

# Balance Sheet

Period 10/31/2017

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## Star Canyon Condominium Assn.

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash</u>			
1001 Operating- Alliance Cash	32,483.75		32,483.75
<u>Total Cash</u>	<u>32,483.75</u>		<u>32,483.75</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		109,651.90	109,651.90
1115 Reserve/ Alliance		8,264.42	8,264.42
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%		8,339.97	8,339.97
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%		8,906.06	8,906.06
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%		7,637.77	7,637.77
1229 Res/FHLMC 4670 CL KA 3/15/47 3.0%		7,366.52	7,366.52
1230 Res/CD/Bank of China NY 4/19/18 1.05%		30,000.00	30,000.00
<u>Total Reserve</u>		<u>419,025.98</u>	<u>419,025.98</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		699.66	699.66
1800 Prepaid Insurance	1,075.00		1,075.00
<u>Total Other Assets</u>	<u>14,580.28</u>	<u>(12,805.62)</u>	<u>1,774.66</u>
<u>Total Assets</u>	<u>47,064.03</u>	<u>406,220.36</u>	<u>453,284.39</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	2,110.50		2,110.50
2050 Dues Paid in Advance	8,215.00		8,215.00
2100 Comcast Contract		3,600.00	3,600.00
<u>Total Current Liabilities</u>	<u>10,325.50</u>	<u>3,600.00</u>	<u>13,925.50</u>
<u>Equity</u>			
3300 Restricted Reserves		397,260.88	397,260.88
3900 Retained Earnings	22,423.15		22,423.15
Net Income	14,315.38	5,359.48	19,674.86
<u>Total Equity</u>	<u>36,738.53</u>	<u>402,620.36</u>	<u>439,358.89</u>
<u>Total Liabilities &amp; Equity</u>	<u>47,064.03</u>	<u>406,220.36</u>	<u>453,284.39</u>

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

Period 10/1/2017 To 10/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Income</b>									
4000 Member Fees	18,720.00	18,720.00	0.00	0.00%	187,200.00	187,200.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	245.00	250.00	(5.00)	2.00%	300.00
4200 Special Charges	(4.55)	10.00	(14.55)	145.50%	9.10	100.00	(90.90)	90.90%	125.00
4300 Additional Working Capital	520.00	167.00	353.00	-211.38%	1,410.00	1,670.00	(260.00)	15.57%	2,000.00
4400 Operating Interest	3.45	3.00	0.45	-15.00%	41.07	30.00	11.07	-36.90%	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>19,238.90</b>	<b>18,925.00</b>	<b>313.90</b>	<b>-1.66%</b>	<b>188,905.17</b>	<b>189,250.00</b>	<b>(344.83)</b>	<b>0.18%</b>	<b>229,095.00</b>
<b>TOTAL Income</b>	<b>19,238.90</b>	<b>18,925.00</b>	<b>313.90</b>	<b>-1.66%</b>	<b>188,905.17</b>	<b>189,250.00</b>	<b>(344.83)</b>	<b>0.18%</b>	<b>229,095.00</b>
<b>Expense</b>									
<b>Administrative</b>									
6140 Supplies/ Copies/ Postage	27.42	67.00	39.58	59.07%	395.13	670.00	274.87	41.03%	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%	335.43	540.00	204.57	37.88%	650.00
6220 Activities	7.54	0.00	(7.54)	0.00%	7.54	0.00	(7.54)	0.00%	350.00
<b>TOTAL Administrative</b>	<b>49.96</b>	<b>121.00</b>	<b>71.04</b>	<b>58.71%</b>	<b>788.10</b>	<b>1,210.00</b>	<b>421.90</b>	<b>34.87%</b>	<b>1,800.00</b>
<b>Insurance</b>									
6810 D&O Insurance	89.58	90.00	0.42	0.47%	895.80	900.00	4.20	0.47%	1,075.00
6820 Hazard Insurance Premium	56.25	3,324.00	3,267.75	98.31%	19,213.81	33,240.00	14,026.19	42.20%	39,889.00
6840 Umbrella Insurance	110.58	110.00	(0.58)	-0.53%	1,105.80	1,100.00	(5.80)	-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	420.00	(80.00)	-19.05%	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>22,061.91</b>	<b>35,660.00</b>	<b>13,598.09</b>	<b>38.13%</b>	<b>42,788.00</b>
<b>Landscaping</b>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	11,250.00	11,250.00	0.00	0.00%	13,500.00
6420 Landscape Other	0.00	250.00	250.00	100.00%	2,874.50	2,500.00	(374.50)	-14.98%	3,000.00
6430 Shrub/ Tree Care	0.00	208.00	208.00	100.00%	335.00	2,080.00	1,745.00	83.89%	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	155.52	0.00	(155.52)	0.00%	4,208.47	3,500.00	(708.47)	-20.24%	3,500.00
6451 Backflow Testing	0.00	0.00	0.00	0.00%	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	1,250.00	(1,768.95)	-141.52%	1,500.00
<b>TOTAL Landscaping</b>	<b>1,280.52</b>	<b>1,708.00</b>	<b>427.48</b>	<b>25.03%</b>	<b>25,431.92</b>	<b>29,080.00</b>	<b>3,648.08</b>	<b>12.54%</b>	<b>37,500.00</b>

