

# Balance Sheet

Period 10/31/2018

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## Star Canyon Condominium Assn.

		Operating	Reserve	Total
<b>Assets</b>				
<u>Cash</u>				
1001	Operating- Alliance Cash	16,021.59		16,021.59
<b>Total Cash</b>		<u>16,021.59</u>		<u>16,021.59</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		282,962.10	282,962.10
1115	Reserve/ Alliance		8,300.55	8,300.55
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		82,957.33	82,957.33
<b>Total Reserve</b>			<u>484,498.41</u>	<u>484,498.41</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(45,427.28)	(45,427.28)
1480	Due To/ (From) Operating	45,427.28		45,427.28
1530	Accrued Interest Receivable		1,295.82	1,295.82
1800	Prepaid Insurance	3,327.00		3,327.00
<b>Total Other Assets</b>		<u>48,754.28</u>	<u>(44,131.46)</u>	<u>4,622.82</u>
<b>Total Assets</b>		<u>64,775.87</u>	<u>440,366.95</u>	<u>505,142.82</u>
<b>Liabilities &amp; Equity</b>				
<u>Current Liabilities</u>				
2000	Accounts Payable	39,397.44		39,397.44
2050	Dues Paid in Advance	8,297.00		8,297.00
2100	Comcast Contract		3,120.00	3,120.00
<b>Total Current Liabilities</b>		<u>47,694.44</u>	<u>3,120.00</u>	<u>50,814.44</u>
<u>Equity</u>				
3300	Restricted Reserves		415,994.69	415,994.69
3900	Retained Earnings	27,660.82		27,660.82
	Net Income	(10,579.39)	21,252.26	10,672.87
<b>Total Equity</b>		<u>17,081.43</u>	<u>437,246.95</u>	<u>454,328.38</u>
<b>Total Liabilities &amp; Equity</b>		<u>64,775.87</u>	<u>440,366.95</u>	<u>505,142.82</u>

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

Period 10/1/2018 To 10/31/2018 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%	187,200.00	187,200.00	0.00	0.00%	224,640.00	
4100 Late Fees	35.00	25.00	10.00	-40.00%	210.00	250.00	(40.00)	16.00%	300.00	
4200 Special Charges	0.00	10.00	(10.00)	100.00%	97.75	100.00	(2.25)	2.25%	125.00	
4300 Additional Working Capital	0.00	167.00	(167.00)	100.00%	1,170.00	1,670.00	(500.00)	29.94%	2,000.00	
4400 Operating Interest	2.53	3.00	(0.47)	15.67%	25.44	30.00	(4.56)	15.20%	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	18,757.53	18,925.00	(167.47)	0.88%	188,703.19	189,250.00	(546.81)	0.29%	229,595.00	
TOTAL Income	18,757.53	18,925.00	(167.47)	0.88%	188,703.19	189,250.00	(546.81)	0.29%	229,595.00	
<b>Expense</b>										
<b><u>Administrative</u></b>										
6140 Supplies/ Copies/ Postage	28.00	58.00	30.00	51.72%	311.38	580.00	268.62	46.31%	700.00	
6160 Other Administrative	35.00	50.00	15.00	30.00%	396.00	500.00	104.00	20.80%	600.00	
6220 Activities	292.50	0.00	(292.50)	0.00%	292.50	0.00	(292.50)	0.00%	200.00	
TOTAL Administrative	355.50	108.00	(247.50)	-229.17%	999.88	1,080.00	80.12	7.42%	1,500.00	
<b><u>Insurance</u></b>										
6810 D&O Insurance	11,416.58	90.00	(11,326.58)	-12585.09%	12,222.84	900.00	(11,322.84)	-1258.09%	1,075.00	
6820 Hazard Insurance Premium	59.58	3,861.00	3,801.42	98.46%	27,200.08	38,610.00	11,409.92	29.55%	46,330.00	
6840 Umbrella Insurance	110.33	110.00	(0.33)	-0.30%	1,103.34	1,100.00	(3.34)	-0.30%	1,324.00	
6850 Workman's Compensation	383.00	31.00	(352.00)	-1135.48%	616.00	310.00	(306.00)	-98.71%	372.00	
6860 Volunteer Insurance	0.00	42.00	42.00	100.00%	500.00	420.00	(80.00)	-19.05%	500.00	
TOTAL Insurance	11,969.49	4,134.00	(7,835.49)	-189.54%	41,642.26	41,340.00	(302.26)	-0.73%	49,601.00	
<b><u>Landscaping</u></b>										
6410 Landscape Contract	1,181.25	1,181.00	(0.25)	-0.02%	11,812.50	11,810.00	(2.50)	-0.02%	14,175.00	
6420 Landscape Other	0.00	167.00	167.00	100.00%	6,832.66	1,670.00	(5,162.66)	-309.14%	2,000.00	
6430 Shrub/ Tree Care	120.00	167.00	47.00	28.14%	418.00	1,670.00	1,252.00	74.97%	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	0.00	0.00	0.00	0.00%	11,539.13	3,500.00	(8,039.13)	-229.69%	3,500.00	
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	2,730.00	1,729.78	63.36%	3,275.00	
TOTAL Landscaping	1,301.25	1,788.00	486.75	27.22%	35,082.51	30,180.00	(4,902.51)	-16.24%	37,944.00	

