

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2018

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	89,563.97	0.00	89,563.97
Total OPERATING FUNDS	89,563.97	0.00	89,563.97
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	103,863.72	103,863.72
Total ALPINE BANK	0.00	103,863.72	103,863.72
ALPINE BANK CDS			
1327 · Alpine Bank CD#43676	0.00	31,728.04	31,728.04
1325 · Alpine Bank CD#41097	0.00	33,221.88	33,221.88
1326 · Alpine Bank CD#43065	0.00	32,264.29	32,264.29
Total ALPINE BANK CDS	0.00	97,214.21	97,214.21
Total RESERVE FUNDS	0.00	201,077.93	201,077.93
Total Checking/Savings	89,563.97	201,077.93	290,641.90
Accounts Receivable			
1120 · Accounts Receivable HO	49,299.77	0.00	49,299.77
1330 · Reserve A/R from Operating Fund	0.00	-11,079.50	-11,079.50
Total Accounts Receivable	49,299.77	-11,079.50	38,220.27
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	139,911.74	189,998.43	329,910.17
TOTAL ASSETS	139,911.74	189,998.43	329,910.17
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	9,327.01	0.00	9,327.01

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Accrual Basis

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As of October 31, 2018

	Operating	Reserve	TOTAL
Total Accounts Payable	9,327.01	0.00	9,327.01
Other Current Liabilities			
2130 · Pre-Paid Assessments	37,889.00	0.00	37,889.00
2520 · Operating Pay to Reserve Fund	-11,079.50	0.00	-11,079.50
Total Other Current Liabilities	26,809.50	0.00	26,809.50
Total Current Liabilities	36,136.51	0.00	36,136.51
Total Liabilities	36,136.51	0.00	36,136.51
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	64,276.88	43,770.46	108,047.34
Net Income	-18,790.62	8,981.55	-9,809.07
Total Equity	103,775.23	189,998.43	293,773.66
TOTAL LIABILITIES & EQUITY	139,911.74	189,998.43	329,910.17

Canyon View Homeowners Association
 Operating Budget Performance
 October 2018

	Oct 18	Budget	\$ Over Budget	% of Budget	Apr - Oct 18	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	-64	0	-64	100%	0
4130 · Legal & Collection Reimburse	100	0	100	100%	200	0	200	100%	0
4145 · Common Assessment	33,500	33,500	0	100%	134,500	134,000	500	100%	201,000
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	30,531	30,430	101	100%	113,153	112,510	643	101%	164,160
Gross Profit	30,531	30,430	101	100%	113,153	112,510	643	101%	164,160
Expense									
6110 · Management & Accounting	1,507	1,474	33	102%	10,586	10,318	268	103%	17,688
6140 · Common Area and D & O Insuran...	1,846	1,840	6	100%	14,765	12,880	1,885	115%	22,080
6150 · Legal Expense	100	100	0	100%	200	300	-100	67%	400
6160 · Audit & Tax Preparation	0	0	0	0%	2,990	2,750	240	109%	2,750
6170 · Landscape Maintenance	6,685	6,688	-3	100%	46,792	46,810	-18	100%	46,810
6175 · Landscape Special Projects	0	200	-200	0%	3,235	800	2,435	404%	800
6180 · Sprinkler System Maintenance	0	100	-100	0%	533	1,200	-667	44%	1,200
6190 · Irrigation Water & Electric	166	2,500	-2,334	7%	36,091	34,200	1,891	106%	34,200
6230 · Trash Removal	830	830	0	100%	5,810	5,810	0	100%	9,960
6235 · Rock Wall/Landscape Maintenance	0	500	-500	0%	0	2,000	-2,000	0%	2,000
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	450	-450	0%	450
6295 · Exterior Building Maintenance	0	625	-625	0%	1,333	4,375	-3,042	30%	7,500
6297 · M/R Swamp Coolers	2,820	3,100	-280	91%	8,915	8,000	915	111%	8,000
6320 · Street Light Maintenance	0	70	-70	0%	0	170	-170	0%	170
6330 · Street Light Electricity	40	35	5	115%	301	245	56	123%	420
6360 · Copy/Postage/Office Supplies	0	150	-150	0%	393	1,055	-662	37%	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%	0	107	-107	0%	107
Total Expense	13,994	19,262	-5,268	73%	131,944	133,245	-1,301	99%	164,160
Net Ordinary Income	16,537	11,168	5,369	148%	-18,791	-20,735	1,944	91%	0
Net Income	16,537	11,168	5,369	148%	-18,791	-20,735	1,944	91%	0

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Accrual Basis

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

	<u>Oct 18</u>	<u>Apr - Oct 18</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	27	192
Transfer from Operating	<u>3,070</u>	<u>21,490</u>
Total RESERVE FUND INCOME	<u>3,097</u>	<u>21,682</u>
Total Income	<u>3,097</u>	<u>21,682</u>
Gross Profit	3,097	21,682
Expense		
RESERVE FUND EXPENSES		
6753 · Concrete Replacement	0	2,200
6758 · Exterior Painting	<u>0</u>	<u>10,500</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>12,700</u>
Total Expense	<u>0</u>	<u>12,700</u>
Net Ordinary Income	<u>3,097</u>	<u>8,982</u>
Net Income	<u><u>3,097</u></u>	<u><u>8,982</u></u>