

# Balance Sheet

Period 12/31/2019

1

## Star Canyon Condominium Assn.

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash</u>			
1001 Operating- Alliance Cash	5,720.74		5,720.74
<b>Total Cash</b>	<b>5,720.74</b>		<b>5,720.74</b>
<u>Reserve</u>			
1110 Reserve/Dain/MM		380,384.21	380,384.21
1115 Reserve/ Alliance		3,346.54	3,346.54
1302 Mortgage- Backed Securities		71,129.66	71,129.66
<b>Total Reserve</b>		<b>454,860.41</b>	<b>454,860.41</b>
<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		163.75	163.75
1800 Prepaid Insurance	3,720.68		3,720.68
<b>Total Other Assets</b>	<b>(673.25)</b>	<b>4,557.68</b>	<b>3,884.43</b>
<b>Total Assets</b>	<b>5,047.49</b>	<b>459,418.09</b>	<b>464,465.58</b>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
2000 Accounts Payable	9,460.41		9,460.41
2050 Dues Paid in Advance	13,145.00		13,145.00
2100 Comcast Contract		2,400.00	2,400.00
<b>Total Current Liabilities</b>	<b>22,605.41</b>	<b>2,400.00</b>	<b>25,005.41</b>
<u>Equity</u>			
3300 Restricted Reserves		443,570.75	443,570.75
3900 Retained Earnings	25,530.99		25,530.99
Net Income	(43,088.91)	13,447.34	(29,641.57)
<b>Total Equity</b>	<b>(17,557.92)</b>	<b>457,018.09</b>	<b>439,460.17</b>
<b>Total Liabilities &amp; Equity</b>	<b>5,047.49</b>	<b>459,418.09</b>	<b>464,465.58</b>

# Star Canyon Condominium Assn.

## Statement of Revenues and Expenses

Period 12/1/2019 To 12/31/2019 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%	224,640.00	224,640.00	0.00	0.00%	224,640.00
4100 Late Fees	70.00	25.00	45.00	-180.00%	365.00	300.00	65.00	-21.67%	300.00
4200 Special Charges	0.00	12.00	(12.00)	100.00%	17.59	100.00	(82.41)	82.41%	100.00
4300 Additional Working Capital	0.00	87.00	(87.00)	100.00%	2,600.00	1,000.00	1,600.00	-160.00%	1,000.00
4400 Operating Interest	1.57	3.00	(1.43)	47.67%	19.82	25.00	(5.18)	20.72%	25.00
<b>TOTAL Income</b>	<b>18,791.57</b>	<b>18,847.00</b>	<b>(55.43)</b>	<b>0.29%</b>	<b>227,642.41</b>	<b>226,065.00</b>	<b>1,577.41</b>	<b>-0.70%</b>	<b>226,065.00</b>
<b>TOTAL Income</b>	<b>18,791.57</b>	<b>18,847.00</b>	<b>(55.43)</b>	<b>0.29%</b>	<b>227,642.41</b>	<b>226,065.00</b>	<b>1,577.41</b>	<b>-0.70%</b>	<b>226,065.00</b>
<b>Expense</b>									
<b><u>Administrative</u></b>									
6140 Supplies/ Copies/ Postage	323.09	31.00	(292.09)	-942.23%	762.79	350.00	(412.79)	-117.94%	350.00
6160 Other Administrative	245.00	50.00	(195.00)	-390.00%	786.31	600.00	(186.31)	-31.05%	600.00
6220 Activities	0.00	200.00	200.00	100.00%	0.00	200.00	200.00	100.00%	200.00
<b>TOTAL Administrative</b>	<b>568.09</b>	<b>281.00</b>	<b>(287.09)</b>	<b>-102.17%</b>	<b>1,549.10</b>	<b>1,150.00</b>	<b>(399.10)</b>	<b>-34.70%</b>	<b>1,150.00</b>
<b><u>Insurance</u></b>									
6810 D&O Insurance	3,928.57	100.00	(3,828.57)	-3828.57%	9,364.58	1,200.00	(8,164.58)	-680.38%	1,200.00
6820 Hazard Insurance Premium	5,123.92	4,163.00	(960.92)	-23.08%	42,921.57	50,000.00	7,078.43	14.16%	50,000.00
6840 Umbrella Insurance	101.00	125.00	24.00	19.20%	1,307.80	1,500.00	192.20	12.81%	1,500.00
6850 Workman's Compensation	27.08	37.00	9.92	26.81%	289.50	400.00	110.50	27.63%	400.00
6860 Volunteer Insurance	0.00	57.00	57.00	100.00%	8,941.06	750.00	(8,191.06)	-1092.14%	750.00
<b>TOTAL Insurance</b>	<b>9,180.57</b>	<b>4,482.00</b>	<b>(4,698.57)</b>	<b>-104.83%</b>	<b>62,824.51</b>	<b>53,850.00</b>	<b>(8,974.51)</b>	<b>-16.67%</b>	<b>53,850.00</b>
<b><u>Landscaping</u></b>									
6410 Landscape Contract	2,477.08	1,250.00	(1,227.08)	-98.17%	14,560.35	15,000.00	439.65	2.93%	15,000.00
6420 Landscape Other	0.00	288.00	288.00	100.00%	174.00	3,500.00	3,326.00	95.03%	3,500.00
6430 Shrub/ Tree Care/Insect	0.00	63.00	63.00	100.00%	4,535.00	800.00	(3,735.00)	-466.88%	800.00
6440 Snow Removal	12,409.50	3,000.00	(9,409.50)	-313.65%	26,330.42	10,310.00	(16,020.42)	-155.39%	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

