

Unaudited Report
Prepared By
KC & Associates LLC
CONFIDENTIAL

STAR CANYON CONDOMINIUM ASSOCIATION

*Unaudited Financial Reports
For The Period Ending
July 31, 2019*

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Balance Sheet

Period 07/31/2019

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	15,818.33		15,818.33
<u>Total Cash</u>	<u>15,818.33</u>		<u>15,818.33</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		415,214.12	415,214.12
1115 Reserve/ Alliance		8,337.88	8,337.88
1302 Mortgage- Backed Securities		79,078.87	79,078.87
<u>Total Reserve</u>		<u>502,630.87</u>	<u>502,630.87</u>
<u>Other Assets</u>			
1460 Due To/ (From) Reserves		(14,974.28)	(14,974.28)
1480 Due To/ (From) Operating	14,974.28		14,974.28
1530 Accrued Interest Receivable		183.09	183.09
1800 Prepaid Insurance	1,226.32		1,226.32
<u>Total Other Assets</u>	<u>16,200.60</u>	<u>(14,791.19)</u>	<u>1,409.41</u>
<u>Total Assets</u>	<u>32,018.93</u>	<u>487,839.68</u>	<u>519,858.61</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	5,803.41	41,376.35	47,179.76
2050 Dues Paid in Advance	11,130.00		11,130.00
2100 Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>	<u>16,933.41</u>	<u>44,016.35</u>	<u>60,949.76</u>
<u>Equity</u>			
3300 Restricted Reserves		443,570.75	443,570.75
3900 Retained Earnings	25,530.99		25,530.99
Net Income	(10,445.47)	252.58	(10,192.89)
<u>Total Equity</u>	<u>15,085.52</u>	<u>443,823.33</u>	<u>458,908.85</u>
<u>Total Liabilities & Equity</u>	<u>32,018.93</u>	<u>487,839.68</u>	<u>519,858.61</u>

Star Canyon Condominium Assn.

