

# Balance Sheet

Period 10/31/2016

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## Star Canyon Condominium Assn.

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash</u>			
1001 Operating- Alliance Cash	39,104.00		39,104.00
<u>Total Cash</u>	<u>39,104.00</u>		<u>39,104.00</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		20,391.64	20,391.64
1115 Reserve/ Alliance		8,252.04	8,252.04
1209 Res/CD/FNMA 4/25/43 3.0%		10,736.72	10,736.72
1210 Res/CD/Ginnie Mae 8/20/41 3.0%		13,153.61	13,153.61
1212 Res/CD/FNR 10/1/44 3.0%		4,014.50	4,014.50
1213 Res/CD/ FNMA 12/25/41 3.0%		10,167.38	10,167.38
1216 Res/CD/JPMorgan 11/6/17 1.15%		29,133.00	29,133.00
1217 Res/CD/FNMA 5/25/45 3.0%		4,414.61	4,414.61
1218 Res/CD/UnionBank 8/29/18 1.20%		45,873.90	45,873.90
1219 Res/FHLMC 10/15/45 2.5%		15,883.76	15,883.76
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
1223 Res/ FNMA CLLB 11/25/46 2.5%		14,962.50	14,962.50
1224 Res/FNMA 11/1/46 2.5%		14,925.00	14,925.00
1225 Res/CD/CapitalOne 10/26/18 1.2%		35,000.00	35,000.00
1226 Res/CD/Bank India NY 4/26/17 .45%		35,000.00	35,000.00
<u>Total Reserve</u>		<u>397,466.53</u>	<u>397,466.53</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		643.86	643.86
1800 Prepaid Insurance	2,398.00		2,398.00
<u>Total Other Assets</u>	<u>10,994.75</u>	<u>(7,952.89)</u>	<u>3,041.86</u>
<u>Total Assets</u>	<u>50,098.75</u>	<u>389,513.64</u>	<u>439,612.39</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	7,716.95		7,716.95
2050 Dues Paid in Advance	8,675.00		8,675.00
2100 Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>	<u>16,391.95</u>	<u>3,600.00</u>	<u>19,991.95</u>
<u>Equity</u>			
3300 Restricted Reserves		359,038.52	359,038.52
3900 Retained Earnings	17,734.59		17,734.59
Net Income	15,972.21	26,875.12	42,847.33
<u>Total Equity</u>	<u>33,706.80</u>	<u>385,913.64</u>	<u>419,620.44</u>
<u>Total Liabilities &amp; Equity</u>	<u>50,098.75</u>	<u>389,513.64</u>	<u>439,612.39</u>

Star Canyon Condominium Assn.  
Statement of Revenues and Expenses  
Period 10/1/2016 To 10/31/2016 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	18,000.00	18,000.00	0.00	0.00%	180,000.00	180,000.00	0.00	0.00%	216,000.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	120.00	250.00	(130.00)	52.00%	300.00
4150 Legal Income	0.00	21.00	(21.00)	100.00%	0.00	210.00	(210.00)	100.00%	250.00
4200 Special Charges	0.00	10.00	(10.00)	100.00%	(50.00)	100.00	(150.00)	150.00%	125.00
4300 Additional Working Capital	500.00	42.00	458.00	-1090.48%	2,340.00	420.00	1,920.00	-457.14%	500.00
4400 Operating Interest	3.33	2.00	1.33	-66.50%	33.24	20.00	13.24	-66.20%	25.00
4810 Master Water Reimb.	0.00	0.00	0.00	0.00%	7,672.01	0.00	7,672.01	0.00%	2,000.00
TOTAL Income	18,538.33	18,100.00	438.33	-2.42%	190,115.25	181,000.00	9,115.25	-5.04%	219,200.00
TOTAL Income	18,538.33	18,100.00	438.33	-2.42%	190,115.25	181,000.00	9,115.25	-5.04%	219,200.00
<b>Expense</b>									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	22.48	54.00	31.52	58.37%	599.17	540.00	(59.17)	-10.96%	650.00
6160 Other Administrative	37.00	92.00	55.00	59.78%	440.00	920.00	480.00	52.17%	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	59.48	146.00	86.52	59.26%	1,046.67	1,460.00	413.33	28.31%	2,100.00
<u>Insurance</u>									
6810 D&O Insurance	86.16	110.25	24.09	21.85%	861.62	1,102.50	240.88	21.85%	1,323.00
6820 Hazard Insurance Premium	732.08	2,924.00	2,191.92	74.96%	24,174.28	29,240.00	5,065.72	17.32%	35,082.00
6840 Umbrella Insurance	130.87	131.00	0.13	0.10%	1,308.70	1,310.00	1.30	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	949.11	3,165.25	2,216.14	70.01%	26,844.60	31,652.50	4,807.90	15.19%	37,975.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	11,250.00	11,250.00	0.00	0.00%	13,500.00
6420 Landscape Other	176.35	233.00	56.65	24.31%	3,033.41	2,330.00	(703.41)	-30.19%	2,800.00
6430 Shrub/ Tree Care	0.00	250.00	250.00	100.00%	1,386.00	2,500.00	1,114.00	44.56%	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	0.00	0.00	0.00	0.00%	3,577.74	4,000.00	422.26	10.56%	4,000.00
6451 Backflow Testing	125.00	0.00	(125.00)	0.00%	1,740.00	900.00	(840.00)	-93.33%	900.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	2,595.18	1,250.00	(1,345.18)	-107.61%	1,500.00
TOTAL Landscaping	1,426.35	1,733.00	306.65	17.69%	32,455.15	29,430.00	(3,025.15)	-10.28%	37,700.00

