

Canyon View Homeowners Association
Balance Sheet by Class
 As of December 31, 2017

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	84,373.92	0.00	84,373.92
Total OPERATING FUNDS	84,373.92	0.00	84,373.92
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	103,820.48	103,820.48
Total ALPINE BANK	0.00	103,820.48	103,820.48
ALPINE BANK CDS			
1327 · Alpine Bank CD#43676	0.00	31,662.05	31,662.05
1325 · Alpine Bank CD#41097	0.00	33,152.79	33,152.79
1326 · Alpine Bank CD#43065	0.00	32,170.39	32,170.39
Total ALPINE BANK CDS	0.00	96,985.23	96,985.23
Total RESERVE FUNDS	0.00	200,805.71	200,805.71
Total Checking/Savings	84,373.92	200,805.71	285,179.63
Accounts Receivable			
1120 · Accounts Receivable HO	34,429.87	0.00	34,429.87
1330 · Reserve A/R from Operating Fund	0.00	-16,712.50	-16,712.50
Total Accounts Receivable	34,429.87	-16,712.50	17,717.37
Other Current Assets			
2140 · Prepaid Income Taxes	1,048.00	0.00	1,048.00
Total Other Current Assets	1,048.00	0.00	1,048.00
Total Current Assets	119,851.79	184,093.21	303,945.00
TOTAL ASSETS	119,851.79	184,093.21	303,945.00
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	3,486.70	12,367.00	15,853.70

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Total Accounts Payable	3,486.70	12,367.00	15,853.70
Other Current Liabilities			
2130 · Pre-Paid Assessments	23,502.56	0.00	23,502.56
2520 · Operating Pay to Reserve Fund	-16,712.50	0.00	-16,712.50
Total Other Current Liabilities	6,790.06	0.00	6,790.06
Total Current Liabilities	10,276.76	12,367.00	22,643.76
Total Liabilities	10,276.76	12,367.00	22,643.76
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	-771.53	-25,764.69	-26,536.22
Total Equity	109,575.03	171,726.21	281,301.24
TOTAL LIABILITIES & EQUITY	119,851.79	184,093.21	303,945.00

Canyon View Homeowners Association
Operating Budget Performance

December 2017

	Dec 17	Budget	\$ Over Budget	% of Budget	Apr - Dec 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	0	0	0	0%	1,468	0	1,468	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	743	0	743	100%	0
4145 · Common Assessment	33,500	33,500	0	100%	167,500	167,500	0	100%	201,000
4155 · HO Reimbursements	0	0	0	0%	0	0	0	0%	0
4165 · Interest Operating Fund	1	0	1	100%	8	0	8	100%	0
6390 · Transfer to Reserve Fund	-3,070	-3,070	0	100%	-27,630	-27,630	0	100%	-36,840
Total Income	30,431	30,430	1	100%	142,481	139,870	2,611	102%	164,160
Gross Profit	30,431	30,430	1	100%	142,481	139,870	2,611	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%	13,661	13,266	395	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	14,625	3,153	122%	19,500
6150 · Legal Expense	0	0	0	0%	1,062	525	537	202%	700
6160 · Audit & Tax Preparation	0	0	0	0%	2,750	2,750	0	100%	2,750
6170 · Landscape Maintenance	0	0	0	0%	53,787	46,810	6,977	115%	46,810
6175 · Landscape Special Projects	0	0	0	0%	600	800	-200	75%	800
6180 · Sprinkler System Maintenance	1,362	0	1,362	100%	1,537	1,200	337	128%	1,200
6190 · Irrigation Water & Electric	142	0	142	100%	29,479	34,200	-4,721	86%	34,200
6230 · Trash Removal	830	830	-0	100%	7,470	7,470	-0	100%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	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	270	300	-30	90%	270	850	-580	32%	1,450
6265 · Snow Removal	800	1,200	-400	67%	800	3,200	-2,400	25%	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	395	650	-255	61%	5,344	5,850	-506	91%	7,800
6297 · M/R Swamp Coolers	0	0	0	0%	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	0	0	0	0%	38	200	-162	19%	200
6330 · Street Light Electricity	38	35	3	108%	258	315	-57	82%	420
6350 · Sign Maintenance	0	0	0	0%	0	0	0	0%	0
6360 · Copy/Postage/Office Supplies	0	70	-70	0%	808	1,225	-417	66%	1,650
6370 · Bank Charges	0	0	0	0%	0	25	-25	0%	25
6380 · Income Taxes	0	0	0	0%	48	150	-102	32%	150
6395 · Operating Contingency	0	0	0	0%	1,147	907	240	126%	907
Total Expense	5,344	6,184	-840	86%	143,253	146,518	-3,265	98%	164,160
Net Ordinary Income	25,087	24,246	841	103%	-772	-6,648	5,876	12%	0
Net Income	25,087	24,246	841	103%	-772	-6,648	5,876	12%	0

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Accrual Basis

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

	<u>Dec 17</u>	<u>Apr - Dec 17</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	27	245
Transfer from Operating	<u>3,070</u>	<u>27,630</u>
Total RESERVE FUND INCOME	<u>3,097</u>	<u>27,875</u>
Total Income	<u>3,097</u>	<u>27,875</u>
Gross Profit	3,097	27,875
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	0	19,200
6753 · Concrete Replacement	12,367	16,970
6758 · Exterior Painting	0	17,440
RESERVE FUND EXPENSES - Other	<u>0</u>	<u>30</u>
Total RESERVE FUND EXPENSES	<u>12,367</u>	<u>53,640</u>
Total Expense	<u>12,367</u>	<u>53,640</u>
Net Ordinary Income	<u>-9,270</u>	<u>-25,765</u>
Net Income	<u><u>-9,270</u></u>	<u><u>-25,765</u></u>