

Balance Sheet

Period 01/31/2019

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Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	29,090.14		29,090.14
<u>Total Cash</u>		<u>29,090.14</u>		<u>29,090.14</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		306,124.31	306,124.31
1115	Reserve/ Alliance		8,313.11	8,313.11
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
1302	Mortgage- Backed Securities		81,500.22	81,500.22
<u>Total Reserve</u>			<u>466,216.07</u>	<u>466,216.07</u>
<u>Accounts Receivable</u>				
1400	Members Receivable	295.00		295.00
<u>Total Accounts Receivable</u>		<u>295.00</u>		<u>295.00</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(14,224.28)	(14,224.28)
1480	Due To/ (From) Operating	14,224.28		14,224.28
1530	Accrued Interest Receivable		393.53	393.53
1800	Prepaid Insurance	3,065.80		3,065.80
<u>Total Other Assets</u>		<u>17,290.08</u>	<u>(13,830.75)</u>	<u>3,459.33</u>
<u>Total Assets</u>		<u>46,675.22</u>	<u>452,385.32</u>	<u>499,060.54</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	14,894.27		14,894.27
2050	Dues Paid in Advance	10,882.00		10,882.00
2100	Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>		<u>25,776.27</u>	<u>2,640.00</u>	<u>28,416.27</u>
<u>Equity</u>				
3300	Restricted Reserves		443,570.75	443,570.75
3900	Retained Earnings	25,530.99		25,530.99
	Net Income	(4,632.04)	6,174.57	1,542.53
<u>Total Equity</u>		<u>20,898.95</u>	<u>449,745.32</u>	<u>470,644.27</u>
<u>Total Liabilities & Equity</u>		<u>46,675.22</u>	<u>452,385.32</u>	<u>499,060.54</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 1/1/2019 To 1/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Income									
4000 Member Fees	18,720.00	18,720.00	0.00	0.00%	18,720.00	18,720.00	0.00	0.00%	224,640.00
4100 Late Fees	70.00	25.00	45.00	-180.00%	70.00	25.00	45.00	-180.00%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	0.00	8.00	(8.00)	100.00%	100.00
4300 Additional Working Capital	520.00	83.00	437.00	-526.51%	520.00	83.00	437.00	-526.51%	1,000.00
4400 Operating Interest	2.01	2.00	0.01	-0.50%	2.01	2.00	0.01	-0.50%	25.00
TOTAL Income	19,312.01	18,838.00	474.01	-2.52%	19,312.01	18,838.00	474.01	-2.52%	226,065.00
TOTAL Income	19,312.01	18,838.00	474.01	-2.52%	19,312.01	18,838.00	474.01	-2.52%	226,065.00
Expense									
Administrative									
6140 Supplies/ Copies/ Postage	0.00	29.00	29.00	100.00%	0.00	29.00	29.00	100.00%	350.00
6160 Other Administrative	20.00	50.00	30.00	60.00%	20.00	50.00	30.00	60.00%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	20.00	79.00	59.00	74.68%	20.00	79.00	59.00	74.68%	1,150.00
Insurance									
6810 D&O Insurance	4,326.77	100.00	(4,226.77)	-4226.77%	4,326.77	100.00	(4,226.77)	-4226.77%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	60.42	4,167.00	4,106.58	98.55%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	110.58	125.00	14.42	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	29.33	33.00	3.67	11.12%	400.00
6860 Volunteer Insurance	0.00	63.00	63.00	100.00%	0.00	63.00	63.00	100.00%	750.00
TOTAL Insurance	4,527.10	4,488.00	(39.10)	-0.87%	4,527.10	4,488.00	(39.10)	-0.87%	53,850.00
Landscaping									
6410 Landscape Contract	1,208.30	1,250.00	41.70	3.34%	1,208.30	1,250.00	41.70	3.34%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	0.00	292.00	292.00	100.00%	3,500.00
6430 Shrub/ Tree Care	0.00	67.00	67.00	100.00%	0.00	67.00	67.00	100.00%	800.00
6440 Snow Removal	6,548.50	3,000.00	(3,548.50)	-118.28%	6,548.50	3,000.00	(3,548.50)	-118.28%	10,310.00
6450 Sprinkler Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
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	125.00	125.00	100.00%	0.00	125.00	125.00	100.00%	1,500.00
TOTAL Landscaping	7,756.80	4,734.00	(3,022.80)	-63.85%	7,756.80	4,734.00	(3,022.80)	-63.85%	35,410.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 1/1/2019 To 1/31/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Professional and Legal									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	1,040.00	1,040.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	8.00	8.00	100.00%	100.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	275.00
TOTAL Professional and Legal	1,040.00	1,048.00	8.00	0.76%	1,040.00	1,048.00	8.00	0.76%	12,855.00
Repairs and Maintenance									
6310 General Building Repairs	1,420.73	21.00	(1,399.73)	-6665.38%	1,420.73	21.00	(1,399.73)	-6665.38%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	8.00	8.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	13.00	13.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	142.01	125.00	(17.01)	-13.61%	142.01	125.00	(17.01)	-13.61%	1,500.00
TOTAL Repairs and Maintenance	1,562.74	167.00	(1,395.74)	-835.77%	1,562.74	167.00	(1,395.74)	-835.77%	2,000.00
Reserve									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	5,500.00	5,500.00	0.00	0.00%	66,000.00
Utilities									
6710 Common Gas/ Electricity	128.75	417.00	288.25	69.12%	128.75	417.00	288.25	69.12%	5,000.00
6720 Water	1,234.36	1,792.00	557.64	31.12%	1,234.36	1,792.00	557.64	31.12%	21,500.00
6730 Telephone	120.86	108.00	(12.86)	-11.91%	120.86	108.00	(12.86)	-11.91%	1,300.00
6740 Sewer	2,053.44	2,250.00	196.56	8.74%	2,053.44	2,250.00	196.56	8.74%	27,000.00
TOTAL Utilities	3,537.41	4,567.00	1,029.59	22.54%	3,537.41	4,567.00	1,029.59	22.54%	54,800.00
TOTAL Expense	23,944.05	20,583.00	(3,361.05)	-16.33%	23,944.05	20,583.00	(3,361.05)	-16.33%	226,065.00
Excess Revenue / Expense	(4,632.04)	(1,745.00)	(2,887.04)	-165.45%	(4,632.04)	(1,745.00)	(2,887.04)	-165.45%	0.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 1/1/2019 To 1/31/2019 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%	5,500.00	5,500.00	0.00	0.00%	66,000.00
9020 Interest	434.57	358.00	76.57	-21.39%	434.57	358.00	76.57	-21.39%	4,300.00
9085 Comcast Agreement	240.00	0.00	240.00	0.00%	240.00	0.00	240.00	0.00%	0.00
TOTAL Reserve Income	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>70,300.00</u>
TOTAL Income	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>70,300.00</u>
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%	0.00	0.00	0.00	0.00%	10,000.00
TOTAL Reserve Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>36,000.00</u>
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>	<u>36,000.00</u>
Excess Revenue / Expense	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>6,174.57</u>	<u>5,858.00</u>	<u>316.57</u>	<u>-5.40%</u>	<u>34,300.00</u>