

Stone Canyon Condominium Association, Inc

Balance Sheet For 4/30/2024

Assets

Mutual of Omaha Bank Operating	\$78,712.34
Mutual of Omaha - Reserve Acct	\$329,681.34
MOB CD 2% Matures 4/10/20	(\$0.01)
Fortis Bank MM 1.8%	\$4,283.48
Adjust Investments to Cost	(\$3,336.51)
First Citizen Bank Special Assessment	\$810,121.49
Accounts Receivable	\$2,044,303.64
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

	<u>\$3,667,694.06</u>
Total Assets	<u>\$3,667,694.06</u>

Liabilities

Accounts Payable	\$17,059.12
Due to Reserves	\$360,619.00
Prepaid Assessments	\$17,555.74
Colo Payback Due 2020	\$23.62
Colorado Payback Due 2022	\$216.00
Deferred Revenue	\$27,260.00
Suspense	\$19,545.01

Total Liabilities

\$442,278.49

Equity

Retained Earnings Operating	\$54,577.76
Net Income	\$2,962,282.03
Working Capital Retained Earni	(\$341,063.67)
Retained Earnings - Reserve	\$549,619.45

Total Equity

\$3,225,415.57

Total Liabilities / Equity

\$3,667,694.06

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	85,722.00	90,439.42	(4,717.42)	342,888.00	361,757.68	(18,869.68)	1,085,273.00
4020 - Violation Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4100 - Late Fee Income	340.00	166.67	173.33	1,300.00	666.68	633.32	2,000.00
4300 - Special Assessment Income	2,829,201.74	-	2,829,201.74	2,829,201.74	-	2,829,201.74	-
4400 - Miscellaneous Income	-	-	-	318.27	-	318.27	-
4450 - Interest Income - Operating	5.64	4.17	1.47	16.46	16.68	(.22)	50.00
4500 - Reserve Contributions	(9,166.67)	-	(9,166.67)	(36,666.68)	-	(36,666.68)	-
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
4901 - Special Assessment Interest	153.38	-	153.38	153.38	-	153.38	-
Total Income	2,906,256.09	90,651.93	2,815,604.16	3,137,241.17	362,607.72	2,774,633.45	1,087,823.00
Total Income	2,906,256.09	90,651.93	2,815,604.16	3,137,241.17	362,607.72	2,774,633.45	1,087,823.00

Operating Expense

Expense							
5000 - Electric	814.63	945.83	131.20	3,812.44	3,783.32	(29.12)	11,350.00
5050 - Gas	70.79	302.08	231.29	285.33	1,208.32	922.99	3,625.00
5100 - Water/Sewer	-	16,250.00	16,250.00	39,605.68	65,000.00	25,394.32	195,000.00
5400 - Trash Removal	9,812.30	6,391.08	(3,421.22)	33,055.67	25,564.32	(7,491.35)	76,693.00
5401 - Large item hauling	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6000 - Building Maintenance Exterior	4,995.00	5,000.00	5.00	16,950.00	20,000.00	3,050.00	60,000.00
6050 - Building Maintenance Interior	4,700.00	1,250.00	(3,450.00)	5,631.00	5,000.00	(631.00)	15,000.00
6200 - Roof and Gutter Repairs	-	-	-	330.00	-	(330.00)	-
6300 - Plumbing Repair	530.00	250.00	(280.00)	4,012.00	1,000.00	(3,012.00)	3,000.00
6500 - Landscape Contract	4,697.00	4,323.00	(374.00)	17,666.00	17,292.00	(374.00)	51,876.00
6525 - Irrigation Repairs	1,222.72	1,041.67	(181.05)	1,222.72	4,166.68	2,943.96	12,500.00
6530 - Landscape Improvements	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6535 - BackFlow Preventors	-	-	-	240.00	-	(240.00)	-
6550 - Plants/Trees	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6600 - Parking Lot Maintenance	-	125.00	125.00	1,200.00	500.00	(700.00)	1,500.00
6650 - Janitorial	-	8.33	8.33	-	33.32	33.32	100.00
6665 - Pool & Spa Maintenance	1,791.67	650.00	(1,141.67)	1,791.67	2,600.00	808.33	7,800.00
6670 - Pool Chemicals	-	600.00	600.00	-	2,400.00	2,400.00	7,200.00
6680 - Pool Repairs	-	458.33	458.33	-	1,833.32	1,833.32	5,500.00
6700 - Snow Removal	798.00	4,583.33	3,785.33	49,237.30	18,333.32	(30,903.98)	55,000.00
6750 - Miscellaneous Grounds	7,899.28	208.33	(7,690.95)	9,549.28	833.32	(8,715.96)	2,500.00
6800 - Dog Lawn Maint	1,885.94	833.33	(1,052.61)	6,960.49	3,333.32	(3,627.17)	10,000.00
6850 - Common Area Lighting	840.50	333.33	(507.17)	840.50	1,333.32	492.82	4,000.00
7000 - Management	4,139.34	4,139.33	(.01)	16,557.36	16,557.32	(.04)	49,672.00
7100 - Administration	770.46	500.00	(270.46)	2,973.00	2,000.00	(973.00)	6,000.00
7200 - Insurance	-	30,635.33	30,635.33	-	122,541.32	122,541.32	367,624.00
7300 - Audit/Tax Return	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7310 - Income Tax Expense	-	333.33	333.33	-	1,333.32	1,333.32	4,000.00
7500 - Legal - General	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7510 - Legal - Collection	-	166.67	166.67	-	666.68	666.68	2,000.00
7600 - Miscellaneous	-	15.25	15.25	106.95	61.00	(45.95)	183.00
7900 - Bank Charges	10.00	16.67	6.67	40.00	66.68	26.68	200.00
8000 - Reserve Income	-	9,166.67	9,166.67	-	36,666.68	36,666.68	110,000.00
Total Expense	44,977.63	90,651.89	45,674.26	212,067.39	362,607.56	150,540.17	1,087,823.00
Total Expense	44,977.63	90,651.89	45,674.26	212,067.39	362,607.56	150,540.17	1,087,823.00
Operating Net Total	2,861,278.46	.04	2,861,278.42	2,925,173.78	.16	2,925,173.62	-

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Income	(9,166.67)	-	9,166.67	(36,666.68)	-	36,666.68	-
8030 - Reserve Interest Income	(118.75)	-	118.75	(441.57)	-	441.57	-
Total Expense	(9,285.42)	-	9,285.42	(37,108.25)	-	37,108.25	-
Total Expense	(9,285.42)	-	9,285.42	(37,108.25)	-	37,108.25	-
Reserve Net Total	9,285.42	-	9,285.42	37,108.25	-	37,108.25	-
Net Total	2,870,563.88	.04	2,870,563.84	2,962,282.03	.16	2,962,281.87	-