

Balance Sheet

Period 11/30/2018

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	21,673.50		21,673.50
<u>Total Cash</u>	<u>21,673.50</u>		<u>21,673.50</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		252,908.23	252,908.23
1115 Reserve/ Alliance		8,304.65	8,304.65
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		82,092.97	82,092.97
<u>Total Reserve</u>		<u>453,584.28</u>	<u>453,584.28</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		1,141.81	1,141.81
1800 Prepaid Insurance	3,372.38		3,372.38
<u>Total Other Assets</u>	<u>11,807.66</u>	<u>(7,293.47)</u>	<u>4,514.19</u>
<u>Total Assets</u>	<u>33,481.16</u>	<u>446,290.81</u>	<u>479,771.97</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	2,413.73		2,413.73
2050 Dues Paid in Advance	11,657.00		11,657.00
2100 Comcast Contract		3,120.00	3,120.00
<u>Total Current Liabilities</u>	<u>14,070.73</u>	<u>3,120.00</u>	<u>17,190.73</u>
<u>Equity</u>			
3300 Restricted Reserves		415,994.69	415,994.69
3900 Retained Earnings	27,660.82		27,660.82
Net Income	(8,250.39)	27,176.12	18,925.73
<u>Total Equity</u>	<u>19,410.43</u>	<u>443,170.81</u>	<u>462,581.24</u>
<u>Total Liabilities & Equity</u>	<u>33,481.16</u>	<u>446,290.81</u>	<u>479,771.97</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 11/1/2018 To 11/30/2018 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%	205,920.00	205,920.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	210.00	275.00	(65.00)	23.64%	300.00
4200 Special Charges	0.00	10.00	(10.00)	100.00%	97.75	110.00	(12.25)	11.14%	125.00
4300 Additional Working Capital	260.00	167.00	93.00	-55.69%	1,430.00	1,837.00	(407.00)	22.16%	2,000.00
4400 Operating Interest	2.58	3.00	(0.42)	14.00%	28.02	33.00	(4.98)	15.09%	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	18,982.58	18,925.00	57.58	-0.30%	207,685.77	208,175.00	(489.23)	0.24%	229,595.00
TOTAL Income	18,982.58	18,925.00	57.58	-0.30%	207,685.77	208,175.00	(489.23)	0.24%	229,595.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	73.51	58.00	(15.51)	-26.74%	384.89	638.00	253.11	39.67%	700.00
6160 Other Administrative	35.00	50.00	15.00	30.00%	431.00	550.00	119.00	21.64%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	292.50	0.00	(292.50)	0.00%	200.00
TOTAL Administrative	108.51	108.00	(0.51)	-0.47%	1,108.39	1,188.00	79.61	6.70%	1,500.00
<u>Insurance</u>									
6810 D&O Insurance	3,881.91	90.00	(3,791.91)	-4213.23%	16,104.75	990.00	(15,114.75)	-1526.74%	1,075.00
6820 Hazard Insurance Premium	60.38	3,861.00	3,800.62	98.44%	27,260.46	42,471.00	15,210.54	35.81%	46,330.00
6840 Umbrella Insurance	110.62	110.00	(0.62)	-0.56%	1,213.96	1,210.00	(3.96)	-0.33%	1,324.00
6850 Workman's Compensation	(322.63)	31.00	353.63	1140.74%	293.37	341.00	47.63	13.97%	372.00
6860 Volunteer Insurance	0.00	42.00	42.00	100.00%	500.00	462.00	(38.00)	-8.23%	500.00
TOTAL Insurance	3,730.28	4,134.00	403.72	9.77%	45,372.54	45,474.00	101.46	0.22%	49,601.00
<u>Landscaping</u>									
6410 Landscape Contract	1,181.25	1,181.00	(0.25)	-0.02%	12,993.75	12,991.00	(2.75)	-0.02%	14,175.00
6420 Landscape Other	0.00	167.00	167.00	100.00%	6,832.66	1,837.00	(4,995.66)	-271.95%	2,000.00
6430 Shrub/ Tree Care	0.00	167.00	167.00	100.00%	418.00	1,837.00	1,419.00	77.25%	2,000.00
6440 Snow Removal	805.00	1,194.00	389.00	32.58%	4,200.00	8,194.00	3,994.00	48.74%	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	3,003.00	2,002.78	66.69%	3,275.00
TOTAL Landscaping	1,986.25	2,982.00	995.75	33.39%	37,068.76	33,162.00	(3,906.76)	-11.78%	37,944.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 11/1/2018 To 11/30/2018 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Professional and Legal</u>									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	11,440.00	11,440.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	17.00	17.00	100.00%	1,444.00	187.00	(1,257.00)	-672.19%	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	1,040.00	1,057.00	17.00	1.61%	13,671.00	11,877.00	(1,794.00)	-15.10%	12,930.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	42.00	42.00	100.00%	30.36	462.00	431.64	93.43%	500.00
6315 Miscellaneous Maintenance	120.78	0.00	(120.78)	0.00%	120.78	0.00	(120.78)	0.00%	0.00
6320 Fence/ Common Lighting	0.00	33.00	33.00	100.00%	412.08	363.00	(49.08)	-13.52%	400.00
6355 Exterminating/ Pest Control	0.00	25.00	25.00	100.00%	0.00	275.00	275.00	100.00%	300.00
6395 Alarm Monitoring & Repairs	379.65	50.00	(329.65)	-659.30%	1,627.17	550.00	(1,077.17)	-195.85%	600.00
TOTAL Repairs and Maintenance	500.43	150.00	(350.43)	-233.62%	2,190.39	1,650.00	(540.39)	-32.75%	1,800.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	360.29	583.00	222.71	38.20%	5,969.00	6,413.00	444.00	6.92%	7,000.00
6720 Water	1,253.52	2,083.00	829.48	39.82%	25,754.69	22,913.00	(2,841.69)	-12.40%	25,000.00
6730 Telephone	120.86	110.00	(10.86)	-9.87%	594.04	1,210.00	615.96	50.91%	1,320.00
6740 Sewer	2,053.44	2,208.00	154.56	7.00%	23,707.35	24,288.00	580.65	2.39%	26,500.00
TOTAL Utilities	3,788.11	4,984.00	1,195.89	23.99%	56,025.08	54,824.00	(1,201.08)	-2.19%	59,820.00
TOTAL Expense	16,653.58	18,915.00	2,261.42	11.96%	215,936.16	208,675.00	(7,261.16)	-3.48%	229,595.00
Excess Revenue / Expense	2,329.00	10.00	2,319.00	0.00%	(8,250.39)	(500.00)	(7,750.39)	0.00%	0.00

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Statement of Revenues and Expenses

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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%	60,500.00	60,500.00	0.00	0.00%	66,000.00
9020 Interest	423.86	358.00	65.86	-18.40%	7,918.06	3,938.00	3,980.06	-101.07%	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	5,923.86	5,858.00	65.86	-1.12%	67,923.12	64,438.00	3,485.12	-5.41%	70,300.00
TOTAL Income	5,923.86	5,858.00	65.86	-1.12%	67,923.12	64,438.00	3,485.12	-5.41%	70,300.00
Expense									
<u>Reserve Expenses</u>									
9135 Concrete	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	40,747.00	0.00	(40,747.00)	0.00%	37,270.00
TOTAL Expense	0.00	0.00	0.00	0.00%	40,747.00	0.00	(40,747.00)	0.00%	37,270.00
Excess Revenue / Expense	5,923.86	5,858.00	65.86	-1.12%	27,176.12	64,438.00	(37,261.88)	57.83%	33,030.00