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

Period 10/1/2018 To 10/31/2018 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	1,040.00	1,040.00	0.00	0.00%	10,400.00	10,400.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	17.00	17.00	100.00%	1,444.00	170.00	(1,274.00)	-749.41%	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
<b>TOTAL Professional and Legal</b>	<b>1,040.00</b>	<b>1,057.00</b>	<b>17.00</b>	<b>1.61%</b>	<b>12,631.00</b>	<b>10,820.00</b>	<b>(1,811.00)</b>	<b>-16.74%</b>	<b>12,930.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	30.36	42.00	11.64	27.71%	30.36	420.00	389.64	92.77%	500.00
6320 Fence/ Common Lighting	0.00	33.00	33.00	100.00%	412.08	330.00	(82.08)	-24.87%	400.00
6355 Exterminating/ Pest Control	0.00	25.00	25.00	100.00%	0.00	250.00	250.00	100.00%	300.00
6395 Alarm Monitoring & Repairs	0.00	50.00	50.00	100.00%	1,247.52	500.00	(747.52)	-149.50%	600.00
<b>TOTAL Repairs and Maintenance</b>	<b>30.36</b>	<b>150.00</b>	<b>119.64</b>	<b>79.76%</b>	<b>1,689.96</b>	<b>1,500.00</b>	<b>(189.96)</b>	<b>-12.66%</b>	<b>1,800.00</b>
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
<b>TOTAL Reserve</b>	<b>5,500.00</b>	<b>5,500.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>55,000.00</b>	<b>55,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>66,000.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	760.50	583.00	(177.50)	-30.45%	5,608.71	5,830.00	221.29	3.80%	7,000.00
6720 Water	2,089.28	2,083.00	(6.28)	-0.30%	24,501.17	20,830.00	(3,671.17)	-17.62%	25,000.00
6730 Telephone	120.50	110.00	(10.50)	-9.55%	473.18	1,100.00	626.82	56.98%	1,320.00
6740 Sewer	2,053.44	2,208.00	154.56	7.00%	21,653.91	22,080.00	426.09	1.93%	26,500.00
<b>TOTAL Utilities</b>	<b>5,023.72</b>	<b>4,984.00</b>	<b>(39.72)</b>	<b>-0.80%</b>	<b>52,236.97</b>	<b>49,840.00</b>	<b>(2,396.97)</b>	<b>-4.81%</b>	<b>59,820.00</b>
<b>TOTAL Expense</b>	<b>25,220.32</b>	<b>17,721.00</b>	<b>(7,499.32)</b>	<b>-42.32%</b>	<b>199,282.58</b>	<b>189,760.00</b>	<b>(9,522.58)</b>	<b>-5.02%</b>	<b>229,595.00</b>
<b>Excess Revenue / Expense</b>	<b>(6,462.79)</b>	<b>1,204.00</b>	<b>(7,666.79)</b>	<b>636.78%</b>	<b>(10,579.39)</b>	<b>(510.00)</b>	<b>(10,069.39)</b>	<b>0.00%</b>	<b>0.00</b>

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**  
 Period 10/1/2018 To 10/31/2018 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	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
9020 Interest	443.16	358.00	85.16	-23.79%	7,494.20	3,580.00	3,914.20	-109.34%	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	0.00	0.00	0.00	0.00%	(873.90)	0.00	(873.90)	0.00%	0.00
TOTAL Reserve Income	5,943.16	5,858.00	85.16	-1.45%	61,999.26	58,580.00	3,419.26	-5.84%	70,300.00
TOTAL Income	5,943.16	5,858.00	85.16	-1.45%	61,999.26	58,580.00	3,419.26	-5.84%	70,300.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9135 Concrete	36,992.00	0.00	(36,992.00)	0.00%	36,992.00	0.00	(36,992.00)	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	36,992.00	0.00	(36,992.00)	0.00%	40,747.00	0.00	(40,747.00)	0.00%	37,270.00
TOTAL Expense	36,992.00	0.00	(36,992.00)	0.00%	40,747.00	0.00	(40,747.00)	0.00%	37,270.00
Excess Revenue / Expense	(31,048.84)	5,858.00	(36,906.84)	630.02%	21,252.26	58,580.00	(37,327.74)	63.72%	33,030.00