

Balance Sheet

Period 12/31/2016

1

Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	33,881.40		33,881.40
<u>Total Cash</u>		<u>33,881.40</u>		<u>33,881.40</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		42,463.49	42,463.49
1115	Reserve/ Alliance		8,254.11	8,254.11
1209	Res/CD/FNMA 4/25/43 3.0%		8,736.06	8,736.06
1210	Res/CD/Ginnie Mae 8/20/41 3.0%		12,066.54	12,066.54
1212	Res/CD/FNR 10/1/44 3.0%		4,014.50	4,014.50
1213	Res/CD/ FNMA 12/25/41 3.0%		9,719.09	9,719.09
1216	Res/CD/JPMorgan 11/6/17 1.15%		29,133.00	29,133.00
1218	Res/CD/UnionBank 8/29/18 1.20%		45,873.90	45,873.90
1219	Res/FHLMC 10/15/45 2.5%		13,152.28	13,152.28
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>408,858.34</u>	<u>408,858.34</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(8,971.75)	(8,971.75)
1480	Due To/ (From) Operating	8,971.75		8,971.75
1530	Accrued Interest Receivable		974.29	974.29
1800	Prepaid Insurance	2,910.60		2,910.60
<u>Total Other Assets</u>		<u>11,882.35</u>	<u>(7,997.46)</u>	<u>3,884.89</u>
<u>Total Assets</u>		<u>45,763.75</u>	<u>400,860.88</u>	<u>446,624.63</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	12,650.60		12,650.60
2050	Dues Paid in Advance	10,690.00		10,690.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>23,340.60</u>	<u>3,600.00</u>	<u>26,940.60</u>
<u>Equity</u>				
3300	Restricted Reserves		359,038.52	359,038.52
3900	Retained Earnings	17,734.59		17,734.59
	Net Income	4,688.56	38,222.36	42,910.92
<u>Total Equity</u>		<u>22,423.15</u>	<u>397,260.88</u>	<u>419,684.03</u>
<u>Total Liabilities & Equity</u>		<u>45,763.75</u>	<u>400,860.88</u>	<u>446,624.63</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 12/1/2016 To 12/31/2016 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%	216,000.00	216,000.00	0.00	0.00%	216,000.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	120.00	300.00	(180.00)	60.00%	300.00
4150 Legal Income	0.00	19.00	(19.00)	100.00%	0.00	250.00	(250.00)	100.00%	250.00
4200 Special Charges	0.00	15.00	(15.00)	100.00%	(50.00)	125.00	(175.00)	140.00%	125.00
4300 Additional Working Capital	0.00	38.00	(38.00)	100.00%	2,340.00	500.00	1,840.00	-368.00%	500.00
4400 Operating Interest	3.45	3.00	0.45	-15.00%	40.12	25.00	15.12	-60.48%	25.00
4810 Master Water Reimb.	0.00	2,000.00	(2,000.00)	100.00%	7,672.01	2,000.00	5,672.01	-283.60%	2,000.00
TOTAL Income	18,003.45	20,100.00	(2,096.55)	10.43%	226,122.13	219,200.00	6,922.13	-3.16%	219,200.00
TOTAL Income	18,003.45	20,100.00	(2,096.55)	10.43%	226,122.13	219,200.00	6,922.13	-3.16%	219,200.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	29.48	56.00	26.52	47.36%	749.08	650.00	(99.08)	-15.24%	650.00
6160 Other Administrative	22.00	88.00	66.00	75.00%	470.00	1,100.00	630.00	57.27%	1,100.00
6220 Activities	0.00	350.00	350.00	100.00%	136.20	350.00	213.80	61.09%	350.00
TOTAL Administrative	51.48	494.00	442.52	89.58%	1,355.28	2,100.00	744.72	35.46%	2,100.00
<u>Insurance</u>									
6810 D&O Insurance	89.58	110.25	20.67	18.75%	1,040.82	1,323.00	282.18	21.33%	1,323.00
6820 Hazard Insurance Premium	16,107.88	2,918.00	(13,189.88)	-452.02%	39,663.41	35,082.00	(4,581.41)	-13.06%	35,082.00
6840 Umbrella Insurance	221.20	129.00	(92.20)	-71.47%	1,529.90	1,570.00	40.10	2.55%	1,570.00
6850 Workman's Compensation	32.50	0.00	(32.50)	0.00%	32.50	0.00	(32.50)	0.00%	0.00
6860 Volunteer Insurance	0.00	0.00	0.00	0.00%	500.00	0.00	(500.00)	0.00%	0.00
TOTAL Insurance	16,451.16	3,157.25	(13,293.91)	-421.06%	42,766.63	37,975.00	(4,791.63)	-12.62%	37,975.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	13,500.00	13,500.00	0.00	0.00%	13,500.00
6420 Landscape Other	755.00	237.00	(518.00)	-218.57%	3,788.41	2,800.00	(988.41)	-35.30%	2,800.00
6430 Shrub/ Tree Care	0.00	250.00	250.00	100.00%	1,386.00	3,000.00	1,614.00	53.80%	3,000.00
6440 Snow Removal	1,915.00	2,400.00	485.00	20.21%	10,842.36	12,000.00	1,157.64	9.65%	12,000.00
