

Balance Sheet

Period 05/31/2017

Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	7,200.68		7,200.68
<u>Total Cash</u>		<u>7,200.68</u>		<u>7,200.68</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		76,038.94	76,038.94
1115	Reserve/ Alliance		8,259.23	8,259.23
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%		8,340.02	8,340.02
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%		11,205.89	11,205.89
1220	Res/CD/GoldmanSachs 3/16/18 1.05%		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
1227	Res/CD/Goldman Sachs 5/21/19 2.0%		30,278.43	30,278.43
1228	Res/GNMA Remic UA 2/20/47 3.0%		9,836.40	9,836.40
1229	Res/FHLMC 4670 CL KA 3/15/47 3.0%		8,768.16	8,768.16
1230	Res/CD/Bank of China NY 4/19/18 1.05%		30,000.00	30,000.00
<u>Total Reserve</u>			<u>437,121.35</u>	<u>437,121.35</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(47,895.81)	(47,895.81)
1480	Due To/ (From) Operating	47,895.81		47,895.81
1530	Accrued Interest Receivable		657.62	657.62
1800	Prepaid Insurance	1,282.05		1,282.05
<u>Total Other Assets</u>		<u>49,177.86</u>	<u>(47,238.19)</u>	<u>1,939.67</u>
<u>Total Assets</u>		<u>56,378.54</u>	<u>389,883.16</u>	<u>446,261.70</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	47,749.48		47,749.48
2050	Dues Paid in Advance	12,295.00		12,295.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>60,044.48</u>	<u>3,600.00</u>	<u>63,644.48</u>
<u>Equity</u>				
3300	Restricted Reserves		397,260.88	397,260.88
3900	Retained Earnings	22,423.15		22,423.15
	Net Income	(26,089.09)	(10,977.72)	(37,066.81)
<u>Total Equity</u>		<u>(3,665.94)</u>	<u>386,283.16</u>	<u>382,617.22</u>
<u>Total Liabilities & Equity</u>		<u>56,378.54</u>	<u>389,883.16</u>	<u>446,261.70</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 5/1/2017 To 5/31/2017 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	18,720.00	18,720.00	0.00	0.00%	93,600.00	93,600.00	0.00	0.00%	224,640.00
4100 Late Fees	70.00	25.00	45.00	-180.00%	175.00	125.00	50.00	-40.00%	300.00
4200 Special Charges	9.10	10.00	(0.90)	9.00%	9.10	50.00	(40.90)	81.80%	125.00
4300 Additional Working Capital	390.00	167.00	223.00	-133.53%	890.00	835.00	55.00	-6.59%	2,000.00
4400 Operating Interest	8.22	3.00	5.22	-174.00%	31.00	15.00	16.00	-106.67%	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
TOTAL Income	19,197.32	18,925.00	272.32	-1.44%	94,705.10	94,625.00	80.10	-0.08%	229,095.00
TOTAL Income	19,197.32	18,925.00	272.32	-1.44%	94,705.10	94,625.00	80.10	-0.08%	229,095.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	24.03	67.00	42.97	64.13%	259.29	335.00	75.71	22.60%	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	30.00	54.00	24.00	44.44%	120.00	270.00	150.00	55.56%	650.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	350.00
TOTAL Administrative	54.03	121.00	66.97	55.35%	429.29	605.00	175.71	29.04%	1,800.00
<u>Insurance</u>									
6810 D&O Insurance	89.58	90.00	0.42	0.47%	447.90	450.00	2.10	0.47%	1,075.00
6820 Hazard Insurance Premium	5,729.69	3,324.00	(2,405.69)	-72.37%	18,932.56	16,620.00	(2,312.56)	-13.91%	39,889.00
6840 Umbrella Insurance	110.58	110.00	(0.58)	-0.53%	552.90	550.00	(2.90)	-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%	500.00	210.00	(290.00)	-138.10%	500.00
TOTAL Insurance	5,929.85	3,566.00	(2,363.85)	-66.29%	20,779.86	17,830.00	(2,949.86)	-16.54%	42,788.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	5,625.00	5,625.00	0.00	0.00%	13,500.00
6420 Landscape Other	174.00	250.00	76.00	30.40%	174.00	1,250.00	1,076.00	86.08%	3,000.00
6430 Shrub/ Tree Care	0.00	208.00	208.00	100.00%	0.00	1,040.00	1,040.00	100.00%	2,500.00
6440 Snow Removal	0.00	0.00	0.00	0.00%	1,950.00	7,000.00	5,050.00	72.14%	12,000.00
6450 Sprinkler Repairs	1,625.89	700.00	(925.89)	-132.27%	1,625.89	700.00	(925.89)	-132.27%	3,500.00
6451 Backflow Testing	1,795.00	300.00	(1,495.00)	-498.33%	1,795.00	300.00	(1,495.00)	-498.33%	1,500.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	2,260.00	625.00	(1,635.00)	-261.60%	1,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 5/1/2017 To 5/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	4,719.89	2,708.00	(2,011.89)	-74.29%	13,429.89	16,540.00	3,110.11	18.80%	37,500.00
