

Canyon View Homeowners Association
 Balance Sheet by Class
 As of December 31, 2013

| | Operating | Reserve | TOTAL |
|--|-------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| OPERATING FUNDS | | | |
| 1110 · Alpine Operating | 102,586.24 | 0.00 | 102,586.24 |
| Total OPERATING FUNDS | 102,586.24 | 0.00 | 102,586.24 |
| RESERVE FUNDS | | | |
| ALPINE BANK | | | |
| 1310 · Money Market - Reserve | 0.00 | 5,058.54 | 5,058.54 |
| Total ALPINE BANK | 0.00 | 5,058.54 | 5,058.54 |
| ALPINE BANK CDS | | | |
| 1327 · Alpine Bank CD#43676 | 0.00 | 31,496.35 | 31,496.35 |
| 1325 · Alpine Bank CD#41097 | 0.00 | 32,946.09 | 32,946.09 |
| 1326 · Alpine Bank CD#43065 | 0.00 | 31,866.08 | 31,866.08 |
| Total ALPINE BANK CDS | 0.00 | 96,308.52 | 96,308.52 |
| Total RESERVE FUNDS | 0.00 | 101,367.06 | 101,367.06 |
| Total Checking/Savings | 102,586.24 | 101,367.06 | 203,953.30 |
| Accounts Receivable | | | |
| 1120 · Accounts Receivable HO | 24,536.50 | 0.00 | 24,536.50 |
| 1330 · Reserve A/R from Operating F... | 0.00 | 49,996.62 | 49,996.62 |
| Total Accounts Receivable | 24,536.50 | 49,996.62 | 74,533.12 |
| Other Current Assets | | | |
| 2140 · Prepaid Income Taxes | 1,048.00 | 0.00 | 1,048.00 |
| Due from Other Associations | 980.00 | 0.00 | 980.00 |
| 12000 · Undeposited Funds | 1,757.01 | 0.00 | 1,757.01 |
| Total Other Current Assets | 3,785.01 | 0.00 | 3,785.01 |
| Total Current Assets | 130,907.75 | 151,363.68 | 282,271.43 |
| TOTAL ASSETS | 130,907.75 | 151,363.68 | 282,271.43 |

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Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2013

| | Operating | Reserve | TOTAL |
|---------------------------------------|-------------------|-------------------|-------------------|
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2120 · Accounts Payable - Operating | 2,173.41 | 0.00 | 2,173.41 |
| Total Accounts Payable | 2,173.41 | 0.00 | 2,173.41 |
| Other Current Liabilities | | | |
| 2130 · Pre-Paid Assessments | 4,995.00 | 0.00 | 4,995.00 |
| 2520 · Operating Pay to Reserve F... | 49,996.62 | 0.00 | 49,996.62 |
| Total Other Current Liabilities | 54,991.62 | 0.00 | 54,991.62 |
| Total Current Liabilities | 57,165.03 | 0.00 | 57,165.03 |
| Total Liabilities | 57,165.03 | 0.00 | 57,165.03 |
| Equity | | | |
| OWNERS' EQUITY - RESERVE | | | |
| 3335 · Asphalt Fund | 0.00 | 135,731.00 | 135,731.00 |
| 3340 · Roofing Fund | 0.00 | -11,546.00 | -11,546.00 |
| 3345 · Painting Fund | 0.00 | 49,195.00 | 49,195.00 |
| 3350 · Concrete Fund | 0.00 | -1,900.00 | -1,900.00 |
| 3355 · Working Capital Fund | 0.00 | -33,608.58 | -33,608.58 |
| Total OWNERS' EQUITY - RESERVE | 0.00 | 137,871.42 | 137,871.42 |
| OWNERS EQUITY - OPERATING | | | |
| 3120 · Fund Balance - Operating | 58,288.97 | 0.00 | 58,288.97 |
| Total OWNERS EQUITY - OPERATING | 58,288.97 | 0.00 | 58,288.97 |
| Retained Earnings | 7,915.13 | 16,139.06 | 24,054.19 |
| Net Income | 7,538.62 | -2,646.80 | 4,891.82 |
| Total Equity | 73,742.72 | 151,363.68 | 225,106.40 |
| TOTAL LIABILITIES & EQUITY | 130,907.75 | 151,363.68 | 282,271.43 |

