

Stone Canyon Condominium Association, Inc

Balance Sheet For 10/31/2025

Assets

Mutual of Omaha Bank Operating	\$127,254.11
Mutual of Omaha - Reserve Acct	\$360,932.75
MOB CD 2% Matures 4/10/20	(\$0.01)
RBC Wealth Management	(\$259,708.81)
Fortis Bank MM 1.8%	\$1,257.47
Adjust Investments to Cost	(\$3,336.51)
First Citizen Bank Special Assessment	\$9,036.74
Accounts Receivable	\$209,486.57
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

Total Assets \$848,850.60
Total Assets **\$848,850.60**

Liabilities

Accounts Payable	\$16,938.59
Due to Reserves	\$360,619.00
Prepaid Assessments	\$33,203.85
Colo Payback Due 2020	\$23.62
Colorado Payback Due 2022	\$216.00
Deferred Revenue	\$27,260.00
Suspense	\$19,105.01

Total Liabilities

Total Liabilities \$457,366.07

Equity

Retained Earnings Operating	\$54,577.76
Net Income	(\$437,526.05)
Working Capital Retained Earni	\$484,522.18
Retained Earnings - Reserve	\$289,910.64

Total Equity

Total Equity \$391,484.53
Total Liabilities / Equity **\$848,850.60**

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	87,458.00	92,248.17	(4,790.17)	874,580.00	922,481.70	(47,901.70)	1,106,978.00
4020 - Violation Income	-	41.67	(41.67)	-	416.70	(416.70)	500.00
4100 - Late Fee Income	540.00	250.00	290.00	6,060.00	2,500.00	3,560.00	3,000.00
4110 - Late Fee Interest Income	-	-	-	4,784.05	-	4,784.05	-
4400 - Miscellaneous Income	20.00	-	20.00	3,752.00	-	3,752.00	-
4450 - Interest Income - Operating	6.10	4.17	1.93	183.63	41.70	141.93	50.00
4500 - Reserve Contributions	(9,250.00)	-	(9,250.00)	(92,500.00)	-	(92,500.00)	-
4800 - Homeowner Reimb HOA	-	-	-	1,560.00	-	1,560.00	-
4850 - Bank Charges	-	-	-	80.00	-	80.00	-
4900 - Insurance Proceeds	(24,330.36)	-	(24,330.36)	374,801.80	-	374,801.80	-
4901 - Special Assessment Interest	-	-	-	285.46	-	285.46	-
Total Income	54,443.74	92,544.01	(38,100.27)	1,173,586.94	925,440.10	248,146.84	1,110,528.00
Total Income	54,443.74	92,544.01	(38,100.27)	1,173,586.94	925,440.10	248,146.84	1,110,528.00

Operating Expense

Expense							
5000 - Electric	729.72	870.83	141.11	7,892.86	8,708.30	815.44	10,450.00
5050 - Gas	140.90	317.50	176.60	3,046.93	3,175.00	128.07	3,810.00
5100 - Water/Sewer	-	14,583.33	14,583.33	164,463.79	145,833.30	(18,630.49)	175,000.00
5400 - Trash Removal	8,716.90	8,008.50	(708.40)	86,936.32	80,085.00	(6,851.32)	96,102.00
5401 - Large item hauling	-	166.67	166.67	268.00	1,666.70	1,398.70	2,000.00
6000 - Building Maintenance Exterior	2,200.00	5,333.33	3,133.33	55,056.00	53,333.30	(1,722.70)	64,000.00
6050 - Building Maintenance Interior	-	666.67	666.67	5,951.00	6,666.70	715.70	8,000.00
6300 - Plumbing Repair	8,020.00	583.33	(7,436.67)	11,365.00	5,833.30	(5,531.70)	7,000.00
6500 - Landscape Contract	5,157.00	5,258.17	101.17	54,887.00	52,581.70	(2,305.30)	63,098.00
6525 - Irrigation Repairs	-	1,125.00	1,125.00	6,614.75	11,250.00	4,635.25	13,500.00
6530 - Landscape Improvements	-	291.67	291.67	-	2,916.70	2,916.70	3,500.00
6535 - BackFlow Preventors	-	-	-	775.00	-	(775.00)	-
6550 - Plants/Trees	11,043.75	833.33	(10,210.42)	11,043.75	8,333.30	(2,710.45)	10,000.00
6600 - Parking Lot Maintenance	-	125.00	125.00	3,675.00	1,250.00	(2,425.00)	1,500.00
6610 - Storm Drain Servicing	-	358.33	358.33	-	3,583.30	3,583.30	4,300.00
6665 - Pool & Spa Maintenance	412.01	941.67	529.66	11,612.40	9,416.70	(2,195.70)	11,300.00
6670 - Pool Chemicals	-	625.00	625.00	5,817.15	6,250.00	432.85	7,500.00
6680 - Pool Repairs	-	166.67	166.67	623.00	1,666.70	1,043.70	2,000.00
6700 - Snow Removal	-	5,416.67	5,416.67	30,094.56	54,166.70	24,072.14	65,000.00
6750 - Miscellaneous Grounds	-	291.67	291.67	35,580.00	2,916.70	(32,663.30)	3,500.00
6800 - Dog Lawn Maint	-	1,083.33	1,083.33	12,530.23	10,833.30	(1,696.93)	13,000.00
6850 - Common Area Lighting	-	250.00	250.00	2,135.00	2,500.00	365.00	3,000.00
6875 - Signage	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
6995 - Fire restoration	-	-	-	202,479.69	-	(202,479.69)	-
6999 - Hailstorm Damage Repairs	-	-	-	67,017.33	-	(67,017.33)	-

