

# Balance Sheet

Period 06/30/2019

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## Star Canyon Condominium Assn.

		Operating	Reserve	Total
<b>Assets</b>				
<u>Cash</u>				
1001	Operating- Alliance Cash	20,929.31		20,929.31
<u>Total Cash</u>		<u>20,929.31</u>		<u>20,929.31</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		408,537.99	408,537.99
1115	Reserve/ Alliance		8,333.63	8,333.63
1302	Mortgage- Backed Securities		79,917.50	79,917.50
<u>Total Reserve</u>			<u>496,789.12</u>	<u>496,789.12</u>
<u>Accounts Receivable</u>				
1400	Members Receivable	9.10		9.10
<u>Total Accounts Receivable</u>		<u>9.10</u>		<u>9.10</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(14,974.28)	(14,974.28)
1480	Due To/ (From) Operating	14,974.28		14,974.28
1530	Accrued Interest Receivable		179.03	179.03
1800	Prepaid Insurance	1,532.90		1,532.90
<u>Total Other Assets</u>		<u>16,507.18</u>	<u>(14,795.25)</u>	<u>1,711.93</u>
<u>Total Assets</u>		<u>37,445.59</u>	<u>481,993.87</u>	<u>519,439.46</u>
<b>Liabilities &amp; Equity</b>				
<u>Current Liabilities</u>				
2000	Accounts Payable	8,800.24		8,800.24
2050	Dues Paid in Advance	8,020.00		8,020.00
2100	Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>		<u>16,820.24</u>	<u>2,640.00</u>	<u>19,460.24</u>
<u>Equity</u>				
3300	Restricted Reserves		443,570.75	443,570.75
3900	Retained Earnings	25,530.99		25,530.99
	Net Income	(4,905.64)	35,783.12	30,877.48
<u>Total Equity</u>		<u>20,625.35</u>	<u>479,353.87</u>	<u>499,979.22</u>
<u>Total Liabilities &amp; Equity</u>		<u>37,445.59</u>	<u>481,993.87</u>	<u>519,439.46</u>

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

Period 6/1/2019 To 6/30/2019 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%	112,320.00	112,320.00	0.00	0.00%	224,640.00
4100 Late Fees	35.00	25.00	10.00	-40.00%	155.00	150.00	5.00	-3.33%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	9.10	48.00	(38.90)	81.04%	100.00
4300 Additional Working Capital	0.00	83.00	(83.00)	100.00%	1,040.00	498.00	542.00	-108.84%	1,000.00
4400 Operating Interest	1.55	2.00	(0.45)	22.50%	10.17	12.00	(1.83)	15.25%	25.00
<b>TOTAL Income</b>	<b>18,756.55</b>	<b>18,838.00</b>	<b>(81.45)</b>	<b>0.43%</b>	<b>113,534.27</b>	<b>113,028.00</b>	<b>506.27</b>	<b>-0.45%</b>	<b>226,065.00</b>
<b>TOTAL Income</b>	<b>18,756.55</b>	<b>18,838.00</b>	<b>(81.45)</b>	<b>0.43%</b>	<b>113,534.27</b>	<b>113,028.00</b>	<b>506.27</b>	<b>-0.45%</b>	<b>226,065.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
6140 Supplies/ Copies/ Postage	31.53	29.00	(2.53)	-8.72%	200.70	174.00	(26.70)	-15.34%	350.00
6160 Other Administrative	20.00	50.00	30.00	60.00%	381.31	300.00	(81.31)	-27.10%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
<b>TOTAL Administrative</b>	<b>51.53</b>	<b>79.00</b>	<b>27.47</b>	<b>34.77%</b>	<b>582.01</b>	<b>474.00</b>	<b>(108.01)</b>	<b>-22.79%</b>	<b>1,150.00</b>
<b><u>Insurance</u></b>									
6810 D&O Insurance	8,547.29	100.00	(8,447.29)	-8447.29%	17,519.59	600.00	(16,919.59)	-2819.93%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	4,583.05	25,002.00	20,418.95	81.67%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	663.48	750.00	86.52	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	117.98	198.00	80.02	40.41%	400.00
6860 Volunteer Insurance	(8,441.04)	63.00	8,504.04	13498.48%	500.00	378.00	(122.00)	-32.28%	750.00
<b>TOTAL Insurance</b>	<b>306.58</b>	<b>4,488.00</b>	<b>4,181.42</b>	<b>93.17%</b>	<b>23,384.10</b>	<b>26,928.00</b>	<b>3,543.90</b>	<b>13.16%</b>	<b>53,850.00</b>
<b><u>Landscaping</u></b>									
6410 Landscape Contract	0.00	1,250.00	1,250.00	100.00%	6,041.62	7,500.00	1,458.38	19.45%	15,000.00
6420 Landscape Other	174.00	292.00	118.00	40.41%	174.00	1,752.00	1,578.00	90.07%	3,500.00
6430 Shrub/ Tree Care	4,535.00	67.00	(4,468.00)	-6668.66%	4,535.00	402.00	(4,133.00)	-1028.11%	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	1,194.13	500.00	(694.13)	-138.83%	1,712.98	1,000.00	(712.98)	-71.30%	2,500.00
6451 Backflow Testing	0.00	0.00	0.00	0.00%	2,493.45	1,800.00	(693.45)	-38.53%	1,800.00