Canyon View Homeowners Association
Operating Budget Performance

December 2013

| | Dec 13 | Budget | \$ Over Budget | % of Budget | Apr - Dec 13 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|--|--------|--------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| Ordinary Income/Expense | | | | | | | | | |
| Income | | | | | | | | | |
| 4120 · Late Fees | 49 | 0 | 49 | 100% | 2,260 | 0 | 2,260 | 100% | 0 |
| 4130 · Legal & Collection Reimburse | 333 | 0 | 333 | 100% | 9,920 | 0 | 9,920 | 100% | 0 |
| 4145 · Common Assessment | 32,830 | 32,830 | 0 | 100% | 164,150 | 164,150 | 0 | 100% | 196,980 |
| 4165 · Interest Operating Fund | 1 | 0 | 1 | 100% | 9 | 0 | 9 | 100% | 0 |
| 6390 · Transfer to Reserve Fund | -2,769 | -2,769 | -0 | 100% | -24,923 | -24,921 | -2 | 100% | -33,230 |
| Total Income | 30,443 | 30,061 | 382 | 101% | 151,415 | 139,229 | 12,186 | 109% | 163,750 |
| Gross Profit | 30,443 | 30,061 | 382 | 101% | 151,415 | 139,229 | 12,186 | 109% | 163,750 |
| Expense | | | | | | | | | |
| 6110 · Management & Accounting | 1,587 | 1,474 | 113 | 108% | 13,668 | 13,266 | 402 | 103% | 17,688 |
| 6120 · Bad Debt Expense | 0 | 1,102 | -1,102 | 0% | 4,149 | 3,307 | 842 | 125% | 4,410 |
| 6140 · Common Area and D & O Insurance | 1,584 | 1,577 | 7 | 100% | 14,256 | 14,193 | 63 | 100% | 18,924 |
| 6150 · Legal Expense | 333 | 0 | 333 | 100% | 8,339 | 300 | 8,039 | 2,780% | 400 |
| 6160 · Audit & Tax Preparation | 0 | 0 | 0 | 0% | 2,750 | 2,750 | 0 | 100% | 2,750 |
| 6170 · Landscape Maintenance | 0 | 0 | 0 | 0% | 45,242 | 45,010 | 232 | 101% | 45,010 |
| 6175 · Landscape Special Projects | 0 | 0 | 0 | 0% | 1,168 | 800 | 368 | 146% | 800 |
| 6180 · Sprinkler System Maintenance | 691 | 0 | 691 | 100% | 1,565 | 3,200 | -1,635 | 49% | 3,200 |
| 6190 · Irrigation Water | 65 | 0 | 65 | 100% | 28,610 | 34,200 | -5,590 | 84% | 34,200 |
| 6230 · Trash Removal | 830 | 963 | -133 | 86% | 6,640 | 8,667 | -2,027 | 77% | 11,556 |
| 6235 · Rock Wall Maintenance | 0 | 0 | 0 | 0% | 0 | 225 | -225 | 0% | 225 |
| 6240 · Street Sweeping | 0 | 0 | 0 | 0% | 0 | 400 | -400 | 0% | 400 |
| 6260 · Street Snow Removal | 0 | 240 | -240 | 0% | 0 | 720 | -720 | 0% | 1,200 |
| 6265 · Snow Removal | 880 | 1,200 | -320 | 73% | 880 | 3,200 | -2,320 | 28% | 5,800 |
| 6285 · Asphalt Maintenance | 0 | 0 | 0 | 0% | 0 | 150 | -150 | 0% | 150 |
| 6293 · Roof Repair | 0 | 0 | 0 | 0% | 0 | 250 | -250 | 0% | 250 |
| 6295 · Exterior Building Maintenance | 40 | 450 | -410 | 9% | 6,998 | 4,050 | 2,948 | 173% | 5,400 |
| 6297 · M/R Swamp Coolers | 0 | 0 | 0 | 0% | 7,818 | 7,700 | 118 | 102% | 7,700 |
| 6320 · Street Light Maintenance | 0 | 0 | 0 | 0% | 0 | 300 | -300 | 0% | 300 |
| 6330 · Street Light Electricity | 73 | 68 | 5 | 107% | 660 | 612 | 48 | 108% | 816 |
| 6360 · Copy/Postage/Office Supplies | 459 | 70 | 389 | 656% | 1,134 | 1,145 | -11 | 99% | 1,570 |
| 6370 · Bank Charges | 0 | 0 | 0 | 0% | 0 | 50 | -50 | 0% | 50 |
| 6380 · Income Taxes | 0 | 0 | 0 | 0% | 0 | 351 | -351 | 0% | 351 |
| 6395 · Operating Contingency | 0 | 100 | -100 | 0% | 0 | 500 | -500 | 0% | 600 |
| Total Expense | 6,540 | 7,244 | -704 | 90% | 143,877 | 145,346 | -1,469 | 99% | 163,750 |
| Net Ordinary Income | 23,903 | 22,817 | 1,086 | 105% | 7,539 | -6,117 | 13,656 | -123% | 0 |
| Net Income | 23,903 | 22,817 | 1,086 | 105% | 7,539 | -6,117 | 13,656 | -123% | 0 |

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Accrual Basis

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
December 2013

| | <u>Dec 13</u> | <u>Apr - Dec 13</u> |
|------------------------------|---------------------|----------------------|
| Ordinary Income/Expense | | |
| Income | | |
| RESERVE FUND INCOME | | |
| 4600 · Interest Reserve Fund | 11 | 107 |
| Transfer from Operating | <u>2,769</u> | <u>24,923</u> |
| Total RESERVE FUND INCOME | <u>2,780</u> | <u>25,029</u> |
| Total Income | <u>2,780</u> | <u>25,029</u> |
| Gross Profit | 2,780 | 25,029 |
| Expense | | |
| RESERVE FUND EXPENSES | | |
| 6758 · Exterior Painting | <u>0</u> | <u>27,676</u> |
| Total RESERVE FUND EXPENSES | <u>0</u> | <u>27,676</u> |
| Total Expense | <u>0</u> | <u>27,676</u> |
| Net Ordinary Income | <u>2,780</u> | <u>-2,647</u> |
| Net Income | <u><u>2,780</u></u> | <u><u>-2,647</u></u> |