

Balance Sheet

Period 02/29/2020

1

Star Canyon Condominium Assn.

| | Operating | Reserve | Total |
|---------------------------------------|--------------------|-------------------|-------------------|
| Assets | | | |
| <u>Cash</u> | | | |
| 1001 Operating- Alliance Cash | 922.80 | | 922.80 |
| <u>Total Cash</u> | <u>922.80</u> | | <u>922.80</u> |
| <u>Reserve</u> | | | |
| 1110 Reserve/Dain/MM | | 386,665.39 | 386,665.39 |
| 1115 Reserve/ Alliance | | 2,348.47 | 2,348.47 |
| 1302 Mortgage- Backed Securities | | 69,713.80 | 69,713.80 |
| <u>Total Reserve</u> | | <u>458,727.66</u> | <u>458,727.66</u> |
| <u>Accounts Receivable</u> | | | |
| 1400 Members Receivable | 74.55 | | 74.55 |
| <u>Total Accounts Receivable</u> | <u>74.55</u> | | <u>74.55</u> |
| <u>Other Assets</u> | | | |
| 1460 Due To/ (From) Reserves | | 11,393.93 | 11,393.93 |
| 1480 Due To/ (From) Operating | (11,393.93) | | (11,393.93) |
| 1530 Accrued Interest Receivable | | 149.57 | 149.57 |
| 1800 Prepaid Insurance | 3,037.86 | | 3,037.86 |
| <u>Total Other Assets</u> | <u>(8,356.07)</u> | <u>11,543.50</u> | <u>3,187.43</u> |
| <u>Total Assets</u> | <u>(7,358.72)</u> | <u>470,271.16</u> | <u>462,912.44</u> |
| Liabilities & Equity | | | |
| <u>Current Liabilities</u> | | | |
| 2000 Accounts Payable | 4,952.57 | | 4,952.57 |
| 2050 Dues Paid in Advance | 10,505.00 | | 10,505.00 |
| 2100 Comcast Contract | | 2,400.00 | 2,400.00 |
| <u>Total Current Liabilities</u> | <u>15,457.57</u> | <u>2,400.00</u> | <u>17,857.57</u> |
| <u>Equity</u> | | | |
| 3300 Restricted Reserves | | 457,018.09 | 457,018.09 |
| 3900 Retained Earnings | (17,557.92) | | (17,557.92) |
| Net Income | (5,258.37) | 10,853.07 | 5,594.70 |
| <u>Total Equity</u> | <u>(22,816.29)</u> | <u>467,871.16</u> | <u>445,054.87</u> |
| <u>Total Liabilities & Equity</u> | <u>(7,358.72)</u> | <u>470,271.16</u> | <u>462,912.44</u> |

