

Balance Sheet

Period 09/30/2016

Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	34,270.14		34,270.14
<u>Total Cash</u>		<u>34,270.14</u>		<u>34,270.14</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		110,691.75	110,691.75
1115	Reserve/ Alliance		8,250.99	8,250.99
1209	Res/CD/FNMA 4/25/43 3.0%		11,885.58	11,885.58
1210	Res/CD/Ginnie Mae 8/20/41 3.0%		13,154.32	13,154.32
1212	Res/CD/FNR 10/1/44 3.0%		4,014.50	4,014.50
1213	Res/CD/ FNMA 12/25/41 3.0%		10,313.37	10,313.37
1216	Res/CD/JPMorgan 11/6/17 1.15%		29,133.00	29,133.00
1217	Res/CD/FNMA 5/25/45 3.0%		5,751.45	5,751.45
1218	Res/CD/UnionBank 8/29/18 1.20%		45,873.90	45,873.90
1219	Res/FHLMC 10/15/45 2.5%		17,250.80	17,250.80
1220	Res/CD/GoldmanSachs 3/16/18 1.05%		45,000.00	45,000.00
1221	Res/CD/Goldman Sachs 3/16/17 .65%		45,000.00	45,000.00
1222	Res/CD/GE Cap Retail 8/3/17 1.75%		45,557.87	45,557.87
<u>Total Reserve</u>			<u>391,877.53</u>	<u>391,877.53</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(8,596.75)	(8,596.75)
1480	Due To/ (From) Operating	8,596.75		8,596.75
1530	Accrued Interest Receivable		446.47	446.47
1800	Prepaid Insurance	1,597.11		1,597.11
<u>Total Other Assets</u>		<u>10,193.86</u>	<u>(8,150.28)</u>	<u>2,043.58</u>
<u>Total Assets</u>		<u>44,464.00</u>	<u>383,727.25</u>	<u>428,191.25</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	7,505.29		7,505.29
2050	Dues Paid in Advance	8,150.00		8,150.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>15,655.29</u>	<u>3,600.00</u>	<u>19,255.29</u>
<u>Equity</u>				
3300	Restricted Reserves		359,038.52	359,038.52
3900	Retained Earnings	17,734.59		17,734.59
	Net Income	11,074.12	21,088.73	32,162.85
<u>Total Equity</u>		<u>28,808.71</u>	<u>380,127.25</u>	<u>408,935.96</u>
<u>Total Liabilities & Equity</u>		<u>44,464.00</u>	<u>383,727.25</u>	<u>428,191.25</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 9/1/2016 To 9/30/2016 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%	162,000.00	162,000.00	0.00	0.00%	216,000.00
4100 Late Fees	15.00	25.00	(10.00)	40.00%	85.00	225.00	(140.00)	62.22%	300.00
4150 Legal Income	0.00	21.00	(21.00)	100.00%	0.00	189.00	(189.00)	100.00%	250.00
4200 Special Charges	0.00	10.00	(10.00)	100.00%	(50.00)	90.00	(140.00)	155.56%	125.00
4300 Additional Working Capital	0.00	42.00	(42.00)	100.00%	1,840.00	378.00	1,462.00	-386.77%	500.00
4400 Operating Interest	3.47	2.00	1.47	-73.50%	29.91	18.00	11.91	-66.17%	25.00
4810 Master Water Reimb.	5,840.24	0.00	5,840.24	0.00%	7,672.01	0.00	7,672.01	0.00%	2,000.00
TOTAL Income	23,858.71	18,100.00	5,758.71	-31.82%	171,576.92	162,900.00	8,676.92	-5.33%	219,200.00
TOTAL Income	23,858.71	18,100.00	5,758.71	-31.82%	171,576.92	162,900.00	8,676.92	-5.33%	219,200.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	27.77	54.00	26.23	48.57%	576.69	486.00	(90.69)	-18.66%	650.00
6160 Other Administrative	37.00	92.00	55.00	59.78%	403.00	828.00	425.00	51.33%	1,100.00
6220 Activities	0.00	0.00	0.00	0.00%	7.50	0.00	(7.50)	0.00%	350.00
TOTAL Administrative	64.77	146.00	81.23	55.64%	987.19	1,314.00	326.81	24.87%	2,100.00
<u>Insurance</u>									
6810 D&O Insurance	86.16	110.25	24.09	21.85%	775.46	992.25	216.79	21.85%	1,323.00
6820 Hazard Insurance Premium	57.08	2,924.00	2,866.92	98.05%	23,442.20	26,316.00	2,873.80	10.92%	35,082.00
6840 Umbrella Insurance	130.87	131.00	0.13	0.10%	1,177.83	1,179.00	1.17	0.10%	1,570.00
6860 Volunteer Insurance	0.00	0.00	0.00	0.00%	500.00	0.00	(500.00)	0.00%	0.00
TOTAL Insurance	274.11	3,165.25	2,891.14	91.34%	25,895.49	28,487.25	2,591.76	9.10%	37,975.00
<u>Landscaping</u>									
6410 Landscape Contract	2,250.00	1,125.00	(1,125.00)	-100.00%	10,125.00	10,125.00	0.00	0.00%	13,500.00
6420 Landscape Other	589.06	233.00	(356.06)	-152.82%	2,857.06	2,097.00	(760.06)	-36.25%	2,800.00
