

Balance Sheet

Period 08/31/2018

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Star Canyon Condominium Assn.

| | Operating | Reserve | Total |
|---------------------------------------|------------------------------------|-------------------|-------------------|
| Assets | | | |
| <u>Cash</u> | | | |
| 1001 | Operating- Alliance Cash | 16,588.80 | 16,588.80 |
| <u>Total Cash</u> | | <u>16,588.80</u> | <u>16,588.80</u> |
| <u>Reserve</u> | | | |
| 1110 | Reserve/Dain/MM | 233,769.99 | 233,769.99 |
| 1115 | Reserve/ Alliance | 8,292.23 | 8,292.23 |
| 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 |
| 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 | 85,480.90 | 85,480.90 |
| <u>Total Reserve</u> | | <u>472,821.55</u> | <u>472,821.55</u> |
| <u>Other Assets</u> | | | |
| 1460 | Due To/ (From) Reserves | (8,435.28) | (8,435.28) |
| 1480 | Due To/ (From) Operating | 8,435.28 | 8,435.28 |
| 1530 | Accrued Interest Receivable | 1,106.47 | 1,106.47 |
| 1800 | Prepaid Insurance | 580.98 | 580.98 |
| <u>Total Other Assets</u> | | <u>9,016.26</u> | <u>1,687.45</u> |
| <u>Total Assets</u> | | <u>25,605.06</u> | <u>491,097.80</u> |
| Liabilities & Equity | | | |
| <u>Current Liabilities</u> | | | |
| 2000 | Accounts Payable | 4,901.53 | 4,901.53 |
| 2050 | Dues Paid in Advance | 10,157.00 | 10,157.00 |
| 2100 | Comcast Contract | 3,120.00 | 3,120.00 |
| <u>Total Current Liabilities</u> | | <u>15,058.53</u> | <u>18,178.53</u> |
| <u>Equity</u> | | | |
| 3300 | Restricted Reserves | 415,994.69 | 415,994.69 |
| 3900 | Retained Earnings | 27,660.82 | 27,660.82 |
| | Net Income | (17,114.29) | 29,263.76 |
| <u>Total Equity</u> | | <u>10,546.53</u> | <u>472,919.27</u> |
| <u>Total Liabilities & Equity</u> | | <u>25,605.06</u> | <u>491,097.80</u> |

