

Balance Sheet

Period 11/30/2016

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001	Operating- Alliance Cash	40,639.53	40,639.53
<u>Total Cash</u>		<u>40,639.53</u>	<u>40,639.53</u>
<u>Reserve</u>			
1110	Reserve/Dain/MM	32,867.15	32,867.15
1115	Reserve/ Alliance	8,253.05	8,253.05
1209	Res/CD/FNMA 4/25/43 3.%	9,706.45	9,706.45
1210	Res/CD/Ginnie Mae 8/20/41 3.%	12,231.69	12,231.69
1212	Res/CD/FNR 10/1/44 3.%	4,014.50	4,014.50
1213	Res/CD/ FNMA 12/25/41 3.%	9,901.04	9,901.04
1216	Res/CD/JPMorgan 11/6/17 1.15%	29,133.00	29,133.00
1217	Res/CD/FNMA 5/25/45 3.%	2,129.37	2,129.37
1218	Res/CD/UnionBank 8/29/18 1.20%	45,873.90	45,873.90
1219	Res/FHLMC 10/15/45 2.5%	13,614.87	13,614.87
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>403,170.39</u>	<u>403,170.39</u>
<u>Accounts Receivable</u>			
1400	Members Receivable	210.00	210.00
<u>Total Accounts Receivable</u>		<u>210.00</u>	<u>210.00</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	796.74	796.74
1800	Prepaid Insurance	1,983.13	1,983.13
<u>Total Other Assets</u>		<u>(7,800.01)</u>	<u>2,779.87</u>
<u>Total Assets</u>		<u>51,429.41</u>	<u>395,370.38</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000	Accounts Payable	5,727.22	5,727.22
2050	Dues Paid in Advance	7,125.00	7,125.00
2100	Comcast Contract	3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>12,852.22</u>	<u>16,452.22</u>
<u>Equity</u>			
3300	Restricted Reserves	359,038.52	359,038.52
3900	Retained Earnings	17,734.59	17,734.59
	Net Income	20,842.60	53,574.46
<u>Total Equity</u>		<u>38,577.19</u>	<u>430,347.57</u>
<u>Total Liabilities & Equity</u>		<u>51,429.41</u>	<u>395,370.38</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 11/1/2016 To 11/30/2016 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%	198,000.00	198,000.00	0.00	0.00%	216,000.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	120.00	275.00	(155.00)	56.36%	300.00
4150 Legal Income	0.00	21.00	(21.00)	100.00%	0.00	231.00	(231.00)	100.00%	250.00
4200 Special Charges	0.00	10.00	(10.00)	100.00%	(50.00)	110.00	(160.00)	145.45%	125.00
4300 Additional Working Capital	0.00	42.00	(42.00)	100.00%	2,340.00	462.00	1,878.00	-406.49%	500.00
4400 Operating Interest	3.43	2.00	1.43	-71.50%	36.67	22.00	14.67	-66.68%	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	18,003.43	18,100.00	(96.57)	0.53%	208,118.68	199,100.00	9,018.68	-4.53%	219,200.00
TOTAL Income	18,003.43	18,100.00	(96.57)	0.53%	208,118.68	199,100.00	9,018.68	-4.53%	219,200.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	120.43	54.00	(66.43)	-123.02%	719.60	594.00	(125.60)	-21.14%	650.00
6160 Other Administrative	8.00	92.00	84.00	91.30%	448.00	1,012.00	564.00	55.73%	1,100.00
6220 Activities	128.70	0.00	(128.70)	0.00%	136.20	0.00	(136.20)	0.00%	350.00
TOTAL Administrative	257.13	146.00	(111.13)	-76.12%	1,303.80	1,606.00	302.20	18.82%	2,100.00
<u>Insurance</u>									
6810 D&O Insurance	89.62	110.25	20.63	18.71%	951.24	1,212.75	261.51	21.56%	1,323.00
6820 Hazard Insurance Premium	(618.75)	2,924.00	3,542.75	121.16%	23,555.53	32,164.00	8,608.47	26.76%	35,082.00
