

Balance Sheet

Period 05/31/2019

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Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	18,873.55		18,873.55
<u>Total Cash</u>		<u>18,873.55</u>		<u>18,873.55</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		361,343.76	361,343.76
1115	Reserve/ Alliance		8,329.52	8,329.52
1233	Res/CD/Morgan Stanley 6/21/19 1.9%		40,000.00	40,000.00
1302	Mortgage- Backed Securities		80,913.92	80,913.92
<u>Total Reserve</u>			<u>490,587.20</u>	<u>490,587.20</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		522.72	522.72
1800	Prepaid Insurance	1,839.48		1,839.48
<u>Total Other Assets</u>		<u>16,063.76</u>	<u>(13,701.56)</u>	<u>2,362.20</u>
<u>Total Assets</u>		<u>34,937.31</u>	<u>476,885.64</u>	<u>511,822.95</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	3,346.81		3,346.81
2050	Dues Paid in Advance	10,630.90		10,630.90
2100	Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>		<u>13,977.71</u>	<u>2,640.00</u>	<u>16,617.71</u>
<u>Equity</u>				
3300	Restricted Reserves		443,570.75	443,570.75
3900	Retained Earnings	25,530.99		25,530.99
	Net Income	(4,571.39)	30,674.89	26,103.50
<u>Total Equity</u>		<u>20,959.60</u>	<u>474,245.64</u>	<u>495,205.24</u>
<u>Total Liabilities & Equity</u>		<u>34,937.31</u>	<u>476,885.64</u>	<u>511,822.95</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 5/1/2019 To 5/31/2019 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%	93,600.00	93,600.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	120.00	125.00	(5.00)	4.00%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	9.10	40.00	(30.90)	77.25%	100.00
4300 Additional Working Capital	0.00	83.00	(83.00)	100.00%	1,040.00	415.00	625.00	-150.60%	1,000.00
4400 Operating Interest	1.49	2.00	(0.51)	25.50%	8.62	10.00	(1.38)	13.80%	25.00
TOTAL Income	18,721.49	18,838.00	(116.51)	0.62%	94,777.72	94,190.00	587.72	-0.62%	226,065.00
TOTAL Income	18,721.49	18,838.00	(116.51)	0.62%	94,777.72	94,190.00	587.72	-0.62%	226,065.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	30.68	29.00	(1.68)	-5.79%	169.17	145.00	(24.17)	-16.67%	350.00
6160 Other Administrative	92.31	50.00	(42.31)	-84.62%	361.31	250.00	(111.31)	-44.52%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	122.99	79.00	(43.99)	-55.68%	530.48	395.00	(135.48)	-34.30%	1,150.00
<u>Insurance</u>									
6810 D&O Insurance	4,326.78	100.00	(4,226.78)	-4226.78%	8,972.30	500.00	(8,472.30)	-1694.46%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	4,522.63	20,835.00	16,312.37	78.29%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	552.90	625.00	72.10	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	88.65	165.00	76.35	46.27%	400.00
6860 Volunteer Insurance	0.00	63.00	63.00	100.00%	8,941.04	315.00	(8,626.04)	-2738.43%	750.00
TOTAL Insurance	4,527.11	4,488.00	(39.11)	-0.87%	23,077.52	22,440.00	(637.52)	-2.84%	53,850.00
<u>Landscaping</u>									
6410 Landscape Contract	1,208.33	1,250.00	41.67	3.33%	6,041.62	6,250.00	208.38	3.33%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	0.00	1,460.00	1,460.00	100.00%	3,500.00
6430 Shrub/ Tree Care	0.00	67.00	67.00	100.00%	0.00	335.00	335.00	100.00%	800.00
6440 Snow Removal	0.00	0.00	0.00	0.00%	12,136.42	7,000.00	(5,136.42)	-73.38%	10,310.00
6450 Sprinkler Repairs	518.85	500.00	(18.85)	-3.77%	518.85	500.00	(18.85)	-3.77%	2,500.00
6451 Backflow Testing	1,187.55	1,800.00	612.45	34.03%	2,493.45	1,800.00	(693.45)	-38.53%	1,800.00
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	0.00	625.00	625.00	100.00%	1,500.00
TOTAL Landscaping	2,914.73	4,034.00	1,119.27	27.75%	21,190.34	17,970.00	(3,220.34)	-17.92%	35,410.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 5/1/2019 To 5/31/2019 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%	5,200.00	5,200.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	40.00	40.00	100.00%	100.00
6080 Audit Fee/ Tax Prep	0.00	275.00	275.00	100.00%	275.00	275.00	0.00	0.00%	275.00
TOTAL Professional and Legal	1,040.00	1,323.00	283.00	21.39%	5,475.00	5,515.00	40.00	0.73%	12,855.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	21.00	21.00	100.00%	1,585.73	105.00	(1,480.73)	-1410.22%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	40.00	40.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	65.00	65.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	986.51	625.00	(361.51)	-57.84%	1,500.00
TOTAL Repairs and Maintenance	0.00	167.00	167.00	100.00%	2,572.24	835.00	(1,737.24)	-208.05%	2,000.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	27,500.00	27,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	27,500.00	27,500.00	0.00	0.00%	66,000.00
<u>Reserve Expenses</u>									
9205 FHA Recertification	750.00	0.00	(750.00)	0.00%	750.00	0.00	(750.00)	0.00%	0.00
TOTAL Reserve Expenses	750.00	0.00	(750.00)	0.00%	750.00	0.00	(750.00)	0.00%	0.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	174.18	417.00	242.82	58.23%	1,372.95	2,085.00	712.05	34.15%	5,000.00
6720 Water	1,131.38	1,792.00	660.62	36.86%	6,182.92	8,960.00	2,777.08	30.99%	21,500.00
6730 Telephone	(120.82)	108.00	228.82	211.87%	182.78	540.00	357.22	66.15%	1,300.00
6740 Sewer	2,115.36	2,250.00	134.64	5.98%	10,514.88	11,250.00	735.12	6.53%	27,000.00
TOTAL Utilities	3,300.10	4,567.00	1,266.90	27.74%	18,253.53	22,835.00	4,581.47	20.06%	54,800.00
TOTAL Expense	18,154.93	20,158.00	2,003.07	9.94%	99,349.11	97,490.00	(1,859.11)	-1.91%	226,065.00
Excess Revenue / Expense	566.56	(1,320.00)	1,886.56	142.92%	(4,571.39)	(3,300.00)	(1,271.39)	-38.53%	0.00

