

# Balance Sheet

Period 09/30/2017

1

## Star Canyon Condominium Assn.

		Operating	Reserve	Total
<b>Assets</b>				
<u>Cash</u>				
1001	Operating- Alliance Cash	31,418.85		31,418.85
<u>Total Cash</u>		<u>31,418.85</u>		<u>31,418.85</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		102,267.78	102,267.78
1115	Reserve/ Alliance		8,263.37	8,263.37
1209	Res/CD/FNMA 4/25/43 3.0%		8,294.71	8,294.71
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%		8,339.98	8,339.98
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%		8,906.08	8,906.08
1220	Res/CD/GoldmanSachs 3/16/18 1.05%		45,000.00	45,000.00
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%		8,106.30	8,106.30
1229	Res/FHLMC 4670 CL KA 3/15/47 3.0%		7,649.37	7,649.37
1230	Res/CD/Bank of China NY 4/19/18 1.05%		30,000.00	30,000.00
<u>Total Reserve</u>			<u>412,392.22</u>	<u>412,392.22</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(13,505.28)	(13,505.28)
1480	Due To/ (From) Operating	13,505.28		13,505.28
1530	Accrued Interest Receivable		751.90	751.90
1800	Prepaid Insurance	256.41		256.41
<u>Total Other Assets</u>		<u>13,761.69</u>	<u>(12,753.38)</u>	<u>1,008.31</u>
<u>Total Assets</u>		<u>45,180.54</u>	<u>399,638.84</u>	<u>444,819.38</u>
<b>Liabilities &amp; Equity</b>				
<u>Current Liabilities</u>				
2000	Accounts Payable	2,253.69		2,253.69
2050	Dues Paid in Advance	9,690.45		9,690.45
2100	Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>		<u>11,944.14</u>	<u>3,600.00</u>	<u>15,544.14</u>
<u>Equity</u>				
3300	Restricted Reserves		397,260.88	397,260.88
3900	Retained Earnings	22,423.15		22,423.15
	Net Income	10,813.25	(1,222.04)	9,591.21
<u>Total Equity</u>		<u>33,236.40</u>	<u>396,038.84</u>	<u>429,275.24</u>
<u>Total Liabilities &amp; Equity</u>		<u>45,180.54</u>	<u>399,638.84</u>	<u>444,819.38</u>

# Star Canyon Condominium Assn.

## Statement of Revenues and Expenses

Period 9/1/2017 To 9/30/2017 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%	168,480.00	168,480.00	0.00	0.00%	224,640.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	245.00	225.00	20.00	-8.89%	300.00
4200 Special Charges	4.55	10.00	(5.45)	54.50%	13.65	90.00	(76.35)	84.83%	125.00
4300 Additional Working Capital	0.00	167.00	(167.00)	100.00%	890.00	1,503.00	(613.00)	40.79%	2,000.00
4400 Operating Interest	2.60	3.00	(0.40)	13.33%	37.62	27.00	10.62	-39.33%	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>18,762.15</b>	<b>18,925.00</b>	<b>(162.85)</b>	<b>0.86%</b>	<b>169,666.27</b>	<b>170,325.00</b>	<b>(658.73)</b>	<b>0.39%</b>	<b>229,095.00</b>
<b>TOTAL Income</b>	<b>18,762.15</b>	<b>18,925.00</b>	<b>(162.85)</b>	<b>0.86%</b>	<b>169,666.27</b>	<b>170,325.00</b>	<b>(658.73)</b>	<b>0.39%</b>	<b>229,095.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
6140 Supplies/ Copies/ Postage	26.11	67.00	40.89	61.03%	367.71	603.00	235.29	39.02%	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	84.00	155.56%	320.43	486.00	165.57	34.07%	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>(3.89)</b>	<b>121.00</b>	<b>124.89</b>	<b>103.21%</b>	<b>738.14</b>	<b>1,089.00</b>	<b>350.86</b>	<b>32.22%</b>	<b>1,800.00</b>
<b><u>Insurance</u></b>									
6810 D&O Insurance	89.58	90.00	0.42	0.47%	806.22	810.00	3.78	0.47%	1,075.00
6820 Hazard Insurance Premium	56.25	3,324.00	3,267.75	98.31%	19,157.56	29,916.00	10,758.44	35.96%	39,889.00
6840 Umbrella Insurance	110.58	110.00	(0.58)	-0.53%	995.22	990.00	(5.22)	-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	378.00	(122.00)	-32.28%	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>21,805.50</b>	<b>32,094.00</b>	<b>10,288.50</b>	<b>32.06%</b>	<b>42,788.00</b>
<b><u>Landscaping</u></b>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	10,125.00	10,125.00	0.00	0.00%	13,500.00
6420 Landscape Other	0.00	250.00	250.00	100.00%	2,874.50	2,250.00	(624.50)	-27.76%	3,000.00
6430 Shrub/ Tree Care	0.00	208.00	208.00	100.00%	335.00	1,872.00	1,537.00	82.10%	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	620.29	700.00	79.71	11.39%	4,052.95	3,500.00	(552.95)	-15.80%	3,500.00
6451 Backflow Testing	0.00	300.00	300.00	100.00%	1,795.00	1,500.00	(295.00)	-19.67%	1,500.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	3,018.95	1,125.00	(1,893.95)	-168.35%	1,500.00
<b>TOTAL Landscaping</b>	<b>1,745.29</b>	<b>2,708.00</b>	<b>962.71</b>	<b>35.55%</b>	<b>24,151.40</b>	<b>27,372.00</b>	<b>3,220.60</b>	<b>11.77%</b>	<b>37,500.00</b>