6840 Umbrella Insurance	0.00	131.00	131.00	100.00%	1,308.70	1,441.00	132.30	9.18%	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	(529.13)	3,165.25	3,694.38	116.72%	26,315.47	34,817.75	8,502.28	24.42%	37,975.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	12,375.00	12,375.00	0.00	0.00%	13,500.00
6420 Landscape Other	0.00	233.00	233.00	100.00%	3,033.41	2,563.00	(470.41)	-18.35%	2,800.00
6430 Shrub/ Tree Care	0.00	250.00	250.00	100.00%	1,386.00	2,750.00	1,364.00	49.60%	3,000.00
6440 Snow Removal	54.54	2,400.00	2,345.46	97.73%	8,927.36	9,600.00	672.64	7.01%	12,000.00
6450 Sprinkler Repairs	92.50	0.00	(92.50)	0.00%	3,670.24	4,000.00	329.76	8.24%	4,000.00
6451 Backflow Testing	0.00	0.00	0.00	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	1,375.00	(1,220.18)	-88.74%	1,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 11/1/2016 To 11/30/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	1,272.04	4,133.00	2,860.96	69.22%	33,727.19	33,563.00	(164.19)	-0.49%	37,700.00
<u>Professional and Legal</u>									
6040 Management Fees	978.50	978.50	0.00	0.00%	10,763.50	10,763.50	0.00	0.00%	11,742.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	231.00	231.00	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%	11,160.07	12,744.50	1,584.43	12.43%	13,742.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	83.00	83.00	100.00%	2,042.75	913.00	(1,129.75)	-123.74%	1,000.00
6311 Interior Building Repairs	0.00	42.00	42.00	100.00%	0.00	462.00	462.00	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	1,837.00	1,657.00	90.20%	2,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	888.80	1,100.00	211.20	19.20%	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	110.28	125.00	14.72	11.78%	441.12	500.00	58.88	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	110.28	517.00	406.72	78.67%	3,799.25	4,812.00	1,012.75	21.05%	6,150.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	355.50	583.00	227.50	39.02%	5,171.48	6,413.00	1,241.52	19.36%	7,000.00
6720 Water	1,163.20	1,833.00	669.80	36.54%	20,889.72	20,163.00	(726.72)	-3.60%	22,000.00
6730 Telephone	0.00	110.00	110.00	100.00%	1,216.64	1,210.00	(6.64)	-0.55%	1,320.00
6740 Sewer	4,025.52	4,166.00	140.48	3.37%	23,192.46	22,917.00	(275.46)	-1.20%	25,000.00
TOTAL Utilities	5,544.22	6,692.00	1,147.78	17.15%	50,470.30	50,703.00	232.70	0.46%	55,320.00
TOTAL Expense	13,133.04	21,152.75	8,019.71	37.91%	187,276.08	198,746.25	11,470.17	5.77%	218,987.00
Excess Revenue / Expense	4,870.39	(3,052.75)	7,923.14	259.54%	20,842.60	353.75	20,488.85	0.00%	213.00

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	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%	60,500.00	60,500.00	0.00	0.00%	66,000.00
9020 Interest	356.74	383.00	(26.26)	6.86%	3,262.61	4,213.00	(950.39)	22.56%	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	5,856.74	5,883.00	(26.26)	0.45%	63,744.61	64,713.00	(968.39)	1.50%	70,600.00
TOTAL Income	5,856.74	5,883.00	(26.26)	0.45%	63,744.61	64,713.00	(968.39)	1.50%	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	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
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	31,012.75	33,000.00	1,987.25	6.02%	54,300.00
TOTAL Expense	0.00	0.00	0.00	0.00%	31,012.75	33,000.00	1,987.25	6.02%	54,300.00
Excess Revenue / Expense	5,856.74	5,883.00	(26.26)	0.45%	32,731.86	31,713.00	1,018.86	-3.21%	16,300.00