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 8/1/2018 To 8/31/2018 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% | 149,760.00 | 149,760.00 | 0.00 | 0.00% | 224,640.00 |
| 4100 Late Fees | 0.00 | 25.00 | (25.00) | 100.00% | 175.00 | 200.00 | (25.00) | 12.50% | 300.00 |
| 4200 Special Charges | 0.00 | 10.00 | (10.00) | 100.00% | 97.75 | 80.00 | 17.75 | -22.19% | 125.00 |
| 4300 Additional Working Capital | 0.00 | 167.00 | (167.00) | 100.00% | 650.00 | 1,336.00 | (686.00) | 51.35% | 2,000.00 |
| 4400 Operating Interest | 1.53 | 3.00 | (1.47) | 49.00% | 20.63 | 24.00 | (3.37) | 14.04% | 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 | 18,721.53 | 18,925.00 | (203.47) | 1.08% | 150,703.38 | 151,400.00 | (696.62) | 0.46% | 229,595.00 |
| TOTAL Income | 18,721.53 | 18,925.00 | (203.47) | 1.08% | 150,703.38 | 151,400.00 | (696.62) | 0.46% | 229,595.00 |
| Expense | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | |
| 6140 Supplies/ Copies/ Postage | 44.95 | 58.00 | 13.05 | 22.50% | 254.41 | 464.00 | 209.59 | 45.17% | 700.00 |
| 6160 Other Administrative | 20.00 | 50.00 | 30.00 | 60.00% | 341.00 | 400.00 | 59.00 | 14.75% | 600.00 |
| 6220 Activities | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 200.00 |
| TOTAL Administrative | 64.95 | 108.00 | 43.05 | 39.86% | 595.41 | 864.00 | 268.59 | 31.09% | 1,500.00 |
| <u>Insurance</u> | | | | | | | | | |
| 6810 D&O Insurance | 89.58 | 90.00 | 0.42 | 0.47% | 716.68 | 720.00 | 3.32 | 0.46% | 1,075.00 |
| 6820 Hazard Insurance Premium | 59.58 | 3,861.00 | 3,801.42 | 98.46% | 38,482.77 | 30,888.00 | (7,594.77) | -24.59% | 46,330.00 |
| 6840 Umbrella Insurance | 110.33 | 110.00 | (0.33) | -0.30% | 882.68 | 880.00 | (2.68) | -0.30% | 1,324.00 |
| 6850 Workman's Compensation | 31.00 | 31.00 | 0.00 | 0.00% | 202.00 | 248.00 | 46.00 | 18.55% | 372.00 |
| 6860 Volunteer Insurance | 0.00 | 42.00 | 42.00 | 100.00% | 500.00 | 336.00 | (164.00) | -48.81% | 500.00 |
| TOTAL Insurance | 290.49 | 4,134.00 | 3,843.51 | 92.97% | 40,784.13 | 33,072.00 | (7,712.13) | -23.32% | 49,601.00 |
| <u>Landscaping</u> | | | | | | | | | |
| 6410 Landscape Contract | 1,181.25 | 1,181.00 | (0.25) | -0.02% | 9,450.00 | 9,448.00 | (2.00) | -0.02% | 14,175.00 |
| 6420 Landscape Other | 266.33 | 167.00 | (99.33) | -59.48% | 6,832.66 | 1,336.00 | (5,496.66) | -411.43% | 2,000.00 |
| 6430 Shrub/ Tree Care | 0.00 | 167.00 | 167.00 | 100.00% | 255.00 | 1,336.00 | 1,081.00 | 80.91% | 2,000.00 |
| 6440 Snow Removal | 0.00 | 0.00 | 0.00 | 0.00% | 3,395.00 | 7,000.00 | 3,605.00 | 51.50% | 11,194.00 |
| 6450 Sprinkler Repairs | 2,373.98 | 700.00 | (1,673.98) | -239.14% | 8,888.14 | 2,800.00 | (6,088.14) | -217.43% | 3,500.00 |

