

Balance Sheet

Period 12/31/2017

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	28,472.50		28,472.50
<u>Total Cash</u>	<u>28,472.50</u>		<u>28,472.50</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		22,222.01	22,222.01
1115 Reserve/ Alliance		8,266.49	8,266.49
1209 Res/FNMA 4/25/43 3.0%		7,973.06	7,973.06
1210 Res/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/ FNMA 12/25/41 3.0%		8,339.95	8,339.95
1218 Res/CD/UnionBank 8/29/18 1.20%		45,873.90	45,873.90
1219 Res/FHLMC 10/15/45 2.5%		6,701.68	6,701.68
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%		6,619.32	6,619.32
1229 Res/FHLMC 4670 CL KA 3/15/47 3.0%		7,039.22	7,039.22
1230 Res/CD/Bank of China NY 4/19/18 1.05%		30,000.00	30,000.00
1231 Res/CD/Cathay Los Angeles 6/13/18 1.4%		40,000.00	40,000.00
1232 Res/FHLMC 4741 CLQA 10/15/47 3.0%		14,409.11	14,409.11
1233 Res/CD/Morgan Stanley 6/21/19 1.9%		40,000.00	40,000.00
1234 Res/CD/Bank India NY 12/19/18 1.6%		40,000.00	40,000.00
<u>Total Reserve</u>		<u>433,002.47</u>	<u>433,002.47</u>
<u>Accounts Receivable</u>			
1400 Members Receivable	35.00		35.00
<u>Total Accounts Receivable</u>	<u>35.00</u>		<u>35.00</u>
<u>Other Assets</u>			
1460 Due To/ (From) Reserves		(14,680.28)	(14,680.28)
1480 Due To/ (From) Operating	14,680.28		14,680.28
1530 Accrued Interest Receivable		792.50	792.50
1800 Prepaid Insurance	2,904.98		2,904.98
<u>Total Other Assets</u>	<u>17,585.26</u>	<u>(13,887.78)</u>	<u>3,697.48</u>
<u>Total Assets</u>	<u>46,092.76</u>	<u>419,114.69</u>	<u>465,207.45</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	8,578.82		8,578.82
2050 Dues Paid in Advance	9,415.00		9,415.00
2100 Comcast Contract		3,120.00	3,120.00
<u>Total Current Liabilities</u>	<u>17,993.82</u>	<u>3,120.00</u>	<u>21,113.82</u>
<u>Equity</u>			
3300 Restricted Reserves		397,740.88	397,740.88
3900 Retained Earnings	22,423.15		22,423.15
Net Income	5,675.79	18,253.81	23,929.60
<u>Total Equity</u>	<u>28,098.94</u>	<u>415,994.69</u>	<u>444,093.63</u>
<u>Total Liabilities & Equity</u>	<u>46,092.76</u>	<u>419,114.69</u>	<u>465,207.45</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 12/1/2017 To 12/31/2017 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%	224,640.00	224,640.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	280.00	300.00	(20.00)	6.67%	300.00
4200 Special Charges	0.00	15.00	(15.00)	100.00%	9.10	125.00	(115.90)	92.72%	125.00
4300 Additional Working Capital	520.00	163.00	357.00	-219.02%	2,450.00	2,000.00	450.00	-22.50%	2,000.00
4400 Operating Interest	2.77	(3.00)	5.77	192.33%	47.02	30.00	17.02	-56.73%	30.00
4810 Master Water Reimb.	0.00	2,000.00	(2,000.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	2,000.00
TOTAL Income	19,242.77	20,920.00	(1,677.23)	8.02%	227,426.12	229,095.00	(1,668.88)	0.73%	229,095.00
TOTAL Income	19,242.77	20,920.00	(1,677.23)	8.02%	227,426.12	229,095.00	(1,668.88)	0.73%	229,095.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	202.10	63.00	(139.10)	-220.79%	625.87	800.00	174.13	21.77%	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	56.00	41.00	73.21%	350.43	650.00	299.57	46.09%	650.00
6220 Activities	0.00	350.00	350.00	100.00%	7.54	350.00	342.46	97.85%	350.00
TOTAL Administrative	217.10	469.00	251.90	53.71%	1,033.84	1,800.00	766.16	42.56%	1,800.00
<u>Insurance</u>									
6810 D&O Insurance	89.58	85.00	(4.58)	-5.39%	1,074.96	1,075.00	0.04	0.00%	1,075.00
6820 Hazard Insurance Premium	3,919.80	3,325.00	(594.80)	-17.89%	38,333.75	39,889.00	1,555.25	3.90%	39,889.00
6840 Umbrella Insurance	110.33	114.00	3.67	3.22%	1,326.46	1,324.00	(2.46)	-0.19%	1,324.00
6850 Workman's Compensation	31.00	0.00	(31.00)	0.00%	408.50	0.00	(408.50)	0.00%	0.00
6860 Volunteer Insurance	0.00	38.00	38.00	100.00%	500.00	500.00	0.00	0.00%	500.00
TOTAL Insurance	4,150.71	3,562.00	(588.71)	-16.53%	41,643.67	42,788.00	1,144.33	2.67%	42,788.00
<u>Landscaping</u>									
6410 Landscape Contract	1,125.00	1,125.00	0.00	0.00%	13,500.00	13,500.00	0.00	0.00%	13,500.00
6420 Landscape Other	0.00	250.00	250.00	100.00%	2,874.50	3,000.00	125.50	4.18%	3,000.00
6430 Shrub/ Tree Care	0.00	212.00	212.00	100.00%	471.50	2,500.00	2,028.50	81.14%	2,500.00
6440 Snow Removal	1,180.00	3,000.00	1,820.00	60.67%	3,130.00	12,000.00	8,870.00	73.92%	12,000.00
6450 Sprinkler Repairs	0.00	0.00	0.00	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	1,500.00	(1,518.95)	-101.26%	1,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 12/1/2017 To 12/31/2017 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
TOTAL Landscaping	2,305.00	4,712.00	2,407.00	51.08%	28,998.42	37,500.00	8,501.58	22.67%	37,500.00
<u>Professional and Legal</u>									
6040 Management Fees	1,027.00	1,027.00	0.00	0.00%	12,324.00	12,324.00	0.00	0.00%	12,324.00
6060 Legal Expense	0.00	19.00	19.00	100.00%	0.00	250.00	250.00	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	1,046.00	19.00	1.82%	12,574.00	13,597.00	1,023.00	7.52%	13,597.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	125.00	125.00	100.00%	429.74	1,500.00	1,070.26	71.35%	1,500.00
6311 Interior Building Repairs	0.00	19.00	19.00	100.00%	0.00	250.00	250.00	100.00%	250.00
6320 Fence/ Common Lighting	19.26	13.00	(6.26)	-48.15%	615.07	200.00	(415.07)	-207.54%	200.00
6335 Concrete/ Asphalt	0.00	38.00	38.00	100.00%	0.00	500.00	500.00	100.00%	500.00
6340 Roof Repairs	0.00	87.00	87.00	100.00%	0.00	1,000.00	1,000.00	100.00%	1,000.00
6350 Gutter Repairs	0.00	100.00	100.00	100.00%	258.00	1,200.00	942.00	78.50%	1,200.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	135.00	200.00	65.00	32.50%	200.00
6395 Alarm Monitoring & Repairs	26.84	38.00	11.16	29.37%	583.16	500.00	(83.16)	-16.63%	500.00
6499 Other Contracts/ Billing	0.00	12.00	12.00	100.00%	0.00	100.00	100.00	100.00%	100.00
TOTAL Repairs and Maintenance	46.10	445.00	398.90	89.64%	2,020.97	5,450.00	3,429.03	62.92%	5,450.00
<u>Reserve</u>									
8050 Transfer to Reserves	6,220.00	6,220.00	0.00	0.00%	74,640.00	74,640.00	0.00	0.00%	74,640.00
TOTAL Reserve	6,220.00	6,220.00	0.00	0.00%	74,640.00	74,640.00	0.00	0.00%	74,640.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	415.31	337.00	(78.31)	-23.24%	5,467.63	4,000.00	(1,467.63)	-36.69%	4,000.00
6720 Water	2,406.20	1,837.00	(569.20)	-30.99%	28,456.21	22,000.00	(6,456.21)	-29.35%	22,000.00
6730 Telephone	115.06	110.00	(5.06)	-4.60%	1,229.95	1,320.00	90.05	6.82%	1,320.00
6740 Sewer	2,053.44	2,163.00	109.56	5.07%	25,685.64	26,000.00	314.36	1.21%	26,000.00
TOTAL Utilities	4,990.01	4,447.00	(543.01)	-12.21%	60,839.43	53,320.00	(7,519.43)	-14.10%	53,320.00
TOTAL Expense	18,955.92	20,901.00	1,945.08	9.31%	221,750.33	229,095.00	7,344.67	3.21%	229,095.00
Excess Revenue / Expense	286.85	19.00	267.85	0.00%	5,675.79	0.00	5,675.79	0.00%	0.00