Statement of Revenues and Expenses

Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Income</u>									
4000 Member Fees	18,720.00	18,720.00	0.00	0.00%	131,040.00	131,040.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	155.00	175.00	(20.00)	11.43%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	9.10	56.00	(46.90)	83.75%	100.00
4300 Additional Working Capital	520.00	83.00	437.00	-526.51%	1,560.00	581.00	979.00	-168.50%	1,000.00
4400 Operating Interest	1.77	2.00	(0.23)	11.50%	11.94	14.00	(2.06)	14.71%	25.00
TOTAL Income	19,241.77	18,838.00	403.77	-2.14%	132,776.04	131,866.00	910.04	-0.69%	226,065.00
TOTAL Income	19,241.77	18,838.00	403.77	-2.14%	132,776.04	131,866.00	910.04	-0.69%	226,065.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	20.05	29.00	8.95	30.86%	220.75	203.00	(17.75)	-8.74%	350.00
6160 Other Administrative	35.00	50.00	15.00	30.00%	416.31	350.00	(66.31)	-18.95%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	55.05	79.00	23.95	30.32%	637.06	553.00	(84.06)	-15.20%	1,150.00
<u>Insurance</u>									
6810 D&O Insurance	106.25	100.00	(6.25)	-6.25%	17,625.84	700.00	(16,925.84)	-2417.98%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	4,643.47	29,169.00	24,525.53	84.08%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	774.06	875.00	100.94	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	147.31	231.00	83.69	36.23%	400.00
6860 Volunteer Insurance	8,441.06	63.00	(8,378.06)	-13298.51%	8,941.06	441.00	(8,500.06)	-1927.45%	750.00
TOTAL Insurance	8,747.64	4,488.00	(4,259.64)	-94.91%	32,131.74	31,416.00	(715.74)	-2.28%	53,850.00
<u>Landscaping</u>									
6410 Landscape Contract	1,208.33	1,250.00	41.67	3.33%	7,249.95	8,750.00	1,500.05	17.14%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	174.00	2,044.00	1,870.00	91.49%	3,500.00
6430 Shrub/ Tree Care	0.00	67.00	67.00	100.00%	4,535.00	469.00	(4,066.00)	-866.95%	800.00
6440 Snow Removal	0.00	0.00	0.00	0.00%	12,136.42	7,000.00	(5,136.42)	-73.38%	10,310.00
6450 Sprinkler Repairs	878.40	500.00	(378.40)	-75.68%	2,591.38	1,500.00	(1,091.38)	-72.76%	2,500.00
6451 Backflow Testing	0.00	0.00	0.00	0.00%	2,493.45	1,800.00	(693.45)	-38.53%	1,800.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6470 Shared Waterfall Repairs	370.00	125.00	(245.00)	-196.00%	1,325.75	875.00	(450.75)	-51.51%	1,500.00
TOTAL Landscaping	2,456.73	2,234.00	(222.73)	-9.97%	30,505.95	22,438.00	(8,067.95)	-35.96%	35,410.00
<u>Professional and Legal</u>									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	7,280.00	7,280.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	56.00	56.00	100.00%	100.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	275.00	275.00	0.00	0.00%	275.00
TOTAL Professional and Legal	1,040.00	1,048.00	8.00	0.76%	7,555.00	7,611.00	56.00	0.74%	12,855.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	3,222.65	21.00	(3,201.65)	-15245.95%	4,808.38	147.00	(4,661.38)	-3171.01%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	56.00	56.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	91.00	91.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	986.51	875.00	(111.51)	-12.74%	1,500.00
TOTAL Repairs and Maintenance	3,222.65	167.00	(3,055.65)	-1829.73%	5,794.89	1,169.00	(4,625.89)	-395.71%	2,000.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	38,500.00	38,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	38,500.00	38,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	587.66	417.00	(170.66)	-40.93%	2,207.07	2,919.00	711.93	24.39%	5,000.00
6720 Water	1,056.51	1,792.00	735.49	41.04%	9,805.01	12,544.00	2,738.99	21.84%	21,500.00
6730 Telephone	0.00	108.00	108.00	100.00%	182.78	756.00	573.22	75.82%	1,300.00
6740 Sewer	2,115.36	2,250.00	134.64	5.98%	15,902.01	15,750.00	(152.01)	-0.97%	27,000.00
TOTAL Utilities	3,759.53	4,567.00	807.47	17.68%	28,096.87	31,969.00	3,872.13	12.11%	54,800.00
TOTAL Expense	24,781.60	18,083.00	(6,698.60)	-37.04%	143,221.51	133,656.00	(9,565.51)	-7.16%	226,065.00
Excess Revenue / Expense	(5,539.83)	755.00	(6,294.83)	833.75%	(10,445.47)	(1,790.00)	(8,655.47)	-483.55%	0.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 7/1/2019 To 7/31/2019 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Income</u>									
4400 Operating Interest	0.00	0.00	0.00	0.00%	4.24	0.00	4.24	0.00%	0.00
TOTAL Income	0.00	0.00	0.00	0.00%	4.24	0.00	4.24	0.00%	0.00
<u>Reserve Income</u>									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	38,500.00	38,500.00	0.00	0.00%	66,000.00
9020 Interest	345.81	358.00	(12.19)	3.41%	3,913.12	2,506.00	1,407.12	-56.15%	4,300.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	(278.43)	0.00	(278.43)	0.00%	0.00
9085 Comcast Agreement	0.00	0.00	0.00	0.00%	240.00	0.00	240.00	0.00%	0.00
TOTAL Reserve Income	5,845.81	5,858.00	(12.19)	0.21%	42,374.69	41,006.00	1,368.69	-3.34%	70,300.00
TOTAL Income	5,845.81	5,858.00	(12.19)	0.21%	42,378.93	41,006.00	1,372.93	-3.35%	70,300.00
Expense									
<u>Reserve Expenses</u>									
9135 Concrete	32,471.00	0.00	(32,471.00)	0.00%	32,471.00	0.00	(32,471.00)	0.00%	26,000.00
9170 Landscaping	8,905.35	0.00	(8,905.35)	0.00%	8,905.35	0.00	(8,905.35)	0.00%	10,000.00
9205 FHA Recertification	0.00	0.00	0.00	0.00%	750.00	0.00	(750.00)	0.00%	0.00
TOTAL Reserve Expenses	41,376.35	0.00	(41,376.35)	0.00%	42,126.35	0.00	(42,126.35)	0.00%	36,000.00
TOTAL Expense	41,376.35	0.00	(41,376.35)	0.00%	42,126.35	0.00	(42,126.35)	0.00%	36,000.00
Excess Revenue / Expense	(35,530.54)	5,858.00	(41,388.54)	706.53%	252.58	41,006.00	(40,753.42)	99.38%	34,300.00

Cash Account Balance

Monday, August 12, 2019

7:44

Posted 7/1/2019 To 7/31/2019 11:59:00 PM

Property	Account	B O M Balance	Cash Receipts	Checks Written	Journal Entries	Current Cash	Open Payables	Adjustment Cash
Star Canyon Condominium Assn.	1001 Operating- Alliance Cash **9724	20,929.31	22,359.10	(27,471.85)	1.77	15,818.33	47,179.76	(31,361.43)
Star Canyon Condominium Assn.	1110 Reserve/Dain/MM *****1823	408,537.99	0.00	0.00	6,676.13	415,214.12	0.00	415,214.12
Star Canyon Condominium Assn.	1115 Reserve/ Alliance **9732	8,333.63	0.00	0.00	4.25	8,337.88	0.00	8,337.88
Star Canyon Condominium Assn.	1302 Mortgage- Backed Securities	79,917.50	0.00	0.00	(838.63)	79,078.87	0.00	79,078.87

