

Stone Canyon Condominium Association, Inc

Balance Sheet For 4/30/2026

Assets

Mutual of Omaha Bank Operating	\$20,204.14
Mutual of Omaha - Reserve Acct	\$212,327.61
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	\$212,074.20
Allowance for Doubtful Account	(\$10,500.00)
Accrued Interest Receivable	\$208.82
Due from Reserves	\$143,000.00
Prepaid Insurance	\$50,190.47
Prepaid Income Tax	\$2,300.00
Deposits	\$1,110.00
Due From Operating	\$217,619.00

Total Assets

	\$595,783.12
Total Assets	<u>\$595,783.12</u>

Liabilities

Accounts Payable	\$27,294.62
Due to Reserves	\$360,619.00
Prepaid Assessments	\$35,908.34
Colo Payback Due 2020	\$23.62
Colorado Payback Due 2022	\$216.00
Deferred Revenue	\$27,260.00
Suspense	\$19,105.01

Total Liabilities

\$470,426.59

Equity

Retained Earnings Operating	\$54,577.76
Net Income	(\$58,662.08)
Working Capital Retained Earni	(\$160,469.79)
Retained Earnings - Reserve	\$289,910.64

Total Equity

	\$125,356.53
Total Liabilities / Equity	<u>\$595,783.12</u>

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	90,134.00	95,015.58	(4,881.58)	360,536.00	380,062.32	(19,526.32)	1,140,187.00
4020 - Violation Income	-	41.67	(41.67)	-	166.68	(166.68)	500.00
4100 - Late Fee Income	880.00	250.00	630.00	3,000.00	1,000.00	2,000.00	3,000.00
4400 - Miscellaneous Income	-	-	-	50.00	-	50.00	-
4450 - Interest Income - Operating	1.33	4.17	(2.84)	18.08	16.68	1.40	50.00
4500 - Reserve Contributions	(9,583.34)	-	(9,583.34)	(38,333.36)	-	(38,333.36)	-
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
4900 - Insurance Proceeds	-	-	-	35,252.64	-	35,252.64	-
Total Income	81,431.99	95,311.42	(13,879.43)	360,543.36	381,245.68	(20,702.32)	1,143,737.00
Total Income	81,431.99	95,311.42	(13,879.43)	360,543.36	381,245.68	(20,702.32)	1,143,737.00

Operating Expense

Expense							
5000 - Electric	75.35	827.75	752.40	2,729.31	3,311.00	581.69	9,933.00
5050 - Gas	750.59	346.83	(403.76)	974.87	1,387.32	412.45	4,162.00
5100 - Water/Sewer	16,527.86	16,666.67	138.81	67,441.48	66,666.68	(774.80)	200,000.00
5400 - Trash Removal	15,651.45	8,995.17	(6,656.28)	54,980.94	35,980.68	(19,000.26)	107,942.00
5401 - Large item hauling	-	95.83	95.83	-	383.32	383.32	1,150.00
6000 - Building Maintenance Exterior	4,277.00	5,733.33	1,456.33	8,159.00	22,933.32	14,774.32	68,800.00
6050 - Building Maintenance Interior	-	666.67	666.67	(4,071.84)	2,666.68	6,738.52	8,000.00
6150 - Painting	-	4,666.67	4,666.67	-	18,666.68	18,666.68	56,000.00
6200 - Roof and Gutter Repairs	-	-	-	55.00	-	(55.00)	-
6300 - Plumbing Repair	465.00	416.67	(48.33)	930.00	1,666.68	736.68	5,000.00
6500 - Landscape Contract	5,338.00	5,338.00	-	20,809.00	21,352.00	543.00	64,056.00
6525 - Irrigation Repairs	(506.02)	833.33	1,339.35	(393.52)	3,333.32	3,726.84	10,000.00
6530 - Landscape Improvements	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6535 - BackFlow Preventors	-	-	-	(450.00)	-	450.00	-
6550 - Plants/Trees	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6600 - Parking Lot Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
6665 - Pool & Spa Maintenance	-	941.67	941.67	1,854.17	3,766.68	1,912.51	11,300.00
6670 - Pool Chemicals	-	645.83	645.83	7,326.72	2,583.32	(4,743.40)	7,750.00
6680 - Pool Repairs	-	83.33	83.33	-	333.32	333.32	1,000.00
6700 - Snow Removal	(4,783.36)	4,166.67	8,950.03	14,389.13	16,666.68	2,277.55	50,000.00
6750 - Miscellaneous Grounds	1,833.31	500.00	(1,333.31)	11,883.31	2,000.00	(9,883.31)	6,000.00
6800 - Dog Lawn Maint	1,581.84	1,250.00	(331.84)	6,020.79	5,000.00	(1,020.79)	15,000.00
6850 - Common Area Lighting	-	166.67	166.67	1,629.00	666.68	(962.32)	2,000.00
6875 - Signage	-	125.00	125.00	-	500.00	500.00	1,500.00
6995 - Fire restoration	3,508.74	-	(3,508.74)	139,472.57	-	(139,472.57)	-
7000 - Management	4,348.75	4,348.75	-	17,395.00	17,395.00	-	52,185.00
7100 - Administration	268.57	541.67	273.10	2,870.16	2,166.68	(703.48)	6,500.00
7200 - Insurance	18,301.87	24,673.25	6,371.38	103,304.38	98,693.00	(4,611.38)	296,079.00

Stone Canyon Condominium Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7300 - Audit/Tax Return	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
7310 - Income Tax Expense	-	41.67	41.67	-	166.68	166.68	500.00
7340 - Reserve Study	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
7350 - Bad Debt	-	-	-	424.64	-	(424.64)	-
7500 - Legal - General	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7510 - Legal - Collection	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
7600 - Miscellaneous	-	23.33	23.33	-	93.32	93.32	280.00
7900 - Bank Charges	10.00	8.33	(1.67)	30.00	33.32	3.32	100.00
8000 - Reserve Income	-	9,583.33	9,583.33	-	38,333.32	38,333.32	115,000.00
Total Expense	67,648.95	95,311.42	27,662.47	457,764.11	381,245.68	(76,518.43)	1,143,737.00
Total Expense	67,648.95	95,311.42	27,662.47	457,764.11	381,245.68	(76,518.43)	1,143,737.00
Operating Net Total	13,783.04	-	13,783.04	(97,220.75)	-	(97,220.75)	-

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Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Income	(9,583.34)	-	9,583.34	(38,333.36)	-	38,333.36	-
8030 - Reserve Interest Income	(33.43)	-	33.43	(225.31)	-	225.31	-
Total Expense	(9,616.77)	-	9,616.77	(38,558.67)	-	38,558.67	-
Total Expense	(9,616.77)	-	9,616.77	(38,558.67)	-	38,558.67	-
Reserve Net Total	9,616.77	-	9,616.77	38,558.67	-	38,558.67	-
Net Total	23,399.81	-	23,399.81	(58,662.08)	-	(58,662.08)	-