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

Period 10/1/2017 To 10/31/2017 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%	10,270.00	10,270.00	0.00	0.00%	12,324.00
6060 Legal Expense	0.00	21.00	21.00	100.00%	0.00	210.00	210.00	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>10,520.00</b>	<b>11,503.00</b>	<b>983.00</b>	<b>8.55%</b>	<b>13,597.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	250.00	125.00	(125.00)	-100.00%	429.74	1,250.00	820.26	65.62%	1,500.00
6311 Interior Building Repairs	0.00	21.00	21.00	100.00%	0.00	210.00	210.00	100.00%	250.00
6320 Fence/ Common Lighting	207.43	17.00	(190.43)	-1120.18%	595.81	170.00	(425.81)	-250.48%	200.00
6335 Concrete/ Asphalt	0.00	42.00	42.00	100.00%	0.00	420.00	420.00	100.00%	500.00
6340 Roof Repairs	0.00	83.00	83.00	100.00%	0.00	830.00	830.00	100.00%	1,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	258.00	1,000.00	742.00	74.20%	1,200.00
6355 Exterminating/ Pest Control	0.00	17.00	17.00	100.00%	135.00	170.00	35.00	20.59%	200.00
6395 Alarm Monitoring & Repairs	0.00	42.00	42.00	100.00%	446.04	420.00	(26.04)	-6.20%	500.00
6499 Other Contracts/ Billing	0.00	8.00	8.00	100.00%	0.00	80.00	80.00	100.00%	100.00
<b>TOTAL Repairs and Maintenance</b>	<b>457.43</b>	<b>455.00</b>	<b>(2.43)</b>	<b>-0.53%</b>	<b>1,864.59</b>	<b>4,550.00</b>	<b>2,685.41</b>	<b>59.02%</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%	62,200.00	62,200.00	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>62,200.00</b>	<b>62,200.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>74,640.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	708.90	333.00	(375.90)	-112.88%	4,485.92	3,330.00	(1,155.92)	-34.71%	4,000.00
6720 Water	3,568.63	1,833.00	(1,735.63)	-94.69%	24,658.72	18,330.00	(6,328.72)	-34.53%	22,000.00
6730 Telephone	114.48	110.00	(4.48)	-4.07%	999.87	1,100.00	100.13	9.10%	1,320.00
6740 Sewer	2,053.44	2,167.00	113.56	5.24%	21,578.76	21,670.00	91.24	0.42%	26,000.00
<b>TOTAL Utilities</b>	<b>6,445.45</b>	<b>4,443.00</b>	<b>(2,002.45)</b>	<b>-45.07%</b>	<b>51,723.27</b>	<b>44,430.00</b>	<b>(7,293.27)</b>	<b>-16.42%</b>	<b>53,320.00</b>
<b>TOTAL Expense</b>	<b>15,736.77</b>	<b>17,561.00</b>	<b>1,824.23</b>	<b>10.39%</b>	<b>174,589.79</b>	<b>188,633.00</b>	<b>14,043.21</b>	<b>7.44%</b>	<b>229,095.00</b>
<b>Excess Revenue / Expense</b>	<b>3,502.13</b>	<b>1,364.00</b>	<b>2,138.13</b>	<b>-156.75%</b>	<b>14,315.38</b>	<b>617.00</b>	<b>13,698.38</b>	<b>0.00%</b>	<b>0.00</b>

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

Period 10/1/2017 To 10/31/2017 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%	62,200.00	62,200.00	0.00	0.00%	74,640.00
9020 Interest	361.52	358.00	3.52	-0.98%	3,790.14	3,580.00	210.14	-5.87%	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>6,581.52</b>	<b>6,578.00</b>	<b>3.52</b>	<b>-0.05%</b>	<b>609,388.06</b>	<b>65,780.00</b>	<b>543,608.06</b>	<b>-826.40%</b>	<b>78,940.00</b>
<b>TOTAL Income</b>	<b>6,581.52</b>	<b>6,578.00</b>	<b>3.52</b>	<b>-0.05%</b>	<b>609,388.06</b>	<b>65,780.00</b>	<b>543,608.06</b>	<b>-826.40%</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
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>6,581.52</b>	<b>6,578.00</b>	<b>3.52</b>	<b>-0.05%</b>	<b>5,359.48</b>	<b>61,280.00</b>	<b>(55,920.52)</b>	<b>91.25%</b>	<b>47,640.00</b>