Star Canyon Condominium Assn.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
18152	Owner	Brown,Charles Lewis & Mike	0.00	-20.00	0.00	0.00	-20.00
20183	Owner	Marion,Gloria J	-20.00	0.00	0.00	0.00	-20.00
18125	Owner	Derr,Amanda	-20.00	0.00	0.00	0.00	-20.00
28671	Owner	Bartholomew,Donna J	-35.00	0.00	0.00	0.00	-35.00
18121	Owner	Mckinnon,Scott F.	-130.00	0.00	0.00	0.00	-130.00
18119	Owner	Thurber,Linda K. & Michael J.	-195.00	0.00	0.00	0.00	-195.00
18162	Owner	Pender,Adam Anthony	0.00	0.00	0.00	-195.00	-195.00
19993	Owner	McCall,David	-230.00	0.00	0.00	0.00	-230.00
18131	Owner	Kohler,Travis Dee	0.00	-240.00	0.00	0.00	-240.00
25144	Owner	Busch,Karl W	-240.00	0.00	0.00	0.00	-240.00
31529	Owner	Sultzbach,Karen J	-260.00	0.00	0.00	0.00	-260.00
32470	Owner	Gose,Robert O	-260.00	0.00	0.00	0.00	-260.00
18142	Owner	Bader,Chris	-260.00	0.00	0.00	0.00	-260.00
18143	Owner	Earle,Kent C.	-260.00	0.00	0.00	0.00	-260.00
30531	Owner	Schleifman,William I	-260.00	0.00	0.00	0.00	-260.00
18138	Owner	Rydell,Elizabeth & Patrick	-260.00	0.00	0.00	0.00	-260.00
18139	Owner	Rydell,Elizabeth & Patrick	-260.00	0.00	0.00	0.00	-260.00
32224	Owner	Misrack,Debra A	-260.00	0.00	0.00	0.00	-260.00
18112	Owner	Linenberger,Toni Rae	-260.00	0.00	0.00	0.00	-260.00
18110	Owner	Loucks,Janice	-260.00	0.00	0.00	0.00	-260.00
30089	Owner	Concannon,David N	-260.00	0.00	0.00	0.00	-260.00
33827	Owner	Kreye,Lois M	-260.00	0.00	0.00	0.00	-260.00
20610	Owner	Kartheiser,Thomas	-260.00	0.00	0.00	0.00	-260.00
18095	Owner	Cline,Dorothy	-260.00	0.00	0.00	0.00	-260.00
29000	Owner	Dyce,Michael W & Marjorie A	-260.00	0.00	0.00	0.00	-260.00
18164	Owner	Jennings,Lacey & Robert	-260.00	0.00	0.00	0.00	-260.00
18154	Owner	McGinnis,Betty L.	-260.00	0.00	0.00	0.00	-260.00
18156	Owner	Otterstein,Darrel Lee	-260.00	0.00	0.00	0.00	-260.00
29361	Owner	Pabst,Randolph P	-260.00	0.00	0.00	0.00	-260.00
18126	Owner	Marquez,Marcia S.	-270.00	0.00	0.00	0.00	-270.00
26456	Owner	Steffen,Alan & Margi	-260.00	-20.00	0.00	0.00	-280.00
18166	Owner	O'loughlin,William	-260.00	-75.00	0.00	0.00	-335.00
18127	Owner	Parazak,Cynthia	-240.00	-100.00	0.00	0.00	-340.00
18171	Owner	Embrechts,Georgia K.	-260.00	-225.00	0.00	0.00	-485.00
20473	Owner	Baca,Kevin	-780.00	0.00	0.00	0.00	-780.00
33828	Owner	Craig,Rachel G Flammio & Ter	-1,075.00	0.00	0.00	0.00	-1,075.00
28306	Owner	Wzientek Living Trust,Kathi Ly	0.00	0.00	0.00	-1,300.00	-1,300.00
Count:	37		-8,955.00	-680.00	0.00	-1,495.00	-11,130.00

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
72	0	72	66	6	91.67%

Charge Code Summary

Description	G/L Acct #	Amount
Payment A	1001	-10,575.00
Transfer Credit	4200	-555.00
		-11,130.00

Check Register with Detail

Check Date 7/1/2019 To 7/31/2019 11:59:00 PM

Star Canyon Condominium Assn.

