,000.00 | - |
| 8030 - Reserve Interest Income | (70.10) | - | 70.10 | (808.80) | - | 808.80 | - |
| Total Expense | (70.10) | - | 70.10 | (83,808.80) | - | 83,808.80 | - |
| Total Expense | (70.10) | - | 70.10 | (83,808.80) | - | 83,808.80 | - |
| Reserve Net Total | 70.10 | - | 70.10 | 83,808.80 | - | 83,808.80 | - |
| Net Total | (257,574.58) | .03 | (257,574.61) | (63,910.12) | .33 | (63,910.45) | - |