

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2017

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	92,321.57	0.00	92,321.57
Total OPERATING FUNDS	92,321.57	0.00	92,321.57
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	103,811.81	103,811.81
Total ALPINE BANK	0.00	103,811.81	103,811.81
ALPINE BANK CDS			
1327 · Alpine Bank CD#43676	0.00	31,648.83	31,648.83
1325 · Alpine Bank CD#41097	0.00	33,138.94	33,138.94
1326 · Alpine Bank CD#43065	0.00	32,151.58	32,151.58
Total ALPINE BANK CDS	0.00	96,939.35	96,939.35
Total RESERVE FUNDS	0.00	200,751.16	200,751.16
Total Checking/Savings	92,321.57	200,751.16	293,072.73
Accounts Receivable			
1120 · Accounts Receivable HO	32,191.81	0.00	32,191.81
1330 · Reserve A/R from Operating Fund	0.00	-3,652.50	-3,652.50
Total Accounts Receivable	32,191.81	-3,652.50	28,539.31
Other Current Assets			
2140 · Prepaid Income Taxes	1,048.00	0.00	1,048.00
12000 · Undeposited Funds	-250.00	0.00	-250.00
Total Other Current Assets	798.00	0.00	798.00
Total Current Assets	125,311.38	197,098.66	322,410.04
TOTAL ASSETS	125,311.38	197,098.66	322,410.04
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			

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Accrual Basis

Canyon View Homeowners Association
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 As of October 31, 2017

	Operating	Reserve	TOTAL
Accounts Payable			
2120 · Accounts Payable - Operating	11,804.67	19,200.00	31,004.67
Total Accounts Payable	11,804.67	19,200.00	31,004.67
Other Current Liabilities			
2130 · Pre-Paid Assessments	23,062.50	0.00	23,062.50
2520 · Operating Pay to Reserve Fund	-3,652.50	0.00	-3,652.50
Total Other Current Liabilities	19,410.00	0.00	19,410.00
Total Current Liabilities	31,214.67	19,200.00	50,414.67
Total Liabilities	31,214.67	19,200.00	50,414.67
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	48,570.00	48,570.00
3350 · Concrete & Landscape Rock 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	137,246.42	137,246.42
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	52,057.59	60,244.48	112,302.07
Net Income	-16,249.85	-19,592.24	-35,842.09
Total Equity	94,096.71	177,898.66	271,995.37
TOTAL LIABILITIES & EQUITY	125,311.38	197,098.66	322,410.04

Canyon View Homeowners Association
Operating Budget Performance

October 2017

	Oct 17	Budget	\$ Over Budget	% of Budget	Apr - Oct 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
Cooler Motor Pass Through	0	0	0	0%	392	0	392	100%	0
4120 · Late Fees	303	0	303	100%	1,468	0	1,468	100%	0
4130 · Legal & Collection Reimburse	75	0	75	100%	593	0	593	100%	0
4145 · Common Assessment	33,500	33,500	0	100%	134,000	134,000	0	100%	201,000
4155 · HO Reimbursements	0	0	0	0%	0	0	0	0%	0
4165 · Interest Operating Fund	1	0	1	100%	7	0	7	100%	0
6390 · Transfer to Reserve Fund	-3,070	-3,070	0	100%	-21,490	-21,490	0	100%	-36,840
Total Income	30,808	30,430	378	101%	114,970	112,510	2,460	102%	164,160
Gross Profit	30,808	30,430	378	101%	114,970	112,510	2,460	102%	164,160
Expense									
69810 · Bank Service Charges	0	0	0	0%	0	0	0	0%	0
6110 · Management & Accounting	1,507	1,474	33	102%	10,648	10,318	330	103%	17,688
6120 · Bad Debt Expense	0	0	0	0%	-3,573	0	-3,573	100%	0
6140 · Common Area and D & O Insurance	0	1,625	-1,625	0%	17,778	11,375	6,403	156%	19,500
6150 · Legal Expense	75	175	-100	43%	912	525	387	174%	700
6160 · Audit & Tax Preparation	0	0	0	0%	0	2,750	-2,750	0%	2,750
6170 · Landscape Maintenance	6,685	6,688	-3	100%	53,631	46,810	6,821	115%	46,810
6175 · Landscape Special Projects	0	200	-200	0%	600	800	-200	75%	800
6180 · Sprinkler System Maintenance	0	100	-100	0%	175	1,200	-1,025	15%	1,200
6190 · Irrigation Water & Electric	1,823	2,500	-677	73%	29,194	34,200	-5,006	85%	34,200
6230 · Trash Removal	830	830	-0	100%	5,810	5,810	-0	100%	9,960
6235 · Rock Wall/Landscape Maintenance	0	1,000	-1,000	0%	945	3,000	-2,055	31%	3,000
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	250	-250	0%	0	250	-250	0%	1,450
6265 · Snow Removal	0	800	-800	0%	0	800	-800	0%	5,800
6285 · Asphalt Maintenance	0	0	0	0%	0	150	-150	0%	150
6293 · Roof Repair	0	0	0	0%	0	900	-900	0%	900
6295 · Exterior Building Maintenance	360	650	-290	55%	3,879	4,550	-671	85%	7,800
6297 · M/R Swamp Coolers	2,710	3,000	-290	90%	9,045	7,700	1,345	117%	7,700
6315 · Lighting Maintenance	0	0	0	0%	0	0	0	0%	0
6320 · Street Light Maintenance	38	100	-62	38%	38	200	-162	19%	200
6330 · Street Light Electricity	0	35	-35	0%	184	245	-61	75%	420
6350 · Sign Maintenance	0	0	0	0%	0	0	0	0%	0
6360 · Copy/Postage/Office Supplies	487	150	337	325%	808	1,055	-247	77%	1,650
6370 · Bank Charges	0	0	0	0%	0	25	-25	0%	25
6380 · Income Taxes	0	0	0	0%	0	150	-150	0%	150
6395 · Operating Contingency	0	0	0	0%	1,147	907	240	126%	907
Total Expense	14,515	19,577	-5,062	74%	131,220	134,120	-2,900	98%	164,160
Net Ordinary Income	16,294	10,853	5,441	150%	-16,250	-21,610	5,360	75%	0
Net Income	16,294	10,853	5,441	150%	-16,250	-21,610	5,360	75%	0

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
October 2017

	<u>Oct 17</u>	<u>Apr - Oct 17</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	27	190
Transfer from Operating	<u>3,070</u>	<u>21,490</u>
Total RESERVE FUND INCOME	<u>3,097</u>	<u>21,680</u>
Total Income	<u>3,097</u>	<u>21,680</u>
Gross Profit	3,097	21,680
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	19,200	19,200
6753 · Concrete Replacement	0	4,603
6758 · Exterior Painting	0	17,440
RESERVE FUND EXPENSES - Other	<u>0</u>	<u>30</u>
Total RESERVE FUND EXPENSES	<u>19,200</u>	<u>41,273</u>
Total Expense	<u>19,200</u>	<u>41,273</u>
Net Ordinary Income	<u>-16,103</u>	<u>-19,592</u>
Net Income	<u><u>-16,103</u></u>	<u><u>-19,592</u></u>