

# Balance Sheet

Period 07/31/2015

## Star Canyon Condominium Assn.

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash</u>			
1001 Operating- Alliance Cash	13,913.26		13,913.26
<u>Total Cash</u>	<u>13,913.26</u>		<u>13,913.26</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		107,951.09	107,951.09
1115 Reserve/ Alliance		13,235.99	13,235.99
1206 Res/CD/Banco Popular 9/17/15 .5%		45,000.00	45,000.00
1208 Res/CD/Great Southern Bk 11/27/15 .5%		50,000.00	50,000.00
1209 Res/CD/FNMA 4/25/43 3.0%		14,643.66	14,643.66
1210 Res/CD/Ginnie Mae 8/20/41 3.0%		15,931.82	15,931.82
1212 Res/CD/FNR 10/1/44 3.0%		4,014.50	4,014.50
1213 Res/CD/ FNMA 12/25/41 3.0%		15,694.76	15,694.76
1214 Res/CD/Goldman Sachs 9/26/16 .7%		40,000.00	40,000.00
1215 Res/CD/India NY 3/23/16		40,000.00	40,000.00
1216 Res/CD/JPMorgan 11/6/17 1.15%		29,133.00	29,133.00
1217 Res/CD/FNMA 5/25/45 3.0%		18,325.01	18,325.01
<u>Total Reserve</u>		<u>393,929.83</u>	<u>393,929.83</u>
<u>Accounts Receivable</u>			
1400 Members Receivable	279.70		279.70
<u>Total Accounts Receivable</u>	<u>279.70</u>		<u>279.70</u>
<u>Other Assets</u>			
1460 Due To/ (From) Reserves		(31,697.13)	(31,697.13)
1480 Due To/ (From) Operating	31,697.13		31,697.13
1530 Accrued Interest Receivable		522.67	522.67
1800 Prepaid Insurance	3,356.40		3,356.40
<u>Total Other Assets</u>	<u>35,053.53</u>	<u>(31,174.46)</u>	<u>3,879.07</u>
<u>Total Assets</u>	<u>49,246.49</u>	<u>362,755.37</u>	<u>412,001.86</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	15,764.94		15,764.94
2050 Dues Paid in Advance	10,345.00		10,345.00
2100 Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>	<u>26,109.94</u>	<u>3,600.00</u>	<u>29,709.94</u>
<u>Equity</u>			
3300 Restricted Reserves		370,304.25	370,304.25
3900 Retained Earnings	27,620.57		27,620.57
Net Income	(4,484.02)	(11,148.88)	(15,632.90)
<u>Total Equity</u>	<u>23,136.55</u>	<u>359,155.37</u>	<u>382,291.92</u>
<u>Total Liabilities &amp; Equity</u>	<u>49,246.49</u>	<u>362,755.37</u>	<u>412,001.86</u>