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7000 - Management	4,263.50	4,263.50	-	46,774.34	42,635.00	(4,139.34)	51,162.00
7100 - Administration	429.66	583.33	153.67	5,170.98	5,833.30	662.32	7,000.00
7200 - Insurance	-	29,069.00	29,069.00	207,288.24	290,690.00	83,401.76	348,828.00
7300 - Audit/Tax Return	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
7310 - Income Tax Expense	-	41.67	41.67	-	416.70	416.70	500.00
7340 - Reserve Study	-	375.00	375.00	-	3,750.00	3,750.00	4,500.00
7350 - Bad Debt	-	-	-	127.05	-	(127.05)	-
7500 - Legal - General	-	833.33	833.33	480.00	8,333.30	7,853.30	10,000.00
7510 - Legal - Collection	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
7600 - Miscellaneous	-	23.17	23.17	1,563.76	231.70	(1,332.06)	278.00
7900 - Bank Charges	20.00	16.67	(3.33)	70.00	166.70	96.70	200.00
8000 - Reserve Income	-	9,250.00	9,250.00	-	92,500.00	92,500.00	111,000.00
8030 - Reserve Interest Income	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
8530 - Reserve - Concrete	-	-	-	98,598.63	-	(98,598.63)	-
Total Expense	41,133.44	92,544.01	51,410.57	1,139,937.76	925,440.10	(214,497.66)	1,110,528.00
Total Expense	41,133.44	92,544.01	51,410.57	1,139,937.76	925,440.10	(214,497.66)	1,110,528.00
Operating Net Total	13,310.30	-	13,310.30	33,649.18	-	33,649.18	-

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Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4900 - Insurance Proceeds	-	-	-	262,280.49	-	262,280.49	-
Total Income	-	-	-	262,280.49	-	262,280.49	-
Total Income	-	-	-	262,280.49	-	262,280.49	-
Reserve Expense							
Expense							
6000 - Building Maintenance Exterior	8,268.00	-	(8,268.00)	72,598.00	-	(72,598.00)	-
6999 - Hailstorm Damage Repairs	-	-	-	788,944.56	-	(788,944.56)	-
7900 - Bank Charges	-	-	-	10.00	-	(10.00)	-
8000 - Reserve Income	(9,250.00)	-	9,250.00	(92,500.00)	-	92,500.00	-
8030 - Reserve Interest Income	(78.16)	-	78.16	(993.21)	-	993.21	-
8500 - Reserve Expenses	-	-	-	(98,598.63)	-	98,598.63	-
8510 - Reserve - Buildings	-	-	-	63,995.00	-	(63,995.00)	-
Total Expense	(1,060.16)	-	1,060.16	733,455.72	-	(733,455.72)	-
Total Expense	(1,060.16)	-	1,060.16	733,455.72	-	(733,455.72)	-
Reserve Net Total	1,060.16	-	1,060.16	(471,175.23)	-	(471,175.23)	-
Net Total	14,370.46	-	14,370.46	(437,526.05)	-	(437,526.05)	-