Operating- Alliance Cash

Auto	7/2/2019	Ken Caryl Water & Sanitation District			2,115.36	PAID
Inv. # 2019 June		6740 Sewer	2,115.36	Operating		
		Sewer				
Auto	7/15/2019	Denver Water			2,393.69	PAID
Inv. # 2019 June		6720 Water	2,393.69	Operating		
		Water				
Auto	7/18/2019	Xcel Energy			587.66	PAID
Inv. # 645304523		6710 Common Gas/ Electricity	587.66	Operating		
		Electric				
3608	7/1/2019	STR RBC Wealth Management			5,500.00	PAID
Inv. # 2019 July		8050 Transfer to Reserves	5,500.00	Operating		
		Monthly Reserve Contribution				
3609	7/8/2019	Mountain High Lawn & Landscape			6,684.88	PAID
Inv. # 7034		6470 Shared Waterfall Repairs	451.50	Operating		
		Water Feature Maintenance				
Inv. # 6996		6450 Sprinkler Repairs	284.25	Operating		
		Irrigation				
Inv. # 6954		6470 Shared Waterfall Repairs	344.00	Operating		
		Water Feature				
Inv. # 6957		6470 Shared Waterfall Repairs	160.25	Operating		
		Water Feature				
Inv. # 7005		6450 Sprinkler Repairs	909.88	Operating		
		Irrigation				
Inv. # 6947		6430 Shrub/ Tree Care	4,535.00	Operating		
		Landscape Maintenance				
3610	7/10/2019	KC & Associates LLC			1,095.05	PAID
Inv. # 2019 July		6160 Other Administrative	20.00	Operating		
		Storage Fee				
Inv. # 2019 July		6040 Management Fees	1,040.00	Operating		
		Professional Management Fee				
Inv. # 2019 July		6140 Supplies/ Copies/ Postage	2.50	Operating		
		Postage/Envelope				
Inv. # 2019 July		6140 Supplies/ Copies/ Postage	4.50	Operating		
		Laser Checks/Autopays				
Inv. # 2019 July		6140 Supplies/ Copies/ Postage	13.05	Operating		
		Copies/Printing				
Inv. # 2019 July		6160 Other Administrative	15.00	Operating		
		Late Letters				
3611	7/11/2019	Mountain High Lawn & Landscape			1,749.33	PAID
Inv. # 7050		6410 Landscape Contract	1,208.33	Operating		
		July Landscape Contract				
Inv. # 7074		6450 Sprinkler Repairs	541.00	Operating		
		Irrigation				
3612	7/22/2019	Kemble Brothers Plumbing			242.00	PAID
Inv. # 5256		6310 General Building Repairs	242.00	Operating		
		Plumbing				
3613	7/22/2019	Travelers			8,441.06	PAID
Inv. # 2019 July		6860 Volunteer Insurance	8,441.06	Operating		
		Insurance				

Total	28,809.03
Voided	0.00

Operating- Alliance Cash TOTAL \$ 28,809.03

GL Ledger Summary

Period 7/1/2019 To 7/31/2019 11:59:00 PM

Star Canyon Condominium Assn.