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

Period 6/1/2019 To 6/30/2019 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6470 Shared Waterfall Repairs	955.75	125.00	(830.75)	-664.60%	955.75	750.00	(205.75)	-27.43%	1,500.00
<b>TOTAL Landscaping</b>	<b>6,858.88</b>	<b>2,234.00</b>	<b>(4,624.88)</b>	<b>-207.02%</b>	<b>28,049.22</b>	<b>20,204.00</b>	<b>(7,845.22)</b>	<b>-38.83%</b>	<b>35,410.00</b>
<b><u>Professional and Legal</u></b>									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	6,240.00	6,240.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	48.00	48.00	100.00%	100.00
6080 Audit Fee/ Tax Prep	0.00	0.00	0.00	0.00%	275.00	275.00	0.00	0.00%	275.00
<b>TOTAL Professional and Legal</b>	<b>1,040.00</b>	<b>1,048.00</b>	<b>8.00</b>	<b>0.76%</b>	<b>6,515.00</b>	<b>6,563.00</b>	<b>48.00</b>	<b>0.73%</b>	<b>12,855.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	21.00	21.00	100.00%	1,585.73	126.00	(1,459.73)	-1158.52%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	48.00	48.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	78.00	78.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	986.51	750.00	(236.51)	-31.53%	1,500.00
<b>TOTAL Repairs and Maintenance</b>	<b>0.00</b>	<b>167.00</b>	<b>167.00</b>	<b>100.00%</b>	<b>2,572.24</b>	<b>1,002.00</b>	<b>(1,570.24)</b>	<b>-156.71%</b>	<b>2,000.00</b>
<b><u>Reserve</u></b>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	33,000.00	33,000.00	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>33,000.00</b>	<b>33,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>66,000.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	246.46	417.00	170.54	40.90%	1,619.41	2,502.00	882.59	35.28%	5,000.00
6720 Water	2,565.58	1,792.00	(773.58)	-43.17%	8,748.50	10,752.00	2,003.50	18.63%	21,500.00
6730 Telephone	0.00	108.00	108.00	100.00%	182.78	648.00	465.22	71.79%	1,300.00
6740 Sewer	3,271.77	2,250.00	(1,021.77)	-45.41%	13,786.65	13,500.00	(286.65)	-2.12%	27,000.00
<b>TOTAL Utilities</b>	<b>6,083.81</b>	<b>4,567.00</b>	<b>(1,516.81)</b>	<b>-33.21%</b>	<b>24,337.34</b>	<b>27,402.00</b>	<b>3,064.66</b>	<b>11.18%</b>	<b>54,800.00</b>
<b>TOTAL Expense</b>	<b>19,840.80</b>	<b>18,083.00</b>	<b>(1,757.80)</b>	<b>-9.72%</b>	<b>118,439.91</b>	<b>115,573.00</b>	<b>(2,866.91)</b>	<b>-2.48%</b>	<b>226,065.00</b>
<b>Excess Revenue / Expense</b>	<b>(1,084.25)</b>	<b>755.00</b>	<b>(1,839.25)</b>	<b>243.61%</b>	<b>(4,905.64)</b>	<b>(2,545.00)</b>	<b>(2,360.64)</b>	<b>-92.76%</b>	<b>0.00</b>

**Star Canyon Condominium Assn.**  
**Statement of Revenues and Expenses**  
 Period 6/1/2019 To 6/30/2019 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>Income</u></b>									
4400 Operating Interest	0.00	0.00	0.00	0.00%	4.24	0.00	4.24	0.00%	0.00
TOTAL Income	0.00	0.00	0.00	0.00%	4.24	0.00	4.24	0.00%	0.00
<b><u>Reserve Income</u></b>									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	33,000.00	33,000.00	0.00	0.00%	66,000.00
9020 Interest	358.23	358.00	0.23	-0.06%	3,567.31	2,148.00	1,419.31	-66.08%	4,300.00
9025 Prem/Disc/Handling Investments	0.00	0.00	0.00	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	5,858.23	5,858.00	0.23	0.00%	36,528.88	35,148.00	1,380.88	-3.93%	70,300.00
TOTAL Income	5,858.23	5,858.00	0.23	0.00%	36,533.12	35,148.00	1,385.12	-3.94%	70,300.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
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
9205 FHA Recertification	0.00	0.00	0.00	0.00%	750.00	0.00	(750.00)	0.00%	0.00
TOTAL Reserve Expenses	0.00	0.00	0.00	0.00%	750.00	0.00	(750.00)	0.00%	36,000.00
TOTAL Expense	0.00	0.00	0.00	0.00%	750.00	0.00	(750.00)	0.00%	36,000.00
Excess Revenue / Expense	5,858.23	5,858.00	0.23	0.00%	35,783.12	35,148.00	635.12	-1.81%	34,300.00