<u>Professional and Legal</u>									
6040 Management Fees	1,027.00	1,027.00	0.00	0.00%	5,135.00	5,135.00	0.00	0.00%	12,324.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	105.00	105.00	100.00%	250.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	250.00	350.00	100.00	28.57%	350.00
6090 Income Taxes	0.00	0.00	0.00	0.00%	0.00	673.00	673.00	100.00%	673.00
TOTAL Professional and Legal	1,027.00	1,048.00	21.00	2.00%	5,385.00	6,263.00	878.00	14.02%	13,597.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	16.28	125.00	108.72	86.98%	179.74	625.00	445.26	71.24%	1,500.00
6311 Interior Building Repairs	0.00	21.00	21.00	100.00%	0.00	105.00	105.00	100.00%	250.00
6320 Fence/ Common Lighting	169.00	17.00	(152.00)	-894.12%	188.13	85.00	(103.13)	-121.33%	200.00
6335 Concrete/ Asphalt	0.00	42.00	42.00	100.00%	0.00	210.00	210.00	100.00%	500.00
6340 Roof Repairs	0.00	83.00	83.00	100.00%	0.00	415.00	415.00	100.00%	1,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	258.00	500.00	242.00	48.40%	1,200.00
6355 Exterminating/ Pest Control	0.00	17.00	17.00	100.00%	0.00	85.00	85.00	100.00%	200.00
6395 Alarm Monitoring & Repairs	110.28	42.00	(68.28)	-162.57%	220.56	210.00	(10.56)	-5.03%	500.00
6499 Other Contracts/ Billing	0.00	8.00	8.00	100.00%	0.00	40.00	40.00	100.00%	100.00
TOTAL Repairs and Maintenance	295.56	455.00	159.44	35.04%	846.43	2,275.00	1,428.57	62.79%	5,450.00
<u>Reserve</u>									
8050 Transfer to Reserves	6,220.00	6,220.00	0.00	0.00%	31,100.00	31,100.00	0.00	0.00%	74,640.00
TOTAL Reserve	6,220.00	6,220.00	0.00	0.00%	31,100.00	31,100.00	0.00	0.00%	74,640.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	242.60	333.00	90.40	27.15%	1,107.82	1,665.00	557.18	33.46%	4,000.00
6720 Water	1,373.71	1,833.00	459.29	25.06%	4,640.47	9,165.00	4,524.53	49.37%	22,000.00
6730 Telephone	113.36	110.00	(3.36)	-3.05%	543.59	550.00	6.41	1.17%	1,320.00
6740 Sewer	36,412.92	4,334.00	(32,078.92)	-740.17%	42,531.84	10,835.00	(31,696.84)	-292.54%	26,000.00
TOTAL Utilities	38,142.59	6,610.00	(31,532.59)	-477.04%	48,823.72	22,215.00	(26,608.72)	-119.78%	53,320.00
TOTAL Expense	56,388.92	20,728.00	(35,660.92)	-172.04%	120,794.19	96,828.00	(23,966.19)	-24.75%	229,095.00
Excess Revenue / Expense	(37,191.60)	(1,803.00)	(35,388.60)	0.00%	(26,089.09)	(2,203.00)	(23,886.09)	0.00%	0.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 5/1/2017 To 5/31/2017 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	6,220.00	6,220.00	0.00	0.00%	31,100.00	31,100.00	0.00	0.00%	74,640.00
9020 Interest	286.74	358.00	(71.26)	19.91%	1,858.34	1,790.00	68.34	-3.82%	4,300.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	(12.00)	0.00	(12.00)	0.00%	0.00
9090 Insurance Claims Received	250,765.25	0.00	250,765.25	0.00%	543,967.79	0.00	543,967.79	0.00%	0.00
TOTAL Reserve Income	257,271.99	6,578.00	250,693.99	-3811.10%	576,914.13	32,890.00	544,024.13	-1654.07%	78,940.00
TOTAL Income	257,271.99	6,578.00	250,693.99	-3811.10%	576,914.13	32,890.00	544,024.13	-1654.07%	78,940.00
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
9135 Concrete	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20,000.00
9151 Gutter Replacement	32,000.00	0.00	(32,000.00)	0.00%	32,000.00	0.00	(32,000.00)	0.00%	0.00
9170 Landscaping	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,000.00
9186 Irrigation	6,924.06	0.00	(6,924.06)	0.00%	6,924.06	0.00	(6,924.06)	0.00%	4,500.00
9280 Insurance Claims Paid	284,147.40	0.00	(284,147.40)	0.00%	548,967.79	0.00	(548,967.79)	0.00%	0.00
TOTAL Reserve Expenses	323,071.46	0.00	(323,071.46)	0.00%	587,891.85	0.00	(587,891.85)	0.00%	31,300.00
TOTAL Expense	323,071.46	0.00	(323,071.46)	0.00%	587,891.85	0.00	(587,891.85)	0.00%	31,300.00
Excess Revenue / Expense	(65,799.47)	6,578.00	(72,377.47)	0.00%	(10,977.72)	32,890.00	(43,867.72)	133.38%	47,640.00