6430 Shrub/ Tree Care	0.00	250.00	250.00	100.00%	1,386.00	2,250.00	864.00	38.40%	3,000.00
6440 Snow Removal	0.00	0.00	0.00	0.00%	8,872.82	7,200.00	(1,672.82)	-23.23%	12,000.00
6450 Sprinkler Repairs	247.54	800.00	552.46	69.06%	3,577.74	4,000.00	422.26	10.56%	4,000.00
6451 Backflow Testing	0.00	0.00	0.00	0.00%	1,615.00	900.00	(715.00)	-79.44%	900.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	2,595.18	1,125.00	(1,470.18)	-130.68%	1,500.00
TOTAL Landscaping	3,086.60	2,533.00	(553.60)	-21.86%	31,028.80	27,697.00	(3,331.80)	-12.03%	37,700.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 9/1/2016 To 9/30/2016 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%	8,806.50	8,806.50	0.00	0.00%	11,742.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	189.00	189.00	100.00%	250.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	250.00	750.00	500.00	66.67%	750.00
6090 Income Taxes	0.00	0.00	0.00	0.00%	146.57	1,000.00	853.43	85.34%	1,000.00
TOTAL Professional and Legal	978.50	999.50	21.00	2.10%	9,203.07	10,745.50	1,542.43	14.35%	13,742.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	465.08	83.00	(382.08)	-460.34%	2,042.75	747.00	(1,295.75)	-173.46%	1,000.00
6311 Interior Building Repairs	0.00	42.00	42.00	100.00%	0.00	378.00	378.00	100.00%	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%	238.61	0.00	(238.61)	0.00%	500.00
6340 Roof Repairs	0.00	167.00	167.00	100.00%	180.00	1,503.00	1,323.00	88.02%	2,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	888.80	900.00	11.20	1.24%	1,200.00
6355 Exterminating/ Pest Control	0.00	0.00	0.00	0.00%	7.97	0.00	(7.97)	0.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	0.00	0.00	0.00%	330.84	375.00	44.16	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	465.08	392.00	(73.08)	-18.64%	3,688.97	3,903.00	214.03	5.48%	6,150.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	49,500.00	49,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	49,500.00	49,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	1,234.24	583.00	(651.24)	-111.70%	4,087.68	5,247.00	1,159.32	22.09%	7,000.00
6720 Water	4,237.58	1,833.00	(2,404.58)	-131.18%	15,954.88	16,497.00	542.12	3.29%	22,000.00
6730 Telephone	113.48	110.00	(3.48)	-3.16%	989.78	990.00	0.22	0.02%	1,320.00
6740 Sewer	4,025.52	4,166.00	140.48	3.37%	19,166.94	18,751.00	(415.94)	-2.22%	25,000.00
TOTAL Utilities	9,610.82	6,692.00	(2,918.82)	-43.62%	40,199.28	41,485.00	1,285.72	3.10%	55,320.00
TOTAL Expense	19,979.88	19,427.75	(552.13)	-2.84%	160,502.80	163,131.75	2,628.95	1.61%	218,987.00
Excess Revenue / Expense	3,878.83	(1,327.75)	5,206.58	392.14%	11,074.12	(231.75)	11,305.87	0.00%	213.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 9/1/2016 To 9/30/2016 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%	49,500.00	49,500.00	0.00	0.00%	66,000.00
9020 Interest	293.60	383.00	(89.40)	23.34%	2,619.48	3,447.00	(827.52)	24.01%	4,600.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	(18.00)	0.00	(18.00)	0.00%	0.00
TOTAL Reserve Income	5,793.60	5,883.00	(89.40)	1.52%	52,101.48	52,947.00	(845.52)	1.60%	70,600.00
TOTAL Income	5,793.60	5,883.00	(89.40)	1.52%	52,101.48	52,947.00	(845.52)	1.60%	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%	22,416.00	23,000.00	584.00	2.54%	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%	8,221.75	10,000.00	1,778.25	17.78%	10,000.00
9180 Reserve Study Update	375.00	0.00	(375.00)	0.00%	375.00	0.00	(375.00)	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	375.00	0.00	(375.00)	0.00%	31,012.75	33,000.00	1,987.25	6.02%	54,300.00
TOTAL Expense	375.00	0.00	(375.00)	0.00%	31,012.75	33,000.00	1,987.25	6.02%	54,300.00
Excess Revenue / Expense	5,418.60	5,883.00	(464.40)	7.89%	21,088.73	19,947.00	1,141.73	-5.72%	16,300.00