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Statement of Revenues and Expenses

Period 12/1/2017 To 12/31/2017 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Reserve Income									
9010 Reserve Income	6,220.00	6,220.00	0.00	0.00%	74,640.00	74,640.00	0.00	0.00%	74,640.00
9020 Interest	422.72	362.00	60.72	-16.77%	4,552.47	4,300.00	252.47	-5.87%	4,300.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	0.00%	297.13	0.00	297.13	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	6,642.72	6,582.00	60.72	-0.92%	623,457.39	78,940.00	544,517.39	-689.79%	78,940.00
TOTAL Income	6,642.72	6,582.00	60.72	-0.92%	623,457.39	78,940.00	544,517.39	-689.79%	78,940.00
Expense									
Reserve Expenses									
9105 Loss On Redemption	0.00	800.00	800.00	100.00%	0.00	800.00	800.00	100.00%	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	20,000.00	20,000.00	100.00%	0.00	20,000.00	20,000.00	100.00%	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	6,000.00	6,000.00	100.00%	6,786.00	6,000.00	(786.00)	-13.10%	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
TOTAL Reserve Expenses	0.00	26,800.00	26,800.00	100.00%	605,203.58	31,300.00	(573,903.58)	-1833.56%	31,300.00
TOTAL Expense	0.00	26,800.00	26,800.00	100.00%	605,203.58	31,300.00	(573,903.58)	-1833.56%	31,300.00
Excess Revenue / Expense	6,642.72	(20,218.00)	26,860.72	132.86%	18,253.81	47,640.00	(29,386.19)	61.68%	47,640.00