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**  
 Period 7/1/2015 to 7/31/2015 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<u>Income</u>									
4000 Member Fees	17,280.00	17,280.00	0.00	0.00%	120,960.00	120,960.00	0.00	0.00%	207,360.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	315.00	175.00	140.00	-80.00%	300.00
4150 Legal Income	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
4200 Special Charges	4.21	2.00	2.21	-110.50%	129.70	14.00	115.70	-826.43%	25.00
4300 Additional Working Capital	0.00	260.00	(260.00)	100.00%	0.00	520.00	(520.00)	100.00%	900.00
4400 Operating Interest	1.44	3.00	(1.56)	52.00%	10.12	21.00	(10.88)	51.81%	30.00
4810 Master Water Reimb.	67.25	2,000.00	(1,932.75)	96.64%	67.25	2,000.00	(1,932.75)	96.64%	2,000.00
<b>TOTAL Income</b>	<b>17,387.90</b>	<b>19,570.00</b>	<b>(2,182.10)</b>	<b>11.15%</b>	<b>121,482.07</b>	<b>123,690.00</b>	<b>(2,207.93)</b>	<b>1.79%</b>	<b>211,115.00</b>
<b>TOTAL Income</b>	<b>17,387.90</b>	<b>19,570.00</b>	<b>(2,182.10)</b>	<b>11.15%</b>	<b>121,482.07</b>	<b>123,690.00</b>	<b>(2,207.93)</b>	<b>1.79%</b>	<b>211,115.00</b>
<b>Expense</b>									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	26.89	54.00	27.11	50.20%	318.20	378.00	59.80	15.82%	650.00
6160 Other Administrative	22.00	83.00	61.00	73.49%	601.28	581.00	(20.28)	-3.49%	1,000.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	200.00	200.00	100.00%	350.00
<b>TOTAL Administrative</b>	<b>48.89</b>	<b>137.00</b>	<b>88.11</b>	<b>64.31%</b>	<b>919.48</b>	<b>1,159.00</b>	<b>239.52</b>	<b>20.67%</b>	<b>2,000.00</b>
<u>Insurance</u>									
6810 D&O Insurance	108.58	109.00	0.42	0.39%	760.06	763.00	2.94	0.39%	1,303.00
6820 Hazard Insurance Premium	5,853.98	2,574.00	(3,279.98)	-127.43%	23,584.27	18,018.00	(5,566.27)	-30.89%	30,887.00
6840 Umbrella Insurance	125.83	126.00	0.17	0.13%	880.81	882.00	1.19	0.13%	1,510.00
<b>TOTAL Insurance</b>	<b>6,088.39</b>	<b>2,809.00</b>	<b>(3,279.39)</b>	<b>-116.75%</b>	<b>25,225.14</b>	<b>19,663.00</b>	<b>(5,562.14)</b>	<b>-28.29%</b>	<b>33,700.00</b>
<u>Landscaping</u>									
6410 Landscape Contract	1,100.75	1,100.00	(0.75)	-0.07%	8,212.25	7,700.00	(512.25)	-6.65%	13,200.00
6420 Landscape Other	0.00	233.00	233.00	100.00%	528.50	1,631.00	1,102.50	67.60%	2,800.00
6430 Shrub/ Tree Care	1,410.75	125.00	(1,285.75)	-1028.60%	2,831.80	875.00	(1,956.80)	-223.63%	1,500.00
6440 Snow Removal	0.00	0.00	0.00	0.00%	7,564.00	5,600.00	(1,964.00)	-35.07%	11,500.00
6450 Sprinkler Repairs	660.90	600.00	(60.90)	-10.15%	2,619.05	2,200.00	(419.05)	-19.05%	4,000.00
6451 Backflow Testing	0.00	700.00	700.00	100.00%	920.00	700.00	(220.00)	-31.43%	700.00
6470 Shared Waterfall Repairs	0.00	0.00	0.00	0.00%	4,398.67	1,500.00	(2,898.67)	-193.24%	1,500.00
6485 Insect/ Spraying	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**  
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	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	3,172.40	2,758.00	(414.40)	-15.03%	27,074.27	20,206.00	(6,868.27)	-33.99%	35,700.00
<b><u>Professional and Legal</u></b>									
6040 Management Fees	950.00	950.00	0.00	0.00%	6,650.00	6,650.00	0.00	0.00%	11,400.00
6060 Legal Expense	0.00	0.00	0.00	0.00%	155.00	0.00	(155.00)	0.00%	500.00
6080 Audit Fee/ Tax Prep	275.00	0.00	(275.00)	0.00%	754.00	300.00	(454.00)	-151.33%	300.00
6090 Income Taxes	0.00	0.00	0.00	0.00%	913.00	500.00	(413.00)	-82.60%	500.00
TOTAL Professional and Legal	1,225.00	950.00	(275.00)	-28.95%	8,472.00	7,450.00	(1,022.00)	-13.72%	12,700.00
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	125.00	125.00	100.00%	288.00	875.00	587.00	67.09%	1,500.00
6311 Interior Building Repairs	0.00	0.00	0.00	0.00%	0.00	250.00	250.00	100.00%	500.00
6320 Fence/ Common Lighting	0.00	100.00	100.00	100.00%	0.00	200.00	200.00	100.00%	300.00
6335 Concrete/ Asphalt	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
6340 Roof Repairs	356.25	167.00	(189.25)	-113.32%	596.50	1,169.00	572.50	48.97%	2,000.00
6350 Gutter Repairs	0.00	108.00	108.00	100.00%	212.30	756.00	543.70	71.92%	1,300.00
6355 Exterminating/ Pest Control	0.00	50.00	50.00	100.00%	0.00	150.00	150.00	100.00%	200.00
6395 Alarm Monitoring & Repairs	0.00	42.00	42.00	100.00%	216.84	294.00	77.16	26.24%	500.00
6499 Other Contracts/ Billing	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	100.00
TOTAL Repairs and Maintenance	356.25	592.00	235.75	39.82%	1,313.64	3,694.00	2,380.36	64.44%	6,900.00
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	5,000.00	5,000.00	0.00	0.00%	35,000.00	35,000.00	0.00	0.00%	60,000.00
TOTAL Reserve	5,000.00	5,000.00	0.00	0.00%	35,000.00	35,000.00	0.00	0.00%	60,000.00
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	839.19	542.00	(297.19)	-54.83%	2,735.20	3,794.00	1,058.80	27.91%	6,500.00
6720 Water	3,048.32	2,188.00	(860.32)	-39.32%	9,637.11	15,316.00	5,678.89	37.08%	26,250.00
6730 Telephone	108.62	108.00	(0.62)	-0.57%	758.96	756.00	(2.96)	-0.39%	1,300.00
6740 Sewer	4,964.49	5,000.00	35.51	0.71%	14,830.29	18,100.00	3,269.71	18.06%	25,200.00
TOTAL Utilities	8,960.62	7,838.00	(1,122.62)	-14.32%	27,961.56	37,966.00	10,004.44	26.35%	59,250.00
TOTAL Expense	24,851.55	20,084.00	(4,767.55)	-23.74%	125,966.09	125,138.00	(828.09)	-0.66%	210,250.00
Excess Revenue / Expense	(7,463.65)	(514.00)	(6,949.65)	0.00%	(4,484.02)	(1,448.00)	(3,036.02)	-209.67%	865.00