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1001 Operating- Alliance Cash **9724							20,929.31
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Chk# 3608: STR RBC Wealth Management		5,500.00	15,429.31
7/1/2019	7/1/2019	A/R	Operating	Lockbox	3,900.00		19,329.31
7/2/2019	7/2/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Ken Caryl Water & Sanitation District		2,115.36	17,213.95
7/2/2019	7/2/2019	A/R	Operating	Lockbox	780.00		17,993.95
7/3/2019	7/3/2019	A/R	Operating	Lockbox	1,040.00		19,033.95
7/5/2019	7/5/2019	A/R	Operating	Lockbox	1,820.00		20,853.95
7/8/2019	7/8/2019	A/P	Operating	A/P Voucher Post: Chk# 3609: Mountain High Lawn & Landscape		6,684.88	14,169.07
7/8/2019	7/8/2019	A/R	Operating	Lockbox	1,319.10		15,488.17
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Chk# 3610: KC & Associates LLC		1,095.05	14,393.12
7/10/2019	7/10/2019	A/R	Operating	Lockbox	4,940.00		19,333.12
7/10/2019	7/10/2019	A/R	Operating	Lockbox	260.00		19,593.12
7/11/2019	7/11/2019	A/P	Operating	A/P Voucher Post: Chk# 3611: Mountain High Lawn & Landscape		1,749.33	17,843.79
7/11/2019	7/11/2019	A/R	Operating	Lockbox	260.00		18,103.79
7/12/2019	7/12/2019	A/R	Operating	Lockbox	260.00		18,363.79
7/15/2019	7/15/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Denver Water		2,393.69	15,970.10
7/15/2019	7/15/2019	A/R	Operating	Lockbox	260.00		16,230.10
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch	1,040.00		17,270.10
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch	520.00		17,790.10
7/18/2019	7/18/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Xcel Energy		587.66	17,202.44
7/22/2019	7/22/2019	A/P	Operating	A/P Voucher Post: Chk# 3612: Kemble Brothers Plumbing		242.00	16,960.44
7/22/2019	7/22/2019	A/P	Operating	A/P Voucher Post: Chk# 3613: Travelers		8,441.06	8,519.38
7/22/2019	7/22/2019	A/R	Operating	Lockbox	260.00		8,779.38
7/24/2019	7/24/2019	A/R	Operating	Lockbox	260.00		9,039.38
7/25/2019	7/25/2019	A/R	Operating	Lockbox	500.00		9,539.38
7/26/2019	7/26/2019	A/R	Operating	Lockbox	260.00		9,799.38
7/29/2019	7/29/2019	A/R	Operating	Lockbox	1,560.00		11,359.38
7/30/2019	7/30/2019	A/P	Operating	A/P Voucher Payment Void: Denver Water, Check #: Auto	1,337.18		12,696.56
7/30/2019	7/30/2019	A/R	Operating	Lockbox	1,560.00		14,256.56
7/31/2019	7/31/2019	A/R	Operating	Lockbox	1,560.00		15,816.56
7/31/2019	7/31/2019	G/L	Operating	Bank Reconcile: Interest Earned	1.77		15,818.33
Net Change: (5,110.98)					23,698.05	28,809.03	15,818.33
1110 Reserve/Dain/MM *****1823							408,537.99
7/1/2019	7/1/2019	G/L	Reserve	Monthly Reserve Deposit	5,500.00		414,037.99
7/31/2019	7/31/2019	G/L	Reserve	RBC Reserve Interest	337.50		414,375.49
7/31/2019	7/31/2019	G/L	Reserve	RBC Return of Principal	838.63		415,214.12
Net Change: 6,676.13					6,676.13	0.00	415,214.12

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1115 Reserve/ Alliance **9732							8,333.63
7/31/2019	7/31/2019	G/L	Reserve	Bank Reconcile: Interest Earned	4.25		8,337.88
Net Change: 4.25					4.25	0.00	8,337.88
							79,917.50
1302 Mortgage- Backed Securities							
7/31/2019	7/31/2019	G/L	Reserve	RBC Return of Principal		838.63	79,078.87
Net Change: (838.63)					0.00	838.63	79,078.87
							9.10
1400 Members Receivable							
7/1/2019	7/1/2019	A/R	Operating	Billing	18,720.00		18,729.10
7/16/2019	7/1/2019	A/R	Operating	New Resident: Void Transaction	260.00	260.00	18,729.10
7/10/2019	7/10/2019	A/R	Operating	Apply Credit		13,639.10	5,090.00
7/10/2019	7/10/2019	A/R	Operating	Apply Credit		4,320.00	770.00
7/10/2019	7/10/2019	A/R	Operating	Apply Credit		260.00	510.00
7/10/2019	7/10/2019	A/R	Operating	Late Fee	35.00		545.00
7/16/2019	7/10/2019	A/R	Operating	New Resident: Void Transaction		35.00	510.00
7/11/2019	7/11/2019	A/R	Operating	Apply Credit		250.00	260.00
7/16/2019	7/16/2019	A/R	Operating	New Resident	520.00		780.00
7/16/2019	7/16/2019	A/R	Operating	Apply Credit		780.00	0.00
7/16/2019	7/16/2019	A/R	Operating	New Resident	555.00		555.00
7/17/2019	7/17/2019	A/R	Operating	Apply Credit		555.00	0.00
Net Change: (9.10)					20,090.00	20,099.10	0.00
							(14,974.28)
1460 Due To/ (From) Reserves							
							14,974.28
1480 Due To/ (From) Operating							
							179.03
1530 Accrued Interest Receivable							
7/31/2019	7/31/2019	G/L	Reserve	RBC Accrued Interest	4.06		183.09
Net Change: 4.06					4.06	0.00	183.09
							1,532.90
1800 Prepaid Insurance							
7/1/2019	7/1/2019	G/L	Operating	July Insurance		306.58	1,226.32
Net Change: (306.58)					0.00	306.58	1,226.32
							0.00
1955 Reserve Cash Suspense							
7/31/2019	7/31/2019	G/L	Reserve	RBC Return of Principal		838.63	(838.63)
7/31/2019	7/31/2019	G/L	Reserve	RBC Return of Principal	838.63		0.00