6450 Sprinkler Repairs	0.00	0.00	0.00	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	1,500.00	(1,095.18)	-73.01%	1,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 12/1/2016 To 12/31/2016 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	3,795.00	4,137.00	342.00	8.27%	37,522.19	37,700.00	177.81	0.47%	37,700.00
Professional and Legal									
6040 Management Fees	978.50	978.50	0.00	0.00%	11,742.00	11,742.00	0.00	0.00%	11,742.00
6060 Legal Expense	0.00	19.00	19.00	100.00%	0.00	250.00	250.00	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	997.50	19.00	1.90%	12,138.57	13,742.00	1,603.43	11.67%	13,742.00
Repairs and Maintenance									
6310 General Building Repairs	255.70	87.00	(168.70)	-193.91%	2,298.45	1,000.00	(1,298.45)	-129.85%	1,000.00
6311 Interior Building Repairs	0.00	38.00	38.00	100.00%	0.00	500.00	500.00	100.00%	500.00
6320 Fence/ Common Lighting	0.00	200.00	200.00	100.00%	0.00	200.00	200.00	100.00%	200.00
6335 Concrete/ Asphalt	0.00	500.00	500.00	100.00%	238.61	500.00	261.39	52.28%	500.00
6340 Roof Repairs	0.00	163.00	163.00	100.00%	180.00	2,000.00	1,820.00	91.00%	2,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	888.80	1,200.00	311.20	25.93%	1,200.00
6351 Gutter Cleaning	1,650.00	0.00	(1,650.00)	0.00%	1,650.00	0.00	(1,650.00)	0.00%	0.00
6355 Exterminating/ Pest Control	0.00	150.00	150.00	100.00%	7.97	150.00	142.03	94.69%	150.00
6395 Alarm Monitoring & Repairs	0.00	0.00	0.00	0.00%	441.12	500.00	58.88	11.78%	500.00
6499 Other Contracts/ Billing	0.00	100.00	100.00	100.00%	0.00	100.00	100.00	100.00%	100.00
TOTAL Repairs and Maintenance	1,905.70	1,338.00	(567.70)	-42.43%	5,704.95	6,150.00	445.05	7.24%	6,150.00
Reserve									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	66,000.00	66,000.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	66,000.00	66,000.00	0.00	0.00%	66,000.00
Utilities									
6710 Common Gas/ Electricity	1,300.54	587.00	(713.54)	-121.56%	6,472.02	7,000.00	527.98	7.54%	7,000.00
6720 Water	2,026.32	1,837.00	(189.32)	-10.31%	22,916.04	22,000.00	(916.04)	-4.16%	22,000.00
6730 Telephone	136.03	110.00	(26.03)	-23.66%	1,352.67	1,320.00	(32.67)	-2.48%	1,320.00
6740 Sewer	2,012.76	2,083.00	70.24	3.37%	25,205.22	25,000.00	(205.22)	-0.82%	25,000.00
TOTAL Utilities	5,475.65	4,617.00	(858.65)	-18.60%	55,945.95	55,320.00	(625.95)	-1.13%	55,320.00
TOTAL Expense	34,157.49	20,240.75	(13,916.74)	-68.76%	221,433.57	218,987.00	(2,446.57)	-1.12%	218,987.00
Excess Revenue / Expense	(16,154.04)	(140.75)	(16,013.29)	0.00%	4,688.56	213.00	4,475.56	0.00%	213.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 12/1/2016 To 12/31/2016 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%	66,000.00	66,000.00	0.00	0.00%	66,000.00
9020 Interest	365.50	387.00	(21.50)	5.56%	3,628.11	4,600.00	(971.89)	21.13%	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
TOTAL Reserve Income	5,865.50	5,887.00	(21.50)	0.37%	69,610.11	70,600.00	(989.89)	1.40%	70,600.00
TOTAL Income	5,865.50	5,887.00	(21.50)	0.37%	69,610.11	70,600.00	(989.89)	1.40%	70,600.00
Expense									
<u>Reserve Expenses</u>									
9105 Loss On Redemption	0.00	800.00	800.00	100.00%	0.00	800.00	800.00	100.00%	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	15,000.00	15,000.00	100.00%	0.00	15,000.00	15,000.00	100.00%	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	1,000.00	625.00	62.50%	750.00	1,000.00	250.00	25.00%	1,000.00
9186 Irrigation	0.00	4,500.00	4,500.00	100.00%	0.00	4,500.00	4,500.00	100.00%	4,500.00
TOTAL Reserve Expenses	375.00	21,300.00	20,925.00	98.24%	31,387.75	54,300.00	22,912.25	42.20%	54,300.00
TOTAL Expense	375.00	21,300.00	20,925.00	98.24%	31,387.75	54,300.00	22,912.25	42.20%	54,300.00
Excess Revenue / Expense	5,490.50	(15,413.00)	20,903.50	135.62%	38,222.36	16,300.00	21,922.36	-134.49%	16,300.00