

# Balance Sheet

Period 02/28/2017

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## Star Canyon Condominium Assn.

		Operating	Reserve	Total
<b>Assets</b>				
<u>Cash</u>				
1001	Operating- Alliance Cash	40,102.18		40,102.18
<u>Total Cash</u>		<u>40,102.18</u>		<u>40,102.18</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		58,104.50	58,104.50
1115	Reserve/ Alliance		8,256.11	8,256.11
1209	Res/CD/FNMA 4/25/43 3.0%		8,550.21	8,550.21
1210	Res/CD/Ginnie Mae 8/20/41 3.0%		11,377.30	11,377.30
1212	Res/CD/FNR 10/1/44 3.0%		4,014.50	4,014.50
1213	Res/CD/ FNMA 12/25/41 3.0%		8,978.79	8,978.79
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%		12,314.30	12,314.30
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>422,047.98</u>	<u>422,047.98</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		898.70	898.70
1800	Prepaid Insurance	2,051.28		2,051.28
<u>Total Other Assets</u>		<u>11,023.03</u>	<u>(8,073.05)</u>	<u>2,949.98</u>
<u>Total Assets</u>		<u>51,125.21</u>	<u>413,974.93</u>	<u>465,100.14</u>
<b>Liabilities &amp; Equity</b>				
<u>Current Liabilities</u>				
2000	Accounts Payable	6,197.91		6,197.91
2050	Dues Paid in Advance	10,490.00		10,490.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>16,687.91</u>	<u>3,600.00</u>	<u>20,287.91</u>
<u>Equity</u>				
3300	Restricted Reserves		397,260.88	397,260.88
3900	Retained Earnings	22,423.15		22,423.15
	Net Income	12,014.15	13,114.05	25,128.20
<u>Total Equity</u>		<u>34,437.30</u>	<u>410,374.93</u>	<u>444,812.23</u>
<u>Total Liabilities &amp; Equity</u>		<u>51,125.21</u>	<u>413,974.93</u>	<u>465,100.14</u>

# Star Canyon Condominium Assn.

## Statement of Revenues and Expenses

Period 2/1/2017 To 2/28/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b><u>Income</u></b>									
4000 Member Fees	18,720.00	18,720.00	0.00	0.00%	37,440.00	37,440.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	35.00	50.00	(15.00)	30.00%	300.00
4200 Special Charges	155.45	10.00	145.45	-1454.50%	0.00	20.00	(20.00)	100.00%	125.00
4300 Additional Working Capital	0.00	167.00	(167.00)	100.00%	500.00	334.00	166.00	-49.70%	2,000.00
4400 Operating Interest	3.27	3.00	0.27	-9.00%	6.38	6.00	0.38	-6.33%	30.00
4810 Master Water Reimb.	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,000.00
<b>TOTAL Income</b>	<b>18,878.72</b>	<b>18,925.00</b>	<b>(46.28)</b>	<b>0.24%</b>	<b>37,981.38</b>	<b>37,850.00</b>	<b>131.38</b>	<b>-0.35%</b>	<b>229,095.00</b>
<b>TOTAL Income</b>	<b>18,878.72</b>	<b>18,925.00</b>	<b>(46.28)</b>	<b>0.24%</b>	<b>37,981.38</b>	<b>37,850.00</b>	<b>131.38</b>	<b>-0.35%</b>	<b>229,095.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
6140 Supplies/ Copies/ Postage	33.54	67.00	33.46	49.94%	184.20	134.00	(50.20)	-37.46%	800.00
6150 Website	0.00	0.00	0.00	0.00%	50.00	0.00	(50.00)	0.00%	0.00
6160 Other Administrative	47.00	54.00	7.00	12.96%	62.00	108.00	46.00	42.59%	650.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	350.00
<b>TOTAL Administrative</b>	<b>80.54</b>	<b>121.00</b>	<b>40.46</b>	<b>33.44%</b>	<b>296.20</b>	<b>242.00</b>	<b>(54.20)</b>	<b>-22.40%</b>	<b>1,800.00</b>
<b><u>Insurance</u></b>									
6810 D&O Insurance	89.58	90.00	0.42	0.47%	179.16	180.00	0.84	0.47%	1,075.00
6820 Hazard Insurance Premium	56.25	3,324.00	3,267.75	98.31%	2,815.25	6,648.00	3,832.75	57.65%	39,889.00
6840 Umbrella Insurance	110.58	110.00	(0.58)	-0.53%	221.16	220.00	(1.16)	-0.53%	1,324.00
6850 Workman's Compensation	0.00	0.00	0.00	0.00%	346.50	0.00	(346.50)	0.00%	0.00
6860 Volunteer Insurance	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
<b>TOTAL Insurance</b>	<b>256.41</b>	<b>3,566.00</b>	<b>3,309.59</b>	<b>92.81%</b>	<b>3,562.07</b>	<b>7,132.00</b>	<b>3,569.93</b>	<b>50.06%</b>	<b>42,788.00</b>
<b><u>Landscaping</u></b>									
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%	3,000.00
6430 Shrub/ Tree Care	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
6440 Snow Removal	590.00	2,000.00	1,410.00	70.50%	1,950.00	5,000.00	3,050.00	61.00%	12,000.00
6450 Sprinkler Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,500.00
6451 Backflow Testing	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,500.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
<b>TOTAL Landscaping</b>	<b>1,715.00</b>	<b>3,250.00</b>	<b>1,535.00</b>	<b>47.23%</b>	<b>4,200.00</b>	<b>7,500.00</b>	<b>3,300.00</b>	<b>44.00%</b>	<b>37,500.00</b>