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
Net Change: 0.00					838.63	838.63	0.00
							(8,800.24)
2000 Accounts Payable							
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: STR RBC Wealth Management		5,500.00	(14,300.24)
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Chk# 3608: STR RBC Wealth Management	5,500.00		(8,800.24)
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: KC & Associates LLC		1,095.05	(9,895.29)
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape		1,749.33	(11,644.62)
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape		417.95	(12,062.57)
Net Change: (3,262.33)					5,500.00	8,762.33	(12,062.57)
							0.00
2000 Accounts Payable							
7/1/2019	7/1/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape		4,923.00	(4,923.00)
7/1/2019	7/1/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape		106.00	(5,029.00)
Net Change: (5,029.00)					0.00	5,029.00	(5,029.00)
							(8,800.24)
2000 Accounts Payable							
7/2/2019	7/2/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Ken Caryl Water & Sanitation District	2,115.36		(9,947.21)
7/3/2019	7/3/2019	A/P	Operating	A/P Voucher Post: Kemble Brothers Plumbing		242.00	(10,189.21)
7/5/2019	7/5/2019	A/P	Operating	A/P Voucher Post: Denver Water		2,393.69	(12,582.90)
7/8/2019	7/8/2019	A/P	Operating	A/P Voucher Post: Chk# 3609: Mountain High Lawn & Landscape	6,684.88		(5,898.02)
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Chk# 3610: KC & Associates LLC	1,095.05		(4,802.97)
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Xcel Energy		587.66	(5,390.63)
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape		251.95	(5,642.58)
Net Change: 6,419.99					9,895.29	3,475.30	(5,642.58)
							0.00
2000 Accounts Payable							
7/10/2019	7/10/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape		830.10	(5,859.10)
Net Change: (830.10)					0.00	830.10	(5,859.10)
							(8,800.24)
2000 Accounts Payable							
7/11/2019	7/11/2019	A/P	Operating	A/P Voucher Post: Chk# 3611: Mountain High Lawn & Landscape	1,749.33		(3,893.25)
7/12/2019	7/12/2019	A/P	Operating	A/P Voucher Post: Travelers		8,441.06	(12,334.31)
7/15/2019	7/15/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Denver Water	2,393.69		(9,940.62)
7/10/2019	7/16/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape		37.50	(9,978.12)
Net Change: (4,335.54)					4,143.02	8,478.56	(9,978.12)
							0.00
2000 Accounts Payable							

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
7/10/2019	7/16/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape		3,046.25	(8,905.35)
				Net Change: (3,046.25)	0.00	3,046.25	(8,905.35)
							(8,800.24)
2000 Accounts Payable							
7/18/2019	7/18/2019	A/P	Operating	A/P Voucher Post: Chk# Auto: Xcel Energy	587.66		(9,390.46)
7/22/2019	7/22/2019	A/P	Operating	A/P Voucher Post: Chk# 3612: Kemble Brothers Plumbing	242.00		(9,148.46)
7/22/2019	7/22/2019	A/P	Operating	A/P Voucher Post: Chk# 3613: Travelers	8,441.06		(707.40)
7/30/2019	7/30/2019	A/P	Operating	A/P Voucher Payment Void: Denver Water, Check #: Auto		1,337.18	(2,044.58)
7/30/2019	7/30/2019	A/P	Operating	A/P Voucher Void: Denver Water	1,337.18		(707.40)
				Net Change: 9,270.72	10,607.90	1,337.18	(707.40)
							0.00
2000 Accounts Payable							
7/30/2019	7/30/2019	A/P	Reserve	A/P Voucher Post: Brown Brothers Asphalt & Concrete		32,471.00	(41,376.35)
				Net Change: (32,471.00)	0.00	32,471.00	(41,376.35)
							(8,800.24)
2000 Accounts Payable							
7/31/2019	7/31/2019	A/P	Operating	A/P Voucher Post: Ken Caryl Water & Sanitation District		2,115.36	(2,822.76)
7/31/2019	7/31/2019	A/P	Operating	A/P Voucher Post: JD's Maintenance & Painting Service		2,980.65	(5,803.41)
				Net Change: (5,096.01)	0.00	5,096.01	(5,803.41)
							(8,020.00)
2050 Dues Paid in Advance							
7/1/2019	7/1/2019	A/R	Operating	Lockbox		3,900.00	(11,920.00)
7/2/2019	7/2/2019	A/R	Operating	Lockbox		780.00	(12,700.00)
7/3/2019	7/3/2019	A/R	Operating	Lockbox		1,040.00	(13,740.00)
7/5/2019	7/5/2019	A/R	Operating	Lockbox		1,820.00	(15,560.00)
7/8/2019	7/8/2019	A/R	Operating	Lockbox		1,319.10	(16,879.10)
7/10/2019	7/10/2019	A/R	Operating	Apply Credit	13,639.10		(3,240.00)
7/10/2019	7/10/2019	A/R	Operating	Lockbox		4,940.00	(8,180.00)
7/10/2019	7/10/2019	A/R	Operating	Apply Credit	4,320.00		(3,860.00)
7/10/2019	7/10/2019	A/R	Operating	Lockbox		260.00	(4,120.00)
7/10/2019	7/10/2019	A/R	Operating	Apply Credit	260.00		(3,860.00)
7/11/2019	7/11/2019	A/R	Operating	Lockbox		260.00	(4,120.00)
7/11/2019	7/11/2019	A/R	Operating	Apply Credit	250.00		(3,870.00)
7/12/2019	7/12/2019	A/R	Operating	Lockbox		260.00	(4,130.00)
7/15/2019	7/15/2019	A/R	Operating	Lockbox		260.00	(4,390.00)
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch		1,040.00	(5,430.00)
7/16/2019	7/16/2019	A/R	Operating	Apply Credit	780.00		(4,650.00)
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch		520.00	(5,170.00)

