

Balance Sheet

Period 11/30/2019

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Star Canyon Condominium Assn.

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
1001 Operating- Alliance Cash	11,815.72		11,815.72
<u>Total Cash</u>	<u>11,815.72</u>		<u>11,815.72</u>
<u>Reserve</u>			
1110 Reserve/Dain/MM		378,102.98	378,102.98
1115 Reserve/ Alliance		3,345.55	3,345.55
1302 Mortgage- Backed Securities		67,712.32	67,712.32
<u>Total Reserve</u>		<u>449,160.85</u>	<u>449,160.85</u>
<u>Accounts Receivable</u>			
1400 Members Receivable	25.00		25.00
<u>Total Accounts Receivable</u>	<u>25.00</u>		<u>25.00</u>
<u>Other Assets</u>			
1460 Due To/ (From) Reserves		4,393.93	4,393.93
1480 Due To/ (From) Operating	(4,393.93)		(4,393.93)
1530 Accrued Interest Receivable		162.12	162.12
1800 Prepaid Insurance	4,062.09		4,062.09
<u>Total Other Assets</u>	<u>(331.84)</u>	<u>4,556.05</u>	<u>4,224.21</u>
<u>Total Assets</u>	<u>11,508.88</u>	<u>453,716.90</u>	<u>465,225.78</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
2000 Accounts Payable	2,115.36		2,115.36
2050 Dues Paid in Advance	9,220.00		9,220.00
2100 Comcast Contract		2,640.00	2,640.00
<u>Total Current Liabilities</u>	<u>11,335.36</u>	<u>2,640.00</u>	<u>13,975.36</u>
<u>Equity</u>			
3300 Restricted Reserves		443,570.75	443,570.75
3900 Retained Earnings	25,530.99		25,530.99
Net Income	(25,357.47)	7,506.15	(17,851.32)
<u>Total Equity</u>	<u>173.52</u>	<u>451,076.90</u>	<u>451,250.42</u>
<u>Total Liabilities & Equity</u>	<u>11,508.88</u>	<u>453,716.90</u>	<u>465,225.78</u>

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 11/1/2019 To 11/30/2019 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%	205,920.00	205,920.00	0.00	0.00%	224,640.00
4100 Late Fees	70.00	25.00	45.00	-180.00%	295.00	275.00	20.00	-7.27%	300.00
4200 Special Charges	8.49	8.00	0.49	-6.13%	17.59	88.00	(70.41)	80.01%	100.00
4300 Additional Working Capital	0.00	83.00	(83.00)	100.00%	2,600.00	913.00	1,687.00	-184.78%	1,000.00
4400 Operating Interest	1.54	2.00	(0.46)	23.00%	18.25	22.00	(3.75)	17.05%	25.00
TOTAL Income	18,800.03	18,838.00	(37.97)	0.20%	208,850.84	207,218.00	1,632.84	-0.79%	226,065.00
TOTAL Income	18,800.03	18,838.00	(37.97)	0.20%	208,850.84	207,218.00	1,632.84	-0.79%	226,065.00
Expense									
Administrative									
6140 Supplies/ Copies/ Postage	101.14	29.00	(72.14)	-248.76%	439.70	319.00	(120.70)	-37.84%	350.00
6160 Other Administrative	50.00	50.00	0.00	0.00%	541.31	550.00	8.69	1.58%	600.00
6220 Activities	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	200.00
TOTAL Administrative	151.14	79.00	(72.14)	-91.32%	981.01	869.00	(112.01)	-12.89%	1,150.00
Insurance									
6810 D&O Insurance	152.99	100.00	(52.99)	-52.99%	5,436.01	1,100.00	(4,336.01)	-394.18%	1,200.00
6820 Hazard Insurance Premium	20,311.35	4,167.00	(16,144.35)	-387.43%	37,797.65	45,837.00	8,039.35	17.54%	50,000.00
6840 Umbrella Insurance	101.00	125.00	24.00	19.20%	1,206.80	1,375.00	168.20	12.23%	1,500.00
6850 Workman's Compensation	27.12	33.00	5.88	17.82%	262.42	363.00	100.58	27.71%	400.00
6860 Volunteer Insurance	0.00	63.00	63.00	100.00%	8,941.06	693.00	(8,248.06)	-1190.20%	750.00
TOTAL Insurance	20,592.46	4,488.00	(16,104.46)	-358.83%	53,643.94	49,368.00	(4,275.94)	-8.66%	53,850.00
Landscaping									
6410 Landscape Contract	1,208.33	1,250.00	41.67	3.33%	12,083.27	13,750.00	1,666.73	12.12%	15,000.00
6420 Landscape Other	0.00	292.00	292.00	100.00%	174.00	3,212.00	3,038.00	94.58%	3,500.00
6430 Shrub/ Tree Care/Insect	0.00	67.00	67.00	100.00%	4,535.00	737.00	(3,798.00)	-515.33%	800.00
6440 Snow Removal	1,784.50	310.00	(1,474.50)	-475.65%	13,920.92	7,310.00	(6,610.92)	-90.44%	10,310.00
6450 Sprinkler Repairs	0.00	0.00	0.00	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