# Star Canyon Condominium Assn.

## Statement of Revenues and Expenses

Period 9/1/2017 To 9/30/2017 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%	9,243.00	9,243.00	0.00	0.00%	12,324.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	189.00	189.00	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
<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>9,493.00</b>	<b>10,455.00</b>	<b>962.00</b>	<b>9.20%</b>	<b>13,597.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	125.00	125.00	100.00%	179.74	1,125.00	945.26	84.02%	1,500.00
6311 Interior Building Repairs	0.00	21.00	21.00	100.00%	0.00	189.00	189.00	100.00%	250.00
6320 Fence/ Common Lighting	200.25	17.00	(183.25)	-1077.94%	388.38	153.00	(235.38)	-153.84%	200.00
6335 Concrete/ Asphalt	0.00	42.00	42.00	100.00%	0.00	378.00	378.00	100.00%	500.00
6340 Roof Repairs	0.00	83.00	83.00	100.00%	0.00	747.00	747.00	100.00%	1,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	258.00	900.00	642.00	71.33%	1,200.00
6355 Exterminating/ Pest Control	0.00	17.00	17.00	100.00%	135.00	153.00	18.00	11.76%	200.00
6395 Alarm Monitoring & Repairs	0.00	42.00	42.00	100.00%	446.04	378.00	(68.04)	-18.00%	500.00
6499 Other Contracts/ Billing	0.00	8.00	8.00	100.00%	0.00	72.00	72.00	100.00%	100.00
<b>TOTAL Repairs and Maintenance</b>	<b>200.25</b>	<b>455.00</b>	<b>254.75</b>	<b>55.99%</b>	<b>1,407.16</b>	<b>4,095.00</b>	<b>2,687.84</b>	<b>65.64%</b>	<b>5,450.00</b>
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	6,220.00	6,220.00	0.00	0.00%	55,980.00	55,980.00	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>55,980.00</b>	<b>55,980.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>74,640.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	747.04	333.00	(414.04)	-124.34%	3,777.02	2,997.00	(780.02)	-26.03%	4,000.00
6720 Water	4,378.06	1,833.00	(2,545.06)	-138.85%	21,090.09	16,497.00	(4,593.09)	-27.84%	22,000.00
6730 Telephone	114.48	110.00	(4.48)	-4.07%	885.39	990.00	104.61	10.57%	1,320.00
6740 Sewer	2,053.44	2,167.00	113.56	5.24%	19,525.32	19,503.00	(22.32)	-0.11%	26,000.00
<b>TOTAL Utilities</b>	<b>7,293.02</b>	<b>4,443.00</b>	<b>(2,850.02)</b>	<b>-64.15%</b>	<b>45,277.82</b>	<b>39,987.00</b>	<b>(5,290.82)</b>	<b>-13.23%</b>	<b>53,320.00</b>
<b>TOTAL Expense</b>	<b>16,738.08</b>	<b>18,561.00</b>	<b>1,822.92</b>	<b>9.82%</b>	<b>158,853.02</b>	<b>171,072.00</b>	<b>12,218.98</b>	<b>7.14%</b>	<b>229,095.00</b>
<b>Excess Revenue / Expense</b>	<b>2,024.07</b>	<b>364.00</b>	<b>1,660.07</b>	<b>-456.06%</b>	<b>10,813.25</b>	<b>(747.00)</b>	<b>11,560.25</b>	<b>0.00%</b>	<b>0.00</b>

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

Period 9/1/2017 To 9/30/2017 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Reserve Income</b>									
9010 Reserve Income	6,220.00	6,220.00	0.00	0.00%	55,980.00	55,980.00	0.00	0.00%	74,640.00
9020 Interest	344.93	358.00	(13.07)	3.65%	3,428.62	3,222.00	206.62	-6.41%	4,300.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	(569.87)	0.00	(569.87)	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
<b>TOTAL Reserve Income</b>	<b>6,564.93</b>	<b>6,578.00</b>	<b>(13.07)</b>	<b>0.20%</b>	<b>602,806.54</b>	<b>59,202.00</b>	<b>543,604.54</b>	<b>-918.22%</b>	<b>78,940.00</b>
<b>TOTAL Income</b>	<b>6,564.93</b>	<b>6,578.00</b>	<b>(13.07)</b>	<b>0.20%</b>	<b>602,806.54</b>	<b>59,202.00</b>	<b>543,604.54</b>	<b>-918.22%</b>	<b>78,940.00</b>
<b>Expense</b>									
<b>Reserve Expenses</b>									
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	0.00	0.00	0.00	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	0.00	0.00	0.00	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%	9,962.34	4,500.00	(5,462.34)	-121.39%	4,500.00
9205 FHA Recertification	0.00	0.00	0.00	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
<b>TOTAL Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>604,028.58</b>	<b>4,500.00</b>	<b>(599,528.58)</b>	<b>-13322.86%</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>604,028.58</b>	<b>4,500.00</b>	<b>(599,528.58)</b>	<b>-13322.86%</b>	<b>31,300.00</b>
<b>Excess Revenue / Expense</b>	<b>6,564.93</b>	<b>6,578.00</b>	<b>(13.07)</b>	<b>0.20%</b>	<b>(1,222.04)</b>	<b>54,702.00</b>	<b>(55,924.04)</b>	<b>102.23%</b>	<b>47,640.00</b>