

Balance Sheet

Period 09/30/2019

Star Canyon Condominium Assn.

		Operating	Reserve	Total
Assets				
<u>Cash</u>				
1001	Operating- Alliance Cash	10,480.34		10,480.34
<u>Total Cash</u>		<u>10,480.34</u>		<u>10,480.34</u>
<u>Reserve</u>				
1110	Reserve/Dain/MM		383,885.24	383,885.24
1115	Reserve/ Alliance		3,343.59	3,343.59
1302	Mortgage- Backed Securities		70,515.17	70,515.17
<u>Total Reserve</u>			<u>457,744.00</u>	<u>457,744.00</u>
1955	Reserve Cash Suspense		4,996.24	4,996.24
			<u>4,996.24</u>	<u>4,996.24</u>
<u>Other Assets</u>				
1460	Due To/ (From) Reserves		(20,606.07)	(20,606.07)
1480	Due To/ (From) Operating	20,606.07		20,606.07
1530	Accrued Interest Receivable		168.85	168.85
1800	Prepaid Insurance	613.16		613.16
<u>Total Other Assets</u>		<u>21,219.23</u>	<u>(20,437.22)</u>	<u>782.01</u>
<u>Total Assets</u>		<u>31,699.57</u>	<u>442,303.02</u>	<u>474,002.59</u>
Liabilities & Equity				
<u>Current Liabilities</u>				
2000	Accounts Payable	209.00		209.00
2050	Dues Paid in Advance	9,305.00		9,305.00
2100	Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>		<u>9,514.00</u>	<u>2,640.00</u>	<u>12,154.00</u>
<u>Equity</u>				
3300	Restricted Reserves		443,570.75	443,570.75
3900	Retained Earnings	25,530.99		25,530.99
	Net Income	(3,345.42)	(3,907.73)	(7,253.15)
<u>Total Equity</u>		<u>22,185.57</u>	<u>439,663.02</u>	<u>461,848.59</u>
<u>Total Liabilities & Equity</u>		<u>31,699.57</u>	<u>442,303.02</u>	<u>474,002.59</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 9/1/2019 To 9/30/2019 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%	168,480.00	168,480.00	0.00	0.00%	224,640.00
4100 Late Fees	0.00	25.00	(25.00)	100.00%	155.00	225.00	(70.00)	31.11%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	9.10	72.00	(62.90)	87.36%	100.00
4300 Additional Working Capital	520.00	83.00	437.00	-526.51%	2,470.00	747.00	1,723.00	-230.66%	1,000.00
4400 Operating Interest	1.66	2.00	(0.34)	17.00%	15.84	18.00	(2.16)	12.00%	25.00
TOTAL Income	19,241.66	18,838.00	403.66	-2.14%	171,129.94	169,542.00	1,587.94	-0.94%	226,065.00
TOTAL Income	19,241.66	18,838.00	403.66	-2.14%	171,129.94	169,542.00	1,587.94	-0.94%	226,065.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	40.56	29.00	(11.56)	-39.86%	288.91	261.00	(27.91)	-10.69%	350.00
6160 Other Administrative	20.00	50.00	30.00	60.00%	471.31	450.00	(21.31)	-4.74%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	60.56	79.00	18.44	23.34%	760.22	711.00	(49.22)	-6.92%	1,150.00
<u>Insurance</u>									
6810 D&O Insurance	106.25	100.00	(6.25)	-6.25%	5,176.77	900.00	(4,276.77)	-475.20%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	17,425.88	37,503.00	20,077.12	53.53%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	995.22	1,125.00	129.78	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	205.97	297.00	91.03	30.65%	400.00
6860 Volunteer Insurance	0.00	63.00	63.00	100.00%	8,941.06	567.00	(8,374.06)	-1476.91%	750.00
TOTAL Insurance	306.58	4,488.00	4,181.42	93.17%	32,744.90	40,392.00	7,647.10	18.93%	53,850.00
<u>Landscaping</u>									
6410 Landscape Contract	1,208.33	1,250.00	41.67	3.33%	9,666.61	11,250.00	1,583.39	14.07%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	174.00	2,628.00	2,454.00	93.38%	3,500.00