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch		555.00	(5,725.00)
7/17/2019	7/17/2019	A/R	Operating	Apply Credit	555.00		(5,170.00)
7/22/2019	7/22/2019	A/R	Operating	Lockbox		260.00	(5,430.00)
7/24/2019	7/24/2019	A/R	Operating	Lockbox		260.00	(5,690.00)
7/25/2019	7/25/2019	A/R	Operating	Lockbox		500.00	(6,190.00)
7/26/2019	7/26/2019	A/R	Operating	Lockbox		260.00	(6,450.00)
7/29/2019	7/29/2019	A/R	Operating	Lockbox		1,560.00	(8,010.00)
7/30/2019	7/30/2019	A/R	Operating	Lockbox		1,560.00	(9,570.00)
7/31/2019	7/31/2019	A/R	Operating	Lockbox		1,560.00	(11,130.00)
Net Change: (3,110.00)					19,804.10	22,914.10	(11,130.00)
2100 Comcast Contract							(2,640.00)
3300 Restricted Reserves							(443,570.75)
3900 Retained Earnings							(25,530.99)
4000 Member Fees							(112,320.00)
7/1/2019	7/1/2019	A/R	Operating	Billing		18,720.00	(131,040.00)
7/16/2019	7/1/2019	A/R	Operating	New Resident: Void Transaction	260.00	260.00	(131,040.00)
Net Change: (18,720.00)					260.00	18,980.00	(131,040.00)
4100 Late Fees							(155.00)
7/10/2019	7/10/2019	A/R	Operating	Late Fee		35.00	(190.00)
7/16/2019	7/10/2019	A/R	Operating	New Resident: Void Transaction	35.00		(155.00)
Net Change: 0.00					35.00	35.00	(155.00)
4200 Special Charges							(9.10)
7/16/2019	7/16/2019	A/R	Operating	New Resident		555.00	(564.10)
7/16/2019	7/16/2019	A/R	Operating	Adjustment Batch	555.00		(9.10)
Net Change: 0.00					555.00	555.00	(9.10)
4300 Additional Working Capital							(1,040.00)
7/16/2019	7/16/2019	A/R	Operating	New Resident		520.00	(1,560.00)
Net Change: (520.00)					0.00	520.00	(1,560.00)
4400 Operating Interest							(4.24)
4400 Operating Interest							(10.17)
7/31/2019	7/31/2019	G/L	Operating	Bank Reconcile: Interest Earned		1.77	(11.94)

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
				Net Change: (1.77)	0.00	1.77	(11.94)
6040 Management Fees							6,240.00
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: KC & Associates LLC	1,040.00		7,280.00
				Net Change: 1,040.00	1,040.00	0.00	7,280.00
6080 Audit Fee/ Tax Prep							275.00
6140 Supplies/ Copies/ Postage							200.70
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: KC & Associates LLC	20.05		220.75
				Net Change: 20.05	20.05	0.00	220.75
6160 Other Administrative							381.31
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: KC & Associates LLC	35.00		416.31
				Net Change: 35.00	35.00	0.00	416.31
6310 General Building Repairs							1,585.73
7/3/2019	7/3/2019	A/P	Operating	A/P Voucher Post: Kemble Brothers Plumbing	242.00		1,827.73
7/31/2019	7/31/2019	A/P	Operating	A/P Voucher Post: JD's Maintenance & Painting Service	2,980.65		4,808.38
				Net Change: 3,222.65	3,222.65	0.00	4,808.38
6395 Alarm Monitoring & Repairs							986.51
6410 Landscape Contract							6,041.62
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	1,208.33		7,249.95
				Net Change: 1,208.33	1,208.33	0.00	7,249.95
6420 Landscape Other							174.00
6430 Shrub/ Tree Care							4,535.00
6440 Snow Removal							12,136.42
6450 Sprinkler Repairs							1,712.98
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	541.00		2,253.98
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	85.45		2,339.43
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	251.95		2,591.38
				Net Change: 878.40	878.40	0.00	2,591.38
6451 Backflow Testing							2,493.45

