

Balance Sheet

Period 07/31/2017

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Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	5,058.96		5,058.96
<u>Total Cash</u>		<u>5,058.96</u>		<u>5,058.96</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		40,342.87	40,342.87
1115	Reserve/ Alliance		8,261.30	8,261.30
1209	Res/CD/FNMA 4/25/43 3.0%		8,484.99	8,484.99
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%		8,340.00	8,340.00
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%		10,037.69	10,037.69
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%		9,357.14	9,357.14
1229	Res/FHLMC 4670 CL KA 3/15/47 3.0%		8,516.21	8,516.21
1230	Res/CD/Bank of China NY 4/19/18 1.05%		30,000.00	30,000.00
<u>Total Reserve</u>			<u>399,462.70</u>	<u>399,462.70</u>
<u>Accounts Receivable</u>				
1400	Members Receivable	39.55		39.55
<u>Total Accounts Receivable</u>		<u>39.55</u>		<u>39.55</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(10,467.00)	(10,467.00)
1480	Due To/ (From) Operating	10,467.00		10,467.00
1530	Accrued Interest Receivable		1,086.88	1,086.88
1800	Prepaid Insurance	769.23		769.23
<u>Total Other Assets</u>		<u>11,236.23</u>	<u>(9,380.12)</u>	<u>1,856.11</u>
<u>Total Assets</u>		<u>16,334.74</u>	<u>390,082.58</u>	<u>406,417.32</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	8,031.94		8,031.94
2050	Dues Paid in Advance	9,995.00		9,995.00
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>18,026.94</u>	<u>3,600.00</u>	<u>21,626.94</u>
<u>Equity</u>				
3300	Restricted Reserves		397,260.88	397,260.88
3900	Retained Earnings	22,423.15		22,423.15
	Net Income	(24,115.35)	(10,778.30)	(34,893.65)
<u>Total Equity</u>		<u>(1,692.20)</u>	<u>386,482.58</u>	<u>384,790.38</u>
<u>Total Liabilities & Equity</u>		<u>16,334.74</u>	<u>390,082.58</u>	<u>406,417.32</u>

Star Canyon Condominium Assn.

Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 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%	131,040.00	131,040.00	0.00	0.00%	224,640.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	245.00	175.00	70.00	-40.00%	300.00
4200 Special Charges	4.55	10.00	(5.45)	54.50%	13.65	70.00	(56.35)	80.50%	125.00
4300 Additional Working Capital	0.00	167.00	(167.00)	100.00%	890.00	1,169.00	(279.00)	23.87%	2,000.00
4400 Operating Interest	1.06	3.00	(1.94)	64.67%	34.27	21.00	13.27	-63.19%	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	18,760.61	18,925.00	(164.39)	0.87%	132,222.92	132,475.00	(252.08)	0.19%	229,095.00
TOTAL Income	18,760.61	18,925.00	(164.39)	0.87%	132,222.92	132,475.00	(252.08)	0.19%	229,095.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	31.87	67.00	35.13	52.43%	324.71	469.00	144.29	30.77%	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	15.00	54.00	39.00	72.22%	305.43	378.00	72.57	19.20%	650.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	350.00
TOTAL Administrative	46.87	121.00	74.13	61.26%	680.14	847.00	166.86	19.70%	1,800.00
<u>Insurance</u>									
6810 D&O Insurance	89.58	90.00	0.42	0.47%	627.06	630.00	2.94	0.47%	1,075.00
6820 Hazard Insurance Premium	56.25	3,324.00	3,267.75	98.31%	19,045.06	23,268.00	4,222.94	18.15%	39,889.00
6840 Umbrella Insurance	110.58	110.00	(0.58)	-0.53%	774.06	770.00	(4.06)	-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	294.00	(206.00)	-70.07%	500.00
TOTAL Insurance	256.41	3,566.00	3,309.59	92.81%	21,292.68	24,962.00	3,669.32	14.70%	42,788.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	7,875.00	7,875.00	0.00	0.00%	13,500.00
6420 Landscape Other	2,700.50	250.00	(2,450.50)	-98.20%	2,874.50	1,750.00	(1,124.50)	-64.26%	3,000.00
6430 Shrub/ Tree Care	335.00	208.00	(127.00)	-61.06%	335.00	1,456.00	1,121.00	76.99%	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	322.23	700.00	377.77	53.97%	2,406.37	2,100.00	(306.37)	-14.59%	3,500.00
6451 Backflow Testing	0.00	300.00	300.00	100.00%	1,795.00	900.00	(895.00)	-99.44%	1,500.00
6470 Shared Waterfall Repairs	587.50	125.00	(462.50)	-370.00%	2,953.50	875.00	(2,078.50)	-237.54%	1,500.00
TOTAL Landscaping	5,070.23	2,708.00	(2,362.23)	-87.23%	20,189.37	21,956.00	1,766.63	8.05%	37,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Professional and Legal</u>									
6040 Management Fees	1,027.00	1,027.00	0.00	0.00%	7,189.00	7,189.00	0.00	0.00%	12,324.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	147.00	147.00	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%	7,439.00	8,359.00	920.00	11.01%	13,597.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	125.00	125.00	100.00%	179.74	875.00	695.26	79.46%	1,500.00
6311 Interior Building Repairs	0.00	21.00	21.00	100.00%	0.00	147.00	147.00	100.00%	250.00
6320 Fence/ Common Lighting	0.00	17.00	17.00	100.00%	188.13	119.00	(69.13)	-58.09%	200.00
6335 Concrete/ Asphalt	0.00	42.00	42.00	100.00%	0.00	294.00	294.00	100.00%	500.00
6340 Roof Repairs	0.00	83.00	83.00	100.00%	0.00	581.00	581.00	100.00%	1,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	258.00	700.00	442.00	63.14%	1,200.00
6355 Exterminating/ Pest Control	135.00	17.00	(118.00)	-694.12%	135.00	119.00	(16.00)	-13.45%	200.00
6395 Alarm Monitoring & Repairs	0.00	42.00	42.00	100.00%	220.56	294.00	73.44	24.98%	500.00
6499 Other Contracts/ Billing	0.00	8.00	8.00	100.00%	0.00	56.00	56.00	100.00%	100.00
TOTAL Repairs and Maintenance	135.00	455.00	320.00	70.33%	981.43	3,185.00	2,203.57	69.19%	5,450.00
<u>Reserve</u>									
8050 Transfer to Reserves	6,220.00	6,220.00	0.00	0.00%	43,540.00	43,540.00	0.00	0.00%	74,640.00
TOTAL Reserve	6,220.00	6,220.00	0.00	0.00%	43,540.00	43,540.00	0.00	0.00%	74,640.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	590.26	333.00	(257.26)	-77.26%	2,177.13	2,331.00	153.87	6.60%	4,000.00
6720 Water	4,218.07	1,833.00	(2,385.07)	-130.12%	12,628.89	12,831.00	202.11	1.58%	22,000.00
6730 Telephone	113.66	110.00	(3.66)	-3.33%	770.91	770.00	(0.91)	-0.12%	1,320.00
6740 Sewer	2,053.44	2,167.00	113.56	5.24%	46,638.72	15,169.00	(31,469.72)	-207.46%	26,000.00
TOTAL Utilities	6,975.43	4,443.00	(2,532.43)	-57.00%	62,215.65	31,101.00	(31,114.65)	-100.04%	53,320.00
TOTAL Expense	19,730.94	18,561.00	(1,169.94)	-6.30%	156,338.27	133,950.00	(22,388.27)	-16.71%	229,095.00
Excess Revenue / Expense	(970.33)	364.00	(1,334.33)	366.57%	(24,115.35)	(1,475.00)	(22,640.35)	0.00%	0.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 7/1/2017 To 7/31/2017 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%	43,540.00	43,540.00	0.00	0.00%	74,640.00
9020 Interest	438.22	358.00	80.22	-22.41%	2,716.21	2,506.00	210.21	-8.39%	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	0.00	0.00	0.00	0.00%	543,967.79	0.00	543,967.79	0.00%	0.00
TOTAL Reserve Income	6,658.22	6,578.00	80.22	-1.22%	590,212.00	46,046.00	544,166.00	-1181.79%	78,940.00
TOTAL Income	6,658.22	6,578.00	80.22	-1.22%	590,212.00	46,046.00	544,166.00	-1181.79%	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
9120 Fences	0.00	0.00	0.00	0.00%	2,631.45	0.00	(2,631.45)	0.00%	0.00
9130 Asphalt/ Roads	3,856.00	0.00	(3,856.00)	0.00%	3,856.00	0.00	(3,856.00)	0.00%	0.00
9135 Concrete	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	20,000.00
9151 Gutter Replacement	0.00	0.00	0.00	0.00%	32,000.00	0.00	(32,000.00)	0.00%	0.00
9170 Landscaping	5,611.00	0.00	(5,611.00)	0.00%	5,611.00	0.00	(5,611.00)	0.00%	6,000.00
9186 Irrigation	0.00	0.00	0.00	0.00%	6,924.06	0.00	(6,924.06)	0.00%	4,500.00
9205 FHA Recertification	1,000.00	0.00	(1,000.00)	0.00%	1,000.00	0.00	(1,000.00)	0.00%	0.00
9280 Insurance Claims Paid	0.00	0.00	0.00	0.00%	548,967.79	0.00	(548,967.79)	0.00%	0.00
TOTAL Reserve Expenses	10,467.00	0.00	(10,467.00)	0.00%	600,990.30	0.00	(600,990.30)	0.00%	31,300.00
TOTAL Expense	10,467.00	0.00	(10,467.00)	0.00%	600,990.30	0.00	(600,990.30)	0.00%	31,300.00
Excess Revenue / Expense	(3,808.78)	6,578.00	(10,386.78)	157.90%	(10,778.30)	46,046.00	(56,824.30)	123.41%	47,640.00