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

Period 2/1/2017 To 2/28/2017 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	1,027.00	1,027.00	0.00	0.00%	2,054.00	2,054.00	0.00	0.00%	12,324.00
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%	350.00
6090 Income Taxes	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	673.00
<b>TOTAL Professional and Legal</b>	<b>1,027.00</b>	<b>1,048.00</b>	<b>21.00</b>	<b>2.00%</b>	<b>2,054.00</b>	<b>2,096.00</b>	<b>42.00</b>	<b>2.00%</b>	<b>13,597.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	250.00	250.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
6311 Interior Building Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
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	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,000.00
6350 Gutter Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,200.00
6355 Exterminating/ Pest Control	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
6395 Alarm Monitoring & Repairs	0.00	84.00	84.00	100.00%	0.00	84.00	84.00	100.00%	584.00
6499 Other Contracts/ Billing	0.00	8.00	8.00	100.00%	0.00	16.00	16.00	100.00%	100.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>342.00</b>	<b>342.00</b>	<b>100.00%</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>100.00%</b>	<b>5,534.00</b>
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	6,220.00	6,220.00	0.00	0.00%	12,440.00	12,440.00	0.00	0.00%	74,640.00
<b>TOTAL Reserve</b>	<b>6,220.00</b>	<b>6,220.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>12,440.00</b>	<b>12,440.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>74,640.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	(68.52)	333.00	401.52	120.58%	75.53	666.00	590.47	88.66%	4,000.00
6720 Water	985.82	1,833.00	847.18	46.22%	1,122.80	3,666.00	2,543.20	69.37%	22,000.00
6730 Telephone	113.18	110.00	(3.18)	-2.89%	203.87	220.00	16.13	7.33%	1,320.00
6740 Sewer	0.00	0.00	0.00	0.00%	2,012.76	2,167.00	154.24	7.12%	26,000.00
<b>TOTAL Utilities</b>	<b>1,030.48</b>	<b>2,276.00</b>	<b>1,245.52</b>	<b>54.72%</b>	<b>3,414.96</b>	<b>6,719.00</b>	<b>3,304.04</b>	<b>49.17%</b>	<b>53,320.00</b>
<b>TOTAL Expense</b>	<b>10,329.43</b>	<b>16,823.00</b>	<b>6,493.57</b>	<b>38.60%</b>	<b>25,967.23</b>	<b>36,479.00</b>	<b>10,511.77</b>	<b>28.82%</b>	<b>229,179.00</b>
<b>Excess Revenue / Expense</b>	<b>8,549.29</b>	<b>2,102.00</b>	<b>6,447.29</b>	<b>-306.72%</b>	<b>12,014.15</b>	<b>1,371.00</b>	<b>10,643.15</b>	<b>-776.31%</b>	<b>(84.00)</b>

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

Period 2/1/2017 To 2/28/2017 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	6,220.00	6,220.00	0.00	0.00%	12,440.00	12,440.00	0.00	0.00%	74,640.00
9020 Interest	318.95	358.00	(39.05)	10.91%	674.05	716.00	(41.95)	5.86%	4,300.00
<b>TOTAL Reserve Income</b>	<b>6,538.95</b>	<b>6,578.00</b>	<b>(39.05)</b>	<b>0.59%</b>	<b>13,114.05</b>	<b>13,156.00</b>	<b>(41.95)</b>	<b>0.32%</b>	<b>78,940.00</b>
<b>TOTAL Income</b>	<b>6,538.95</b>	<b>6,578.00</b>	<b>(39.05)</b>	<b>0.59%</b>	<b>13,114.05</b>	<b>13,156.00</b>	<b>(41.95)</b>	<b>0.32%</b>	<b>78,940.00</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
9135 Concrete	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20,000.00
9170 Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,000.00
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>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>31,300.00</b>
<b>TOTAL Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>31,300.00</b>
<b>Excess Revenue / Expense</b>	<b>6,538.95</b>	<b>6,578.00</b>	<b>(39.05)</b>	<b>0.59%</b>	<b>13,114.05</b>	<b>13,156.00</b>	<b>(41.95)</b>	<b>0.32%</b>	<b>47,640.00</b>