

Balance Sheet

Period 02/29/2016

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Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	36,698.56		36,698.56
<u>Total Cash</u>		<u>36,698.56</u>		<u>36,698.56</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		196,221.02	196,221.02
1115	Reserve/ Alliance		8,243.74	8,243.74
1209	Res/CD/FNMA 4/25/43 3.%		14,440.27	14,440.27
1210	Res/CD/Ginnie Mae 8/20/41 3.%		15,504.34	15,504.34
1212	Res/CD/FNR 10/1/44 3.%		4,014.50	4,014.50
1213	Res/CD/ FNMA 12/25/41 3.%		12,827.47	12,827.47
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.%		13,215.69	13,215.69
<u>Total Reserve</u>			<u>373,600.03</u>	<u>373,600.03</u>
<u>Accounts Receivable</u>				
1400	Members Receivable	389.64		389.64
<u>Total Accounts Receivable</u>		<u>389.64</u>		<u>389.64</u>
<u>Other Assets</u>				
1530	Accrued Interest Receivable		409.29	409.29
1800	Prepaid Insurance	3,515.88		3,515.88
<u>Total Other Assets</u>		<u>3,515.88</u>	<u>409.29</u>	<u>3,925.17</u>
<u>Total Assets</u>		<u>40,604.08</u>	<u>374,009.32</u>	<u>414,613.40</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	9,388.18		9,388.18
2050	Dues Paid in Advance	7,970.00		7,970.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>17,358.18</u>	<u>3,600.00</u>	<u>20,958.18</u>
<u>Equity</u>				
3300	Restricted Reserves		359,038.52	359,038.52
3900	Retained Earnings	17,734.59		17,734.59
	Net Income	5,511.31	11,370.80	16,882.11
<u>Total Equity</u>		<u>23,245.90</u>	<u>370,409.32</u>	<u>393,655.22</u>
<u>Total Liabilities & Equity</u>		<u>40,604.08</u>	<u>374,009.32</u>	<u>414,613.40</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 2/1/2016 to 2/29/2016 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	18,000.00	18,000.00	0.00	0.00%	36,000.00	36,000.00	0.00	0.00%	216,000.00	
4100 Late Fees	0.00	25.00	(25.00)	100.00%	0.00	50.00	(50.00)	100.00%	300.00	
4150 Legal Income	0.00	21.00	(21.00)	100.00%	0.00	42.00	(42.00)	100.00%	250.00	
4200 Special Charges	0.00	10.00	(10.00)	100.00%	0.00	20.00	(20.00)	100.00%	125.00	
4300 Additional Working Capital	500.00	42.00	458.00	-1090.48%	760.00	84.00	676.00	-804.76%	500.00	
4400 Operating Interest	3.12	2.00	1.12	-56.00%	5.65	4.00	1.65	-41.25%	25.00	
4810 Master Water Reimb.	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,000.00	
TOTAL Income	18,503.12	18,100.00	403.12	-2.23%	36,765.65	36,200.00	565.65	-1.56%	219,200.00	
TOTAL Income	18,503.12	18,100.00	403.12	-2.23%	36,765.65	36,200.00	565.65	-1.56%	219,200.00	
Expense										
<u>Administrative</u>										
6140 Supplies/ Copies/ Postage	52.54	54.00	1.46	2.70%	286.51	108.00	(178.51)	-165.29%	650.00	
6160 Other Administrative	87.00	92.00	5.00	5.43%	169.00	184.00	15.00	8.15%	1,100.00	
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	350.00	
TOTAL Administrative	139.54	146.00	6.46	4.42%	455.51	292.00	(163.51)	-56.00%	2,100.00	
<u>Insurance</u>										
6810 D&O Insurance	86.18	110.25	24.07	21.83%	172.34	220.50	48.16	21.84%	1,323.00	
6820 Hazard Insurance Premium	2,923.14	2,924.00	0.86	0.03%	5,846.28	5,848.00	1.72	0.03%	35,082.00	
6840 Umbrella Insurance	130.87	131.00	0.13	0.10%	261.74	262.00	0.26	0.10%	1,570.00	
TOTAL Insurance	3,140.19	3,165.25	25.06	0.79%	6,280.36	6,330.50	50.14	0.79%	37,975.00	
<u>Landscaping</u>										
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	2,250.00	2,250.00	0.00	0.00%	13,500.00	
6420 Landscape Other	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,800.00	
6430 Shrub/ Tree Care	0.00	250.00	250.00	100.00%	0.00	500.00	500.00	100.00%	3,000.00	
6440 Snow Removal	3,670.50	2,400.00	(1,270.50)	-52.94%	4,324.50	4,800.00	475.50	9.91%	12,000.00	
6450 Sprinkler Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,000.00	
6451 Backflow Testing	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	900.00	
6470 Shared Waterfall Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00	
TOTAL Landscaping	4,795.50	3,775.00	(1,020.50)	-27.03%	6,574.50	7,550.00	975.50	12.92%	37,700.00	