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**

Period 10/1/2016 To 10/31/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b><u>Professional and Legal</u></b>									
6040 Management Fees	978.50	978.50	0.00	0.00%	9,785.00	9,785.00	0.00	0.00%	11,742.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	210.00	210.00	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
<b>TOTAL Professional and Legal</b>	<b>978.50</b>	<b>999.50</b>	<b>21.00</b>	<b>2.10%</b>	<b>10,181.57</b>	<b>11,745.00</b>	<b>1,563.43</b>	<b>13.31%</b>	<b>13,742.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	83.00	83.00	100.00%	2,042.75	830.00	(1,212.75)	-146.11%	1,000.00
6311 Interior Building Repairs	0.00	42.00	42.00	100.00%	0.00	420.00	420.00	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	1,670.00	1,490.00	89.22%	2,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	888.80	1,000.00	111.20	11.12%	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
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>392.00</b>	<b>392.00</b>	<b>100.00%</b>	<b>3,688.97</b>	<b>4,295.00</b>	<b>606.03</b>	<b>14.11%</b>	<b>6,150.00</b>
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
<b>TOTAL Reserve</b>	<b>5,500.00</b>	<b>5,500.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>66,000.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	728.30	583.00	(145.30)	-24.92%	4,815.98	5,830.00	1,014.02	17.39%	7,000.00
6720 Water	3,771.64	1,833.00	(1,938.64)	-105.76%	19,726.52	18,330.00	(1,396.52)	-7.62%	22,000.00
6730 Telephone	226.86	110.00	(116.86)	-106.24%	1,216.64	1,100.00	(116.64)	-10.60%	1,320.00
6740 Sewer	0.00	0.00	0.00	0.00%	19,166.94	18,751.00	(415.94)	-2.22%	25,000.00
<b>TOTAL Utilities</b>	<b>4,726.80</b>	<b>2,526.00</b>	<b>(2,200.80)</b>	<b>-87.13%</b>	<b>44,926.08</b>	<b>44,011.00</b>	<b>(915.08)</b>	<b>-2.08%</b>	<b>55,320.00</b>
<b>TOTAL Expense</b>	<b>13,640.24</b>	<b>14,461.75</b>	<b>821.51</b>	<b>5.68%</b>	<b>174,143.04</b>	<b>177,593.50</b>	<b>3,450.46</b>	<b>1.94%</b>	<b>218,987.00</b>
<b>Excess Revenue / Expense</b>	<b>4,898.09</b>	<b>3,638.25</b>	<b>1,259.84</b>	<b>-34.63%</b>	<b>15,972.21</b>	<b>3,406.50</b>	<b>12,565.71</b>	<b>-368.87%</b>	<b>213.00</b>

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**

Period 10/1/2016 To 10/31/2016 11:59:00 PM

	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	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
9020 Interest	286.39	383.00	(96.61)	25.22%	2,905.87	3,830.00	(924.13)	24.13%	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
<b>TOTAL Reserve Income</b>	<b>5,786.39</b>	<b>5,883.00</b>	<b>(96.61)</b>	<b>1.64%</b>	<b>57,887.87</b>	<b>58,830.00</b>	<b>(942.13)</b>	<b>1.60%</b>	<b>70,600.00</b>
<b>TOTAL Income</b>	<b>5,786.39</b>	<b>5,883.00</b>	<b>(96.61)</b>	<b>1.64%</b>	<b>57,887.87</b>	<b>58,830.00</b>	<b>(942.13)</b>	<b>1.60%</b>	<b>70,600.00</b>
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
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	0.00	0.00	0.00	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
<b>TOTAL Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>31,012.75</b>	<b>33,000.00</b>	<b>1,987.25</b>	<b>6.02%</b>	<b>54,300.00</b>
<b>TOTAL Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>31,012.75</b>	<b>33,000.00</b>	<b>1,987.25</b>	<b>6.02%</b>	<b>54,300.00</b>
<b>Excess Revenue / Expense</b>	<b>5,786.39</b>	<b>5,883.00</b>	<b>(96.61)</b>	<b>1.64%</b>	<b>26,875.12</b>	<b>25,830.00</b>	<b>1,045.12</b>	<b>-4.05%</b>	<b>16,300.00</b>