

Canyon View Homeowners Association
Balance Sheet by Class
 As of February 28, 2018

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	98,652.41	0.00	98,652.41
Total OPERATING FUNDS	98,652.41	0.00	98,652.41
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	103,828.87	103,828.87
Total ALPINE BANK	0.00	103,828.87	103,828.87
ALPINE BANK CDS			
1327 · Alpine Bank CD#43676	0.00	31,675.50	31,675.50
1325 · Alpine Bank CD#41097	0.00	33,166.87	33,166.87
1326 · Alpine Bank CD#43065	0.00	32,189.52	32,189.52
Total ALPINE BANK CDS	0.00	97,031.89	97,031.89
Total RESERVE FUNDS	0.00	200,860.76	200,860.76
Total Checking/Savings	98,652.41	200,860.76	299,513.17
Accounts Receivable			
1120 · Accounts Receivable HO	45,843.86	0.00	45,843.86
1330 · Reserve A/R from Operating F...	0.00	-22,939.50	-22,939.50
Total Accounts Receivable	45,843.86	-22,939.50	22,904.36
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	145,544.27	177,921.26	323,465.53
TOTAL ASSETS	145,544.27	177,921.26	323,465.53

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	Operating	Reserve	TOTAL
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	4,673.10	0.00	4,673.10
Total Accounts Payable	4,673.10	0.00	4,673.10
Other Current Liabilities			
2130 · Pre-Paid Assessments	34,939.50	0.00	34,939.50
2520 · Operating Pay to Reserve F...	-22,939.50	0.00	-22,939.50
Total Other Current Liabilities	12,000.00	0.00	12,000.00
Total Current Liabilities	16,673.10	0.00	16,673.10
Total Liabilities	16,673.10	0.00	16,673.10
Equity			
OWNERS' EQUITY - RESERVE			
3300 · General Reserve Fund	0.00	137,246.42	137,246.42
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	18,524.61	-19,569.64	-1,045.03
Total Equity	128,871.17	177,921.26	306,792.43
TOTAL LIABILITIES & EQUITY	145,544.27	177,921.26	323,465.53

Canyon View Homeowners Association
Operating Budget Performance

February 2018

	Feb 18	Budget	\$ Over Budget	% of Budget	Apr '17 - Feb 18	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	153	0	153	100%	1,622	0	1,622	100%	0
4130 · Legal & Collection Reimburse	734	0	734	100%	1,477	0	1,477	100%	0
4145 · Common Assessment	33,500	33,500	0	100%	201,000	201,000	0	100%	201,000
4155 · HO Reimbursements	125	0	125	100%	125	0	125	100%	0
4165 · Interest Operating Fund	1	0	1	100%	10	0	10	100%	0
6390 · Transfer to Reserve Fund	-3,070	-3,070	0	100%	-33,770	-33,770	0	100%	-36,840
Total Income	31,443	30,430	1,013	103%	170,855	167,230	3,625	102%	164,160
Gross Profit	31,443	30,430	1,013	103%	170,855	167,230	3,625	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%	16,674	16,214	460	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	17,875	-97	99%	19,500
6150 · Legal Expense	734	0	734	100%	1,795	700	1,095	256%	700
6160 · Audit & Tax Preparation	0	0	0	0%	2,810	2,750	60	102%	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	0	0	0	0%	1,537	1,200	337	128%	1,200
6190 · Irrigation Water & Electric	143	0	143	100%	29,695	34,200	-4,505	87%	34,200
6230 · Trash Removal	830	830	-0	100%	9,130	9,130	-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	1,935	300	1,635	645%	2,205	1,450	755	152%	1,450
6265 · Snow Removal	80	1,200	-1,120	7%	1,740	5,600	-3,860	31%	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	205	650	-445	32%	5,549	7,150	-1,601	78%	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	40	35	5	115%	338	385	-47	88%	420
6350 · Sign Maintenance	0	0	0	0%	0	0	0	0%	0
6360 · Copy/Postage/Office Supplies	0	100	-100	0%	1,042	1,475	-433	71%	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	5,473	6,214	-741	88%	152,331	159,171	-6,840	96%	164,160
Net Ordinary Income	25,970	24,216	1,754	107%	18,525	8,059	10,466	230%	0
Net Income	25,970	24,216	1,754	107%	18,525	8,059	10,466	230%	0

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Accrual Basis

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
February 2018

	<u>Feb 18</u>	<u>Apr '17 - Feb 18</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	27	300
Transfer from Operating	<u>3,070</u>	<u>33,770</u>
Total RESERVE FUND INCOME	<u>3,097</u>	<u>34,070</u>
Total Income	<u>3,097</u>	<u>34,070</u>
Gross Profit	3,097	34,070
Expense		
RESERVE FUND EXPENSES		
6750 · Asphalt Replacement	0	19,200
6753 · Concrete Replacement	0	16,970
6758 · Exterior Painting	0	17,440
RESERVE FUND EXPENSES - Other	<u>0</u>	<u>30</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>53,640</u>
Total Expense	<u>0</u>	<u>53,640</u>
Net Ordinary Income	<u>3,097</u>	<u>-19,570</u>
Net Income	<u><u>3,097</u></u>	<u><u>-19,570</u></u>