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Star Canyon Condominium Assn.
Statement of Revenues and Expenses

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

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
6470 Shared Waterfall Repairs	0.00	125.00	125.00	100.00%	1,812.50	1,375.00	(437.50)	-31.82%	1,500.00
TOTAL Landscaping	2,992.83	2,044.00	(948.83)	-46.42%	40,105.77	30,684.00	(9,421.77)	-30.71%	35,410.00
<u>Professional and Legal</u>									
6040 Management Fees	1,040.00	1,040.00	0.00	0.00%	11,440.00	11,440.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	8.00	8.00	100.00%	0.00	88.00	88.00	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%	11,715.00	11,803.00	88.00	0.75%	12,855.00
<u>Repairs and Maintenance</u>									
6310 General Building Repairs	5,400.00	21.00	(5,379.00)	-25614.29%	11,257.99	231.00	(11,026.99)	-4773.59%	250.00
6320 Fence/ Common Lighting	0.00	8.00	8.00	100.00%	0.00	88.00	88.00	100.00%	100.00
6355 Exterminating/ Pest Control	0.00	13.00	13.00	100.00%	0.00	143.00	143.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	97.25	125.00	27.75	22.20%	1,083.76	1,375.00	291.24	21.18%	1,500.00
TOTAL Repairs and Maintenance	5,497.25	167.00	(5,330.25)	-3191.77%	12,341.75	1,837.00	(10,504.75)	-571.84%	2,000.00
<u>Reserve</u>									
8050 Transfer to Reserves	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
TOTAL Reserve	5,500.00	5,500.00	0.00	0.00%	60,500.00	60,500.00	0.00	0.00%	66,000.00
<u>Utilities</u>									
6710 Common Gas/ Electricity	284.76	417.00	132.24	31.71%	4,610.94	4,587.00	(23.94)	-0.52%	5,000.00
6720 Water	1,447.35	1,792.00	344.65	19.23%	23,063.67	19,712.00	(3,351.67)	-17.00%	21,500.00
6730 Telephone	0.00	108.00	108.00	100.00%	182.78	1,188.00	1,005.22	84.61%	1,300.00
6740 Sewer	4,230.72	2,250.00	(1,980.72)	-88.03%	27,063.45	24,750.00	(2,313.45)	-9.35%	27,000.00
TOTAL Utilities	5,962.83	4,567.00	(1,395.83)	-30.56%	54,920.84	50,237.00	(4,683.84)	-9.32%	54,800.00
TOTAL Expense	41,736.51	17,893.00	(23,843.51)	-133.26%	234,208.31	205,298.00	(28,910.31)	-14.08%	226,065.00
Excess Revenue / Expense	(22,936.48)	945.00	(23,881.48)	0.00%	(25,357.47)	1,920.00	(27,277.47)	0.00%	0.00

Star Canyon Condominium Assn.
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	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%	60,500.00	60,500.00	0.00	0.00%	66,000.00
9020 Interest	193.57	358.00	(164.43)	45.93%	4,893.13	3,938.00	955.13	-24.25%	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	5,693.57	5,858.00	(164.43)	2.81%	65,354.70	64,438.00	916.70	-1.42%	70,300.00
TOTAL Income	5,693.57	5,858.00	(164.43)	2.81%	65,358.94	64,438.00	920.94	-1.43%	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	5,693.57	5,858.00	(164.43)	2.81%	7,506.15	64,438.00	(56,931.85)	88.35%	34,300.00