6430 Shrub/ Tree Care	0.00	67.00	67.00	100.00%	4,535.00	603.00	(3,932.00)	-652.07%	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	1,182.50	500.00	(682.50)	-136.50%	4,855.13	2,500.00	(2,355.13)	-94.21%	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
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	1,353.50	1,125.00	(228.50)	-20.31%	1,500.00
TOTAL Landscaping	2,390.83	2,234.00	(156.83)	-7.02%	35,214.11	26,906.00	(8,308.11)	-30.88%	35,410.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 9/1/2019 To 9/30/2019 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%	9,360.00	9,360.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	72.00	72.00	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
TOTAL Professional and Legal	1,040.00	1,048.00	8.00	0.76%	9,635.00	9,707.00	72.00	0.74%	12,855.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	0.00	21.00	21.00	100.00%	5,823.56	189.00	(5,634.56)	-2981.25%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	72.00	72.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	117.00	117.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	986.51	1,125.00	138.49	12.31%	1,500.00
TOTAL Repairs and Maintenance	0.00	167.00	167.00	100.00%	6,810.07	1,503.00	(5,307.07)	-353.10%	2,000.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	49,500.00	49,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	49,500.00	49,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	781.52	417.00	(364.52)	-87.41%	3,675.57	3,753.00	77.43	2.06%	5,000.00
6720 Water	4,730.85	1,792.00	(2,938.85)	-164.00%	17,935.34	16,128.00	(1,807.34)	-11.21%	21,500.00
6730 Telephone	0.00	108.00	108.00	100.00%	182.78	972.00	789.22	81.20%	1,300.00
6740 Sewer	0.00	2,250.00	2,250.00	100.00%	18,017.37	20,250.00	2,232.63	11.03%	27,000.00
TOTAL Utilities	5,512.37	4,567.00	(945.37)	-20.70%	39,811.06	41,103.00	1,291.94	3.14%	54,800.00
TOTAL Expense	14,810.34	18,083.00	3,272.66	18.10%	174,475.36	169,822.00	(4,653.36)	-2.74%	226,065.00
Excess Revenue / Expense	4,431.32	755.00	3,676.32	-486.93%	(3,345.42)	(280.00)	(3,065.42)	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>Income</u>									
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
<u>Reserve Income</u>									
9010 Reserve Income	5,500.00	5,500.00	0.00	0.00%	49,500.00	49,500.00	0.00	0.00%	66,000.00
9020 Interest	119.05	358.00	(238.95)	66.75%	4,479.25	3,222.00	1,257.25	-39.02%	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	5,619.05	5,858.00	(238.95)	4.08%	53,940.82	52,722.00	1,218.82	-2.31%	70,300.00
TOTAL Income	5,619.05	5,858.00	(238.95)	4.08%	53,945.06	52,722.00	1,223.06	-2.32%	70,300.00
Expense									
<u>Reserve Expenses</u>									
9135 Concrete	5,694.38	0.00	(5,694.38)	0.00%	38,165.38	0.00	(38,165.38)	0.00%	26,000.00
9170 Landscaping	394.50	0.00	(394.50)	0.00%	18,937.41	0.00	(18,937.41)	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	6,088.88	0.00	(6,088.88)	0.00%	57,852.79	0.00	(57,852.79)	0.00%	36,000.00
TOTAL Expense	6,088.88	0.00	(6,088.88)	0.00%	57,852.79	0.00	(57,852.79)	0.00%	36,000.00
Excess Revenue / Expense	(469.83)	5,858.00	(6,327.83)	108.02%	(3,907.73)	52,722.00	(56,629.73)	107.41%	34,300.00