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Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 8/1/2018 To 8/31/2018 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% | 85.00 | 1,800.00 | 1,715.00 | 95.28% | 1,800.00 |
| 6470 Shared Waterfall Repairs | 0.00 | 273.00 | 273.00 | 100.00% | 1,000.22 | 2,184.00 | 1,183.78 | 54.20% | 3,275.00 |
| TOTAL Landscaping | 3,821.56 | 2,488.00 | (1,333.56) | -53.60% | 29,906.02 | 25,904.00 | (4,002.02) | -15.45% | 37,944.00 |
| <u>Professional and Legal</u> | | | | | | | | | |
| 6040 Management Fees | 1,040.00 | 1,040.00 | 0.00 | 0.00% | 8,320.00 | 8,320.00 | 0.00 | 0.00% | 12,480.00 |
| 6060 Legal Expense | 87.00 | 17.00 | (70.00) | -411.76% | 1,444.00 | 136.00 | (1,308.00) | -961.76% | 200.00 |
| 6065 Legal Other | 0.00 | 0.00 | 0.00 | 0.00% | 512.00 | 0.00 | (512.00) | 0.00% | 0.00 |
| 6080 Audit Fee/ Tax Prep | 0.00 | 0.00 | 0.00 | 0.00% | 275.00 | 250.00 | (25.00) | -10.00% | 250.00 |
| TOTAL Professional and Legal | 1,127.00 | 1,057.00 | (70.00) | -6.62% | 10,551.00 | 8,706.00 | (1,845.00) | -21.19% | 12,930.00 |
| <u>Repairs and Maintenance</u> | | | | | | | | | |
| 6310 General Building Repairs | 0.00 | 42.00 | 42.00 | 100.00% | 0.00 | 336.00 | 336.00 | 100.00% | 500.00 |
| 6320 Fence/ Common Lighting | 412.08 | 33.00 | (379.08) | -1148.73% | 412.08 | 264.00 | (148.08) | -56.09% | 400.00 |
| 6355 Exterminating/ Pest Control | 0.00 | 25.00 | 25.00 | 100.00% | 0.00 | 200.00 | 200.00 | 100.00% | 300.00 |
| 6395 Alarm Monitoring & Repairs | 243.52 | 50.00 | (193.52) | -387.04% | 1,247.52 | 400.00 | (847.52) | -211.88% | 600.00 |
| TOTAL Repairs and Maintenance | 655.60 | 150.00 | (505.60) | -337.07% | 1,659.60 | 1,200.00 | (459.60) | -38.30% | 1,800.00 |
| <u>Reserve</u> | | | | | | | | | |
| 8050 Transfer to Reserves | 5,500.00 | 5,500.00 | 0.00 | 0.00% | 44,000.00 | 44,000.00 | 0.00 | 0.00% | 66,000.00 |
| TOTAL Reserve | 5,500.00 | 5,500.00 | 0.00 | 0.00% | 44,000.00 | 44,000.00 | 0.00 | 0.00% | 66,000.00 |
| <u>Utilities</u> | | | | | | | | | |
| 6710 Common Gas/ Electricity | 765.43 | 583.00 | (182.43) | -31.29% | 3,916.00 | 4,664.00 | 748.00 | 16.04% | 7,000.00 |
| 6720 Water | 4,823.19 | 2,083.00 | (2,740.19) | -131.55% | 18,626.30 | 16,664.00 | (1,962.30) | -11.78% | 25,000.00 |
| 6730 Telephone | 0.00 | 110.00 | 110.00 | 100.00% | 232.18 | 880.00 | 647.82 | 73.62% | 1,320.00 |
| 6740 Sewer | 2,053.44 | 2,208.00 | 154.56 | 7.00% | 17,547.03 | 17,664.00 | 116.97 | 0.66% | 26,500.00 |
| TOTAL Utilities | 7,642.06 | 4,984.00 | (2,658.06) | -53.33% | 40,321.51 | 39,872.00 | (449.51) | -1.13% | 59,820.00 |
| TOTAL Expense | 19,101.66 | 18,421.00 | (680.66) | -3.70% | 167,817.67 | 153,618.00 | (14,199.67) | -9.24% | 229,595.00 |
| Excess Revenue / Expense | (380.13) | 504.00 | (884.13) | 175.42% | (17,114.29) | (2,218.00) | (14,896.29) | -671.61% | 0.00 |

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 8/1/2018 To 8/31/2018 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 | 5,500.00 | 5,500.00 | 0.00 | 0.00% | 44,000.00 | 44,000.00 | 0.00 | 0.00% | 66,000.00 |
| 9020 Interest | 3,584.90 | 358.00 | 3,226.90 | -901.37% | 6,627.99 | 2,864.00 | 3,763.99 | -131.42% | 4,300.00 |
| 9021 RBC Tax-Exempt Interest | 0.00 | 0.00 | 0.00 | 0.00% | 378.96 | 0.00 | 378.96 | 0.00% | 0.00 |
| 9025 Prem/Disc/Handling Investments | (873.90) | 0.00 | (873.90) | 0.00% | (873.90) | 0.00 | (873.90) | 0.00% | 0.00 |
| TOTAL Reserve Income | 8,211.00 | 5,858.00 | 2,353.00 | -40.17% | 50,133.05 | 46,864.00 | 3,269.05 | -6.98% | 70,300.00 |
| TOTAL Income | 8,211.00 | 5,858.00 | 2,353.00 | -40.17% | 50,133.05 | 46,864.00 | 3,269.05 | -6.98% | 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 | 0.00 | 0.00 | 0.00 | 0.00% | 3,755.00 | 0.00 | (3,755.00) | 0.00% | 11,270.00 |
| TOTAL Reserve Expenses | 0.00 | 0.00 | 0.00 | 0.00% | 3,755.00 | 0.00 | (3,755.00) | 0.00% | 37,270.00 |
| TOTAL Expense | 0.00 | 0.00 | 0.00 | 0.00% | 3,755.00 | 0.00 | (3,755.00) | 0.00% | 37,270.00 |
| Excess Revenue / Expense | 8,211.00 | 5,858.00 | 2,353.00 | -40.17% | 46,378.05 | 46,864.00 | (485.95) | 1.04% | 33,030.00 |