

Balance Sheet

Period 02/28/2018

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	10,208.14		10,208.14
<u>Total Cash</u>	<u>10,208.14</u>		<u>10,208.14</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		36,439.84	36,439.84
1115 Reserve/ Alliance		8,269.81	8,269.81
1218 Res/CD/UnionBank 8/29/18 1.20%		45,873.90	45,873.90
1220 Res/CD/GoldmanSachs 3/16/18 1.05%		45,000.00	45,000.00
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
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
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
1302 Mortgage- Backed Securities		93,595.58	93,595.58
<u>Total Reserve</u>		<u>444,457.56</u>	<u>444,457.56</u>
<u>Accounts Receivable</u>			
1400 Members Receivable	370.00		370.00
<u>Total Accounts Receivable</u>	<u>370.00</u>		<u>370.00</u>
<u>Other Assets</u>			
1460 Due To/ (From) Reserves		(18,435.28)	(18,435.28)
1480 Due To/ (From) Operating	18,435.28		18,435.28
1530 Accrued Interest Receivable		1,373.07	1,373.07
1800 Prepaid Insurance	2,323.92		2,323.92
<u>Total Other Assets</u>	<u>20,759.20</u>	<u>(17,062.21)</u>	<u>3,696.99</u>
<u>Total Assets</u>	<u>31,337.34</u>	<u>427,395.35</u>	<u>458,732.69</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	3,465.99		3,465.99
2050 Dues Paid in Advance	10,675.00		10,675.00
2100 Comcast Contract		3,120.00	3,120.00
<u>Total Current Liabilities</u>	<u>14,140.99</u>	<u>3,120.00</u>	<u>17,260.99</u>
<u>Equity</u>			
3300 Restricted Reserves		415,994.69	415,994.69
3900 Retained Earnings	27,660.82		27,660.82
Net Income	(10,464.47)	8,280.66	(2,183.81)
<u>Total Equity</u>	<u>17,196.35</u>	<u>424,275.35</u>	<u>441,471.70</u>
<u>Total Liabilities & Equity</u>	<u>31,337.34</u>	<u>427,395.35</u>	<u>458,732.69</u>

Star Canyon Condominium Assn.