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
6470 Shared Waterfall Repairs							955.75
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	332.50		1,288.25
7/10/2019	7/16/2019	A/P	Operating	A/P Voucher Post: Mountain High Lawn & Landscape	37.50		1,325.75
Net Change: 370.00					370.00	0.00	1,325.75
6710 Common Gas/ Electricity							1,619.41
7/10/2019	7/10/2019	A/P	Operating	A/P Voucher Post: Xcel Energy	587.66		2,207.07
Net Change: 587.66					587.66	0.00	2,207.07
6720 Water							8,748.50
7/5/2019	7/5/2019	A/P	Operating	A/P Voucher Post: Denver Water	2,393.69		11,142.19
7/30/2019	7/30/2019	A/P	Operating	A/P Voucher Void: Denver Water		1,337.18	9,805.01
Net Change: 1,056.51					2,393.69	1,337.18	9,805.01
6730 Telephone							182.78
Operating							182.78
6740 Sewer							13,786.65
7/31/2019	7/31/2019	A/P	Operating	A/P Voucher Post: Ken Caryl Water & Sanitation District	2,115.36		15,902.01
Net Change: 2,115.36					2,115.36	0.00	15,902.01
6810 D&O Insurance							17,519.59
7/1/2019	7/1/2019	G/L	Operating	July Insurance	106.25		17,625.84
Net Change: 106.25					106.25	0.00	17,625.84
6820 Hazard Insurance Premium							4,583.05
7/1/2019	7/1/2019	G/L	Operating	July Insurance	60.42		4,643.47
Net Change: 60.42					60.42	0.00	4,643.47
6840 Umbrella Insurance							663.48
7/1/2019	7/1/2019	G/L	Operating	July Insurance	110.58		774.06
Net Change: 110.58					110.58	0.00	774.06
6850 Workman's Compensation							117.98
7/1/2019	7/1/2019	G/L	Operating	July Insurance	29.33		147.31
Net Change: 29.33					29.33	0.00	147.31
6860 Volunteer Insurance							500.00

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
7/12/2019	7/12/2019	A/P	Operating	A/P Voucher Post: Travelers	8,441.06		8,941.06
				Net Change: 8,441.06	8,441.06	0.00	8,941.06
8050 Transfer to Reserves							33,000.00
7/1/2019	7/1/2019	A/P	Operating	A/P Voucher Post: STR RBC Wealth Management	5,500.00		38,500.00
				Net Change: 5,500.00	5,500.00	0.00	38,500.00
9010 Reserve Income							(33,000.00)
7/1/2019	7/1/2019	G/L	Reserve	Monthly Reserve Deposit		5,500.00	(38,500.00)
				Net Change: (5,500.00)	0.00	5,500.00	(38,500.00)
9020 Interest							(3,567.31)
7/31/2019	7/31/2019	G/L	Reserve	Bank Reconcile: Interest Earned		4.25	(3,571.56)
7/31/2019	7/31/2019	G/L	Reserve	RBC Reserve Interest		337.50	(3,909.06)
7/31/2019	7/31/2019	G/L	Reserve	RBC Accrued Interest		4.06	(3,913.12)
				Net Change: (345.81)	0.00	345.81	(3,913.12)
9025 Prem/Disc/Handling Investments							278.43
9085 Comcast Agreement							(240.00)
9135 Concrete							0.00
7/30/2019	7/30/2019	A/P	Reserve	A/P Voucher Post: Brown Brothers Asphalt & Concrete	32,471.00		32,471.00
				Net Change: 32,471.00	32,471.00	0.00	32,471.00
9170 Landscaping							0.00
7/1/2019	7/1/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape	4,923.00		4,923.00
7/1/2019	7/1/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape	106.00		5,029.00
7/10/2019	7/10/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape	830.10		5,859.10
7/10/2019	7/16/2019	A/P	Reserve	A/P Voucher Post: Mountain High Lawn & Landscape	3,046.25		8,905.35
				Net Change: 8,905.35	8,905.35	0.00	8,905.35
9205 FHA Recertification							750.00