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

Period 12/1/2019 To 12/31/2019 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	1,500.00	(312.50)	-20.83%	1,500.00
<b>TOTAL Landscaping</b>	<b>14,886.58</b>	<b>4,726.00</b>	<b>(10,160.58)</b>	<b>-214.99%</b>	<b>54,992.35</b>	<b>35,410.00</b>	<b>(19,582.35)</b>	<b>-55.30%</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%	12,480.00	12,480.00	0.00	0.00%	12,480.00
6060 Legal Expense	0.00	12.00	12.00	100.00%	0.00	100.00	100.00	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>1,052.00</b>	<b>12.00</b>	<b>1.14%</b>	<b>12,755.00</b>	<b>12,855.00</b>	<b>100.00</b>	<b>0.78%</b>	<b>12,855.00</b>
<b><u>Repairs and Maintenance</u></b>									
6310 General Building Repairs	0.00	19.00	19.00	100.00%	11,257.99	250.00	(11,007.99)	-4403.20%	250.00
6320 Fence/ Common Lighting	0.00	12.00	12.00	100.00%	0.00	100.00	100.00	100.00%	100.00
6350 Gutter Repairs	498.00	0.00	(498.00)	0.00%	498.00	0.00	(498.00)	0.00%	0.00
6355 Exterminating/ Pest Control	0.00	7.00	7.00	100.00%	0.00	150.00	150.00	100.00%	150.00
6395 Alarm Monitoring & Repairs	0.00	125.00	125.00	100.00%	1,083.76	1,500.00	416.24	27.75%	1,500.00
<b>TOTAL Repairs and Maintenance</b>	<b>498.00</b>	<b>163.00</b>	<b>(335.00)</b>	<b>-205.52%</b>	<b>12,839.75</b>	<b>2,000.00</b>	<b>(10,839.75)</b>	<b>-541.99%</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%	66,000.00	66,000.00	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>66,000.00</b>	<b>66,000.00</b>	<b>0.00</b>	<b>0.00%</b>	<b>66,000.00</b>
<b><u>Utilities</u></b>									
6710 Common Gas/ Electricity	534.51	413.00	(121.51)	-29.42%	5,145.45	5,000.00	(145.45)	-2.91%	5,000.00
6720 Water	2,199.90	1,788.00	(411.90)	-23.04%	25,263.57	21,500.00	(3,763.57)	-17.50%	21,500.00
6730 Telephone	0.00	112.00	112.00	100.00%	182.78	1,300.00	1,117.22	85.94%	1,300.00
6740 Sewer	2,115.36	2,250.00	134.64	5.98%	29,178.81	27,000.00	(2,178.81)	-8.07%	27,000.00
<b>TOTAL Utilities</b>	<b>4,849.77</b>	<b>4,563.00</b>	<b>(286.77)</b>	<b>-6.28%</b>	<b>59,770.61</b>	<b>54,800.00</b>	<b>(4,970.61)</b>	<b>-9.07%</b>	<b>54,800.00</b>
<b>TOTAL Expense</b>	<b>36,523.01</b>	<b>20,767.00</b>	<b>(15,756.01)</b>	<b>-75.87%</b>	<b>270,731.32</b>	<b>226,065.00</b>	<b>(44,666.32)</b>	<b>-19.76%</b>	<b>226,065.00</b>
<b>Excess Revenue / Expense</b>	<b>(17,731.44)</b>	<b>(1,920.00)</b>	<b>(15,811.44)</b>	<b>-823.51%</b>	<b>(43,088.91)</b>	<b>0.00</b>	<b>(43,088.91)</b>	<b>0.00%</b>	<b>0.00</b>

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

Period 12/1/2019 To 12/31/2019 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%	66,000.00	66,000.00	0.00	0.00%	66,000.00
9020 Interest	201.19	362.00	(160.81)	44.42%	5,094.32	4,300.00	794.32	-18.47%	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	240.00	0.00	240.00	0.00%	480.00	0.00	480.00	0.00%	0.00
TOTAL Reserve Income	5,941.19	5,862.00	79.19	-1.35%	71,295.89	70,300.00	995.89	-1.42%	70,300.00
TOTAL Income	5,941.19	5,862.00	79.19	-1.35%	71,300.13	70,300.00	1,000.13	-1.42%	70,300.00
<b>Expense</b>									
<b><u>Reserve Expenses</u></b>									
9135 Concrete	0.00	26,000.00	26,000.00	100.00%	38,165.38	26,000.00	(12,165.38)	-46.79%	26,000.00
9170 Landscaping	0.00	10,000.00	10,000.00	100.00%	18,937.41	10,000.00	(8,937.41)	-89.37%	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	36,000.00	36,000.00	100.00%	57,852.79	36,000.00	(21,852.79)	-60.70%	36,000.00
TOTAL Expense	0.00	36,000.00	36,000.00	100.00%	57,852.79	36,000.00	(21,852.79)	-60.70%	36,000.00
Excess Revenue / Expense	5,941.19	(30,138.00)	36,079.19	119.71%	13,447.34	34,300.00	(20,852.66)	60.79%	34,300.00