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	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Reserve Income</u></b>									
9010 Reserve Income	5,000.00	5,000.00	0.00	0.00%	35,000.00	35,000.00	0.00	0.00%	60,000.00
9020 Interest	258.08	250.00	8.08	-3.23%	2,597.46	1,750.00	847.46	-48.43%	3,000.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	(6.00)	0.00	(6.00)	0.00%	0.00
TOTAL Reserve Income	5,258.08	5,250.00	8.08	-0.15%	37,591.46	36,750.00	841.46	-2.29%	63,000.00
TOTAL Income	5,258.08	5,250.00	8.08	-0.15%	37,591.46	36,750.00	841.46	-2.29%	63,000.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9105 Loss On Redemption	0.00	0.00	0.00	0.00%	3,987.34	800.00	(3,187.34)	-398.42%	800.00
9124 Stucco Repairs	0.00	0.00	0.00	0.00%	22,416.00	11,000.00	(11,416.00)	-103.78%	23,000.00
9130 Asphalt/ Roads	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	800.00
9135 Concrete	2,500.00	2,500.00	0.00	0.00%	2,500.00	2,500.00	0.00	0.00%	24,000.00
9150 Painting	0.00	0.00	0.00	0.00%	15,325.00	16,000.00	675.00	4.22%	16,000.00
9167 Waterfall	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,000.00
9170 Landscaping	4,512.00	2,500.00	(2,012.00)	-80.48%	4,512.00	5,000.00	488.00	9.76%	5,000.00
9186 Irrigation	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
TOTAL Reserve Expenses	7,012.00	5,000.00	(2,012.00)	-40.24%	48,740.34	35,300.00	(13,440.34)	-38.07%	72,600.00
TOTAL Expense	7,012.00	5,000.00	(2,012.00)	-40.24%	48,740.34	35,300.00	(13,440.34)	-38.07%	72,600.00
Excess Revenue / Expense	(1,753.92)	250.00	(2,003.92)	801.57%	(11,148.88)	1,450.00	(12,598.88)	868.89%	(9,600.00)