Star Canyon Condominium Assn.
Statement of Revenues and Expenses
 Period 2/1/2020 To 2/29/2020 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% | 37,440.00 | 37,440.00 | 0.00 | 0.00% | 224,640.00 |
| 4100 Late Fees | 70.00 | 25.00 | 45.00 | -180.00% | 140.00 | 50.00 | 90.00 | -180.00% | 300.00 |
| 4200 Special Charges | 0.00 | 8.00 | (8.00) | 100.00% | 4.55 | 16.00 | (11.45) | 71.56% | 100.00 |
| 4300 Additional Working Capital | 0.00 | 83.00 | (83.00) | 100.00% | 0.00 | 166.00 | (166.00) | 100.00% | 1,000.00 |
| 4400 Operating Interest | 0.88 | 2.00 | (1.12) | 56.00% | 1.78 | 4.00 | (2.22) | 55.50% | 25.00 |
| 4810 Master Water Reimb. | 0.00 | 208.00 | (208.00) | 100.00% | 0.00 | 416.00 | (416.00) | 100.00% | 2,500.00 |
| TOTAL Income | 18,790.88 | 19,046.00 | (255.12) | 1.34% | 37,586.33 | 38,092.00 | (505.67) | 1.33% | 228,565.00 |
| TOTAL Income | 18,790.88 | 19,046.00 | (255.12) | 1.34% | 37,586.33 | 38,092.00 | (505.67) | 1.33% | 228,565.00 |
| Expense | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | |
| 6140 Supplies/ Copies/ Postage | 59.35 | 29.00 | (30.35) | -104.66% | 59.35 | 58.00 | (1.35) | -2.33% | 350.00 |
| 6160 Other Administrative | 145.00 | 46.00 | (99.00) | -215.22% | 165.00 | 92.00 | (73.00) | -79.35% | 550.00 |
| TOTAL Administrative | 204.35 | 75.00 | (129.35) | -172.47% | 224.35 | 150.00 | (74.35) | -49.57% | 900.00 |
| <u>Insurance</u> | | | | | | | | | |
| 6810 D&O Insurance | 152.91 | 153.00 | 0.09 | 0.06% | 305.82 | 306.00 | 0.18 | 0.06% | 1,835.00 |
| 6820 Hazard Insurance Premium | 10,187.42 | 5,063.00 | (5,124.42) | -101.21% | 15,311.34 | 10,126.00 | (5,185.34) | -51.21% | 60,759.00 |
| 6840 Umbrella Insurance | 101.00 | 101.00 | 0.00 | 0.00% | 202.00 | 202.00 | 0.00 | 0.00% | 1,212.00 |
| 6850 Workman's Compensation | 27.08 | 29.00 | 1.92 | 6.62% | 54.16 | 58.00 | 3.84 | 6.62% | 350.00 |
| 6860 Volunteer Insurance | 0.00 | 42.00 | 42.00 | 100.00% | 0.00 | 84.00 | 84.00 | 100.00% | 500.00 |
| TOTAL Insurance | 10,468.41 | 5,388.00 | (5,080.41) | -94.29% | 15,873.32 | 10,776.00 | (5,097.32) | -47.30% | 64,656.00 |
| <u>Landscaping</u> | | | | | | | | | |
| 6410 Landscape Contract | 1,268.75 | 1,275.00 | 6.25 | 0.49% | 1,268.75 | 2,550.00 | 1,281.25 | 50.25% | 15,300.00 |
| 6420 Landscape Other | 0.00 | 42.00 | 42.00 | 100.00% | 0.00 | 84.00 | 84.00 | 100.00% | 500.00 |
| 6430 Shrub/ Tree Care/Insect | 0.00 | 83.00 | 83.00 | 100.00% | 0.00 | 166.00 | 166.00 | 100.00% | 1,000.00 |
| 6440 Snow Removal | 7,732.25 | 2,200.00 | (5,532.25) | -251.47% | 7,732.25 | 4,400.00 | (3,332.25) | -75.73% | 11,000.00 |
| 6450 Sprinkler Repairs | 0.00 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 1,500.00 |
| 6451 Backflow Testing | 0.00 | 150.00 | 150.00 | 100.00% | 0.00 | 300.00 | 300.00 | 100.00% | 1,800.00 |

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Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 2/1/2020 To 2/29/2020 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 | 0.00 | 0.00 | 0.00% | 0.00 | 0.00 | 0.00 | 0.00% | 1,000.00 |
| TOTAL Landscaping | 9,001.00 | 3,750.00 | (5,251.00) | -140.03% | 9,001.00 | 7,500.00 | (1,501.00) | -20.01% | 32,100.00 |
| <u>Professional and Legal</u> | | | | | | | | | |
| 6040 Management Fees | 1,061.00 | 1,061.00 | 0.00 | 0.00% | 2,122.00 | 2,122.00 | 0.00 | 0.00% | 12,732.00 |
| 6060 Legal Expense | 0.00 | 8.00 | 8.00 | 100.00% | 0.00 | 16.00 | 16.00 | 100.00% | 100.00 |
| 6080 Audit Fee/ Tax Prep | 275.00 | 0.00 | (275.00) | 0.00% | 275.00 | 0.00 | (275.00) | 0.00% | 275.00 |
| TOTAL Professional and Legal | 1,336.00 | 1,069.00 | (267.00) | -24.98% | 2,397.00 | 2,138.00 | (259.00) | -12.11% | 13,107.00 |
| <u>Repairs and Maintenance</u> | | | | | | | | | |
| 6310 General Building Repairs | 0.00 | 25.00 | 25.00 | 100.00% | 0.00 | 50.00 | 50.00 | 100.00% | 300.00 |
| 6320 Fence/ Common Lighting | 0.00 | 8.00 | 8.00 | 100.00% | 0.00 | 16.00 | 16.00 | 100.00% | 100.00 |
| 6355 Exterminating/ Pest Control | 0.00 | 13.00 | 13.00 | 100.00% | 0.00 | 26.00 | 26.00 | 100.00% | 150.00 |
| 6395 Alarm Monitoring & Repairs | 174.00 | 67.00 | (107.00) | -159.70% | 174.00 | 134.00 | (40.00) | -29.85% | 800.00 |
| 6482 Shared Pond Expenses | (1,511.35) | 0.00 | 1,511.35 | 0.00% | (1,511.35) | 0.00 | 1,511.35 | 0.00% | 0.00 |
| TOTAL Repairs and Maintenance | (1,337.35) | 113.00 | 1,450.35 | 1283.50% | (1,337.35) | 226.00 | 1,563.35 | 691.75% | 1,350.00 |
| <u>Reserve</u> | | | | | | | | | |
| 8050 Transfer to Reserves | 5,242.00 | 5,242.00 | 0.00 | 0.00% | 10,482.00 | 10,482.00 | 0.00 | 0.00% | 62,902.00 |
| TOTAL Reserve | 5,242.00 | 5,242.00 | 0.00 | 0.00% | 10,482.00 | 10,482.00 | 0.00 | 0.00% | 62,902.00 |
| <u>Utilities</u> | | | | | | | | | |
| 6710 Common Gas/ Electricity | 311.39 | 421.00 | 109.61 | 26.04% | 411.59 | 842.00 | 430.41 | 51.12% | 5,050.00 |
| 6720 Water | 1,270.62 | 1,833.00 | 562.38 | 30.68% | 1,392.15 | 3,666.00 | 2,273.85 | 62.03% | 22,000.00 |
| 6740 Sewer | 2,200.32 | 2,208.00 | 7.68 | 0.35% | 4,400.64 | 4,416.00 | 15.36 | 0.35% | 26,500.00 |
| TOTAL Utilities | 3,782.33 | 4,462.00 | 679.67 | 15.23% | 6,204.38 | 8,924.00 | 2,719.62 | 30.48% | 53,550.00 |
| TOTAL Expense | 28,696.74 | 20,099.00 | (8,597.74) | -42.78% | 42,844.70 | 40,196.00 | (2,648.70) | -6.59% | 228,565.00 |
| Excess Revenue / Expense | (9,905.86) | (1,053.00) | (8,852.86) | -840.73% | (5,258.37) | (2,104.00) | (3,154.37) | -149.92% | 0.00 |