Star Canyon Condominium Assn.
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									
Income									
4400 Operating Interest	4.24	0.00	4.24	0.00%	4.24	0.00	4.24	0.00%	0.00
TOTAL Income	4.24	0.00	4.24	0.00%	4.24	0.00	4.24	0.00%	0.00
Reserve Income									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	27,500.00	27,500.00	0.00	0.00%	66,000.00
9020 Interest	1,522.83	358.00	1,164.83	-325.37%	3,209.08	1,790.00	1,419.08	-79.28%	4,300.00
9025 Prem/Disc/Handling Investments	(278.43)	0.00	(278.43)	0.00%	(278.43)	0.00	(278.43)	0.00%	0.00
9085 Comcast Agreement	0.00	0.00	0.00	0.00%	240.00	0.00	240.00	0.00%	0.00
TOTAL Reserve Income	6,744.40	5,858.00	886.40	-15.13%	30,670.65	29,290.00	1,380.65	-4.71%	70,300.00
TOTAL Income	6,748.64	5,858.00	890.64	-15.20%	30,674.89	29,290.00	1,384.89	-4.73%	70,300.00
Expense									
Reserve Expenses									
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	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	36,000.00
TOTAL Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	36,000.00
Excess Revenue / Expense	6,748.64	5,858.00	890.64	-15.20%	30,674.89	29,290.00	1,384.89	-4.73%	34,300.00