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 2/1/2016 to 2/29/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Professional and Legal</u>									
6040 Management Fees	978.50	978.50	0.00	0.00%	1,957.00	1,957.00	0.00	0.00%	11,742.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	42.00	42.00	100.00%	250.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	750.00
6090 Income Taxes	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
TOTAL Professional and Legal	978.50	999.50	21.00	2.10%	1,957.00	1,999.00	42.00	2.10%	13,742.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	1,206.98	83.00	(1,123.98)	-1354.19%	1,206.98	166.00	(1,040.98)	-627.10%	1,000.00
6311 Interior Building Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
6320 Fence/ Common Lighting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
6335 Concrete/ Asphalt	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
6340 Roof Repairs	0.00	167.00	167.00	100.00%	0.00	334.00	334.00	100.00%	2,000.00
6350 Gutter Repairs	180.00	100.00	(80.00)	-80.00%	180.00	200.00	20.00	10.00%	1,200.00
6355 Exterminating/ Pest Control	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	150.00
6395 Alarm Monitoring & Repairs	110.28	125.00	14.72	11.78%	110.28	125.00	14.72	11.78%	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	1,497.26	475.00	(1,022.26)	-215.21%	1,497.26	825.00	(672.26)	-81.49%	6,150.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	388.84	583.00	194.16	33.30%	533.69	1,166.00	632.31	54.23%	7,000.00
6720 Water	629.12	1,833.00	1,203.88	65.68%	742.04	3,666.00	2,923.96	79.76%	22,000.00
6730 Telephone	0.00	110.00	110.00	100.00%	201.22	220.00	18.78	8.54%	1,320.00
6740 Sewer	0.00	0.00	0.00	0.00%	2,012.76	2,083.00	70.24	3.37%	25,000.00
TOTAL Utilities	1,017.96	2,526.00	1,508.04	59.70%	3,489.71	7,135.00	3,645.29	51.09%	55,320.00
TOTAL Expense	17,068.95	16,586.75	(482.20)	-2.91%	31,254.34	35,131.50	3,877.16	11.04%	218,987.00
Excess Revenue / Expense	1,434.17	1,513.25	(79.08)	5.23%	5,511.31	1,068.50	4,442.81	-415.80%	213.00

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Statement of Revenues and Expenses

Period 2/1/2016 to 2/29/2016 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Reserve Income</u>									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
9020 Interest	177.88	383.00	(205.12)	53.56%	370.80	766.00	(395.20)	51.59%	4,600.00
TOTAL Reserve Income	5,677.88	5,883.00	(205.12)	3.49%	11,370.80	11,766.00	(395.20)	3.36%	70,600.00
TOTAL Income	5,677.88	5,883.00	(205.12)	3.49%	11,370.80	11,766.00	(395.20)	3.36%	70,600.00
Expense									
<u>Reserve Expenses</u>									
9105 Loss On Redemption	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	800.00
9124 Stucco Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	23,000.00
9135 Concrete	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	15,000.00
9170 Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,000.00
9180 Reserve Study Update	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
9186 Irrigation	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,500.00
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	54,300.00
TOTAL Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	54,300.00
Excess Revenue / Expense	5,677.88	5,883.00	(205.12)	3.49%	11,370.80	11,766.00	(395.20)	3.36%	16,300.00