Star Canyon Condominium Assn.
Statement of Revenues and Expenses

Period 2/1/2020 To 2/29/2020 11:59:00 PM

| | Current Month Reserve | | | | Year to Date Reserve | | | | Annual |
|-------------------------------------|-----------------------|----------|----------|---------|----------------------|-----------|-----------|---------|------------|
| | Actual | Budget | \$ Var | % Var | Actual | Budget | \$ Var | % Var | |
| Income | | | | | | | | | |
| <u>Reserve Income</u> | | | | | | | | | |
| 9010 Reserve Income | 5,242.00 | 5,242.00 | 0.00 | 0.00% | 10,482.00 | 10,482.00 | 0.00 | 0.00% | 62,902.00 |
| 9020 Interest | 182.41 | 326.00 | (143.59) | 44.05% | 377.07 | 652.00 | (274.93) | 42.17% | 3,913.00 |
| 9025 Prem/Disc/Handling Investments | 0.00 | 0.00 | 0.00 | 0.00% | (6.00) | 0.00 | (6.00) | 0.00% | 0.00 |
| TOTAL Reserve Income | 5,424.41 | 5,568.00 | (143.59) | 2.58% | 10,853.07 | 11,134.00 | (280.93) | 2.52% | 66,815.00 |
| TOTAL Income | 5,424.41 | 5,568.00 | (143.59) | 2.58% | 10,853.07 | 11,134.00 | (280.93) | 2.52% | 66,815.00 |
| Expense | | | | | | | | | |
| <u>Reserve Expenses</u> | | | | | | | | | |
| 9133 Stucco | 0.00 | 1,917.00 | 1,917.00 | 100.00% | 0.00 | 3,834.00 | 3,834.00 | 100.00% | 23,000.00 |
| 9135 Concrete | 0.00 | 2,917.00 | 2,917.00 | 100.00% | 0.00 | 5,834.00 | 5,834.00 | 100.00% | 35,000.00 |
| 9170 Landscaping | 0.00 | 917.00 | 917.00 | 100.00% | 0.00 | 1,834.00 | 1,834.00 | 100.00% | 11,000.00 |
| TOTAL Reserve Expenses | 0.00 | 5,751.00 | 5,751.00 | 100.00% | 0.00 | 11,502.00 | 11,502.00 | 100.00% | 69,000.00 |
| TOTAL Expense | 0.00 | 5,751.00 | 5,751.00 | 100.00% | 0.00 | 11,502.00 | 11,502.00 | 100.00% | 69,000.00 |
| Excess Revenue / Expense | 5,424.41 | (183.00) | 5,607.41 | 0.00% | 10,853.07 | (368.00) | 11,221.07 | 0.00% | (2,185.00) |