Statement of Revenues and Expenses

Period 2/1/2018 To 2/28/2018 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%	37,440.00	37,440.00	0.00	0.00%	224,640.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	70.00	50.00	20.00	-40.00%	300.00
4200 Special Charges	75.00	10.00	65.00	-650.00%	75.00	20.00	55.00	-275.00%	125.00
4300 Additional Working Capital	0.00	167.00	(167.00)	100.00%	0.00	334.00	(334.00)	100.00%	2,000.00
4400 Operating Interest	3.26	3.00	0.26	-8.67%	6.16	6.00	0.16	-2.67%	30.00
4810 Master Water Reimb.	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
TOTAL Income	18,833.26	18,925.00	(91.74)	0.48%	37,591.16	37,850.00	(258.84)	0.68%	229,595.00
TOTAL Income	18,833.26	18,925.00	(91.74)	0.48%	37,591.16	37,850.00	(258.84)	0.68%	229,595.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	36.17	58.00	21.83	37.64%	75.32	116.00	40.68	35.07%	700.00
6160 Other Administrative	71.00	50.00	(21.00)	-42.00%	91.00	100.00	9.00	9.00%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	107.17	108.00	0.83	0.77%	166.32	216.00	49.68	23.00%	1,500.00
<u>Insurance</u>									
6810 D&O Insurance	89.62	90.00	0.38	0.42%	179.20	180.00	0.80	0.44%	1,075.00
6820 Hazard Insurance Premium	7,660.79	3,861.00	(3,799.79)	-98.41%	15,321.57	7,722.00	(7,599.57)	-98.41%	46,330.00
6840 Umbrella Insurance	110.37	110.00	(0.37)	-0.34%	220.70	220.00	(0.70)	-0.32%	1,324.00
6850 Workman's Compensation	31.00	31.00	0.00	0.00%	62.00	62.00	0.00	0.00%	372.00
6860 Volunteer Insurance	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
TOTAL Insurance	7,891.78	4,134.00	(3,757.78)	-90.90%	15,783.47	8,268.00	(7,515.47)	-90.90%	49,601.00
<u>Landscaping</u>									
6410 Landscape Contract	1,181.25	1,181.00	(0.25)	-0.02%	2,362.50	2,362.00	(0.50)	-0.02%	14,175.00
6420 Landscape Other	2,170.00	167.00	(2,003.00)	-1199.40%	3,735.00	334.00	(3,401.00)	-1018.26%	2,000.00
6430 Shrub/ Tree Care	255.00	167.00	(88.00)	-52.69%	255.00	334.00	79.00	23.65%	2,000.00
6440 Snow Removal	1,895.00	2,000.00	105.00	5.25%	3,395.00	5,000.00	1,605.00	32.10%	11,194.00
6450 Sprinkler Repairs	2,580.26	0.00	(2,580.26)	0.00%	3,093.11	0.00	(3,093.11)	0.00%	3,500.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 2/1/2018 To 2/28/2018 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6451 Backflow Testing	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,800.00
6470 Shared Waterfall Repairs	0.00	273.00	273.00	100.00%	0.00	546.00	546.00	100.00%	3,275.00
TOTAL Landscaping	8,081.51	3,788.00	(4,293.51)	-113.35%	12,840.61	8,576.00	(4,264.61)	-49.73%	37,944.00
<u>Professional and Legal</u>									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	2,080.00	2,080.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	17.00	17.00	100.00%	0.00	34.00	34.00	100.00%	200.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Professional and Legal	1,040.00	1,057.00	17.00	1.61%	2,080.00	2,114.00	34.00	1.61%	12,880.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
6320 Fence/ Common Lighting	0.00	33.00	33.00	100.00%	0.00	66.00	66.00	100.00%	400.00
6355 Exterminating/ Pest Control	0.00	25.00	25.00	100.00%	0.00	50.00	50.00	100.00%	300.00
6395 Alarm Monitoring & Repairs	120.78	50.00	(70.78)	-141.56%	209.00	100.00	(109.00)	-109.00%	600.00
TOTAL Repairs and Maintenance	120.78	150.00	29.22	19.48%	209.00	300.00	91.00	30.33%	1,800.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	387.55	583.00	195.45	33.52%	521.71	1,166.00	644.29	55.26%	7,000.00
6720 Water	1,225.13	2,083.00	857.87	41.18%	1,347.64	4,166.00	2,818.36	67.65%	25,000.00
6730 Telephone	0.00	110.00	110.00	100.00%	0.00	220.00	220.00	100.00%	1,320.00
6740 Sewer	2,053.44	2,208.00	154.56	7.00%	4,106.88	4,416.00	309.12	7.00%	26,500.00
TOTAL Utilities	3,666.12	4,984.00	1,317.88	26.44%	5,976.23	9,968.00	3,991.77	40.05%	59,820.00
TOTAL Expense	26,407.36	19,721.00	(6,686.36)	-33.90%	48,055.63	40,442.00	(7,613.63)	-18.83%	229,545.00
Excess Revenue / Expense	(7,574.10)	(796.00)	(6,778.10)	-851.52%	(10,464.47)	(2,592.00)	(7,872.47)	-303.72%	50.00

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	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
<u>Reserve Income</u>									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	11,000.00	11,000.00	0.00	0.00%	66,000.00
9020 Interest	490.11	358.00	132.11	-36.90%	1,035.66	716.00	319.66	-44.65%	4,300.00
TOTAL Reserve Income	5,990.11	5,858.00	132.11	-2.26%	12,035.66	11,716.00	319.66	-2.73%	70,300.00
TOTAL Income	5,990.11	5,858.00	132.11	-2.26%	12,035.66	11,716.00	319.66	-2.73%	70,300.00
Expense									
<u>Reserve Expenses</u>									
9135 Concrete	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	26,000.00
9170 Landscaping	3,755.00	0.00	(3,755.00)	0.00%	3,755.00	0.00	(3,755.00)	0.00%	11,270.00
TOTAL Reserve Expenses	3,755.00	0.00	(3,755.00)	0.00%	3,755.00	0.00	(3,755.00)	0.00%	37,270.00
TOTAL Expense	3,755.00	0.00	(3,755.00)	0.00%	3,755.00	0.00	(3,755.00)	0.00%	37,270.00
Excess Revenue / Expense	2,235.11	5,858.00	(3,622.89)	61.85%	8,280.66	11,716.00	(3,435.34)	29.32%	33,030.00