

Balance Sheet

Period 10/31/2019

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	7,414.78		7,414.78
<u>Total Cash</u>	<u>7,414.78</u>		<u>7,414.78</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		390,929.18	390,929.18
1115 Reserve/ Alliance		3,344.59	3,344.59
1302 Mortgage- Backed Securities		69,187.70	69,187.70
<u>Total Reserve</u>		<u>463,461.47</u>	<u>463,461.47</u>
1955 Reserve Cash Suspense		4,996.24	4,996.24
		<u>4,996.24</u>	<u>4,996.24</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		(20,606.07)	(20,606.07)
1480 Due To/ (From) Operating	20,606.07		20,606.07
1530 Accrued Interest Receivable		171.69	171.69
1800 Prepaid Insurance	4,403.58		4,403.58
<u>Total Other Assets</u>	<u>25,009.65</u>	<u>(20,434.38)</u>	<u>4,575.27</u>
<u>Total Assets</u>	<u>32,719.43</u>	<u>448,023.33</u>	<u>480,742.76</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	359.43		359.43
2050 Dues Paid in Advance	9,250.00		9,250.00
2100 Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>	<u>9,609.43</u>	<u>2,640.00</u>	<u>12,249.43</u>
<u>Equity</u>			
3300 Restricted Reserves		443,570.75	443,570.75
3900 Retained Earnings	25,530.99		25,530.99
Net Income	(2,420.99)	1,812.58	(608.41)
<u>Total Equity</u>	<u>23,110.00</u>	<u>445,383.33</u>	<u>468,493.33</u>
<u>Total Liabilities & Equity</u>	<u>32,719.43</u>	<u>448,023.33</u>	<u>480,742.76</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 10/1/2019 To 10/31/2019 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%	187,200.00	187,200.00	0.00	0.00%	224,640.00
4100 Late Fees	70.00	25.00	45.00	-180.00%	225.00	250.00	(25.00)	10.00%	300.00
4200 Special Charges	0.00	8.00	(8.00)	100.00%	9.10	80.00	(70.90)	88.63%	100.00
4300 Additional Working Capital	130.00	83.00	47.00	-56.63%	2,600.00	830.00	1,770.00	-213.25%	1,000.00
4400 Operating Interest	0.87	2.00	(1.13)	56.50%	16.71	20.00	(3.29)	16.45%	25.00
TOTAL Income	18,920.87	18,838.00	82.87	-0.44%	190,050.81	188,380.00	1,670.81	-0.89%	226,065.00
TOTAL Income	18,920.87	18,838.00	82.87	-0.44%	190,050.81	188,380.00	1,670.81	-0.89%	226,065.00
Expense									
<u>Administrative</u>									
6140 Supplies/ Copies/ Postage	49.65	29.00	(20.65)	-71.21%	338.56	290.00	(48.56)	-16.74%	350.00
6160 Other Administrative	20.00	50.00	30.00	60.00%	491.31	500.00	8.69	1.74%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	69.65	79.00	9.35	11.84%	829.87	790.00	(39.87)	-5.05%	1,150.00
<u>Insurance</u>									
6810 D&O Insurance	106.25	100.00	(6.25)	-6.25%	5,283.02	1,000.00	(4,283.02)	-428.30%	1,200.00
6820 Hazard Insurance Premium	60.42	4,167.00	4,106.58	98.55%	17,486.30	41,670.00	24,183.70	58.04%	50,000.00
6840 Umbrella Insurance	110.58	125.00	14.42	11.54%	1,105.80	1,250.00	144.20	11.54%	1,500.00
6850 Workman's Compensation	29.33	33.00	3.67	11.12%	235.30	330.00	94.70	28.70%	400.00
6860 Volunteer Insurance	0.00	63.00	63.00	100.00%	8,941.06	630.00	(8,311.06)	-1319.22%	750.00
TOTAL Insurance	306.58	4,488.00	4,181.42	93.17%	33,051.48	44,880.00	11,828.52	26.36%	53,850.00
<u>Landscaping</u>									
6410 Landscape Contract	1,208.33	1,250.00	41.67	3.33%	10,874.94	12,500.00	1,625.06	13.00%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	174.00	2,920.00	2,746.00	94.04%	3,500.00
6430 Shrub/ Tree Care	0.00	67.00	67.00	100.00%	4,535.00	670.00	(3,865.00)	-576.87%	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	231.50	0.00	(231.50)	0.00%	5,086.63	2,500.00	(2,586.63)	-103.47%	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	459.00	125.00	(334.00)	-267.20%	1,812.50	1,250.00	(562.50)	-45.00%	1,500.00
TOTAL Landscaping	1,898.83	1,734.00	(164.83)	-9.51%	37,112.94	28,640.00	(8,472.94)	-29.58%	35,410.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 10/1/2019 To 10/31/2019 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%	10,400.00	10,400.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	80.00	80.00	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%	10,675.00	10,755.00	80.00	0.74%	12,855.00
Repairs and Maintenance									
6310 General Building Repairs	34.43	21.00	(13.43)	-63.95%	5,857.99	210.00	(5,647.99)	-2689.52%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	80.00	80.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	130.00	130.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	986.51	1,250.00	263.49	21.08%	1,500.00
TOTAL Repairs and Maintenance	34.43	167.00	132.57	79.38%	6,844.50	1,670.00	(5,174.50)	-309.85%	2,000.00
Reserve									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	55,000.00	55,000.00	0.00	0.00%	66,000.00
Utilities									
6710 Common Gas/ Electricity	650.61	417.00	(233.61)	-56.02%	4,326.18	4,170.00	(156.18)	-3.75%	5,000.00
6720 Water	3,680.98	1,792.00	(1,888.98)	-105.41%	21,616.32	17,920.00	(3,696.32)	-20.63%	21,500.00
6730 Telephone	0.00	108.00	108.00	100.00%	182.78	1,080.00	897.22	83.08%	1,300.00
6740 Sewer	4,815.36	2,250.00	(2,565.36)	-114.02%	22,832.73	22,500.00	(332.73)	-1.48%	27,000.00
TOTAL Utilities	9,146.95	4,567.00	(4,579.95)	-100.28%	48,958.01	45,670.00	(3,288.01)	-7.20%	54,800.00
TOTAL Expense	17,996.44	17,583.00	(413.44)	-2.35%	192,471.80	187,405.00	(5,066.80)	-2.70%	226,065.00
Excess Revenue / Expense	924.43	1,255.00	(330.57)	26.34%	(2,420.99)	975.00	(3,395.99)	348.31%	0.00

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 10/1/2019 To 10/31/2019 11:59:00 PM

	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%	55,000.00	55,000.00	0.00	0.00%	66,000.00
9020 Interest	220.31	358.00	(137.69)	38.46%	4,699.56	3,580.00	1,119.56	-31.27%	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	5,720.31	5,858.00	(137.69)	2.35%	59,661.13	58,580.00	1,081.13	-1.85%	70,300.00
TOTAL Income	5,720.31	5,858.00	(137.69)	2.35%	59,665.37	58,580.00	1,085.37	-1.85%	70,300.00
Expense									
<u>Reserve Expenses</u>									
9135 Concrete	0.00	0.00	0.00	0.00%	38,165.38	0.00	(38,165.38)	0.00%	26,000.00
9170 Landscaping	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	57,852.79	0.00	(57,852.79)	0.00%	36,000.00
TOTAL Expense	0.00	0.00	0.00	0.00%	57,852.79	0.00	(57,852.79)	0.00%	36,000.00
Excess Revenue / Expense	5,720.31	5,858.00	(137.69)	2.35%	1,812.58	58,580.00	(56,767.42)	96.91%	34,300.00