

Canyon View Homeowners Association

Balance Sheet by Class

As of July 31, 2019

| | Operating | Reserve | TOTAL |
|-------------------------------------|-------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| OPERATING FUNDS | | | |
| 1110 · Alpine Operating | 102,759.63 | 0.00 | 102,759.63 |
| Total OPERATING FUNDS | 102,759.63 | 0.00 | 102,759.63 |
| RESERVE FUNDS | | | |
| ALPINE BANK | | | |
| 1310 · Money Market - Reserve | 0.00 | 140,561.25 | 140,561.25 |
| Total ALPINE BANK | 0.00 | 140,561.25 | 140,561.25 |
| BANK CDS | | | |
| 1327 · Bank CD#43676 | 0.00 | 31,800.48 | 31,800.48 |
| 1326 · Bank CD#43065 | 0.00 | 32,348.85 | 32,348.85 |
| Total BANK CDS | 0.00 | 64,149.33 | 64,149.33 |
| Total RESERVE FUNDS | 0.00 | 204,710.58 | 204,710.58 |
| Total Checking/Savings | 102,759.63 | 204,710.58 | 307,470.21 |
| Accounts Receivable | | | |
| 1120 · Accounts Receivable HO | 7,255.50 | 0.00 | 7,255.50 |
| Total Accounts Receivable | 7,255.50 | 0.00 | 7,255.50 |
| 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 | 111,063.13 | 204,710.58 | 315,773.71 |
| TOTAL ASSETS | 111,063.13 | 204,710.58 | 315,773.71 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2120 · Accounts Payable - Operating | 6,035.42 | 0.00 | 6,035.42 |
| Total Accounts Payable | 6,035.42 | 0.00 | 6,035.42 |

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Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of July 31, 2019

| | Operating | Reserve | TOTAL |
|---------------------------------------|-------------------|-------------------|-------------------|
| Other Current Liabilities | | | |
| 2130 · Pre-Paid Assessments | 925.06 | 0.00 | 925.06 |
| Total Other Current Liabilities | 925.06 | 0.00 | 925.06 |
| Total Current Liabilities | 6,960.48 | 0.00 | 6,960.48 |
| Total Liabilities | 6,960.48 | 0.00 | 6,960.48 |
| 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 | 64,760.58 | 68,251.54 | 133,012.12 |
| Net Income | -18,946.90 | -787.38 | -19,734.28 |
| Total Equity | 104,102.65 | 204,710.58 | 308,813.23 |
| TOTAL LIABILITIES & EQUITY | 111,063.13 | 204,710.58 | 315,773.71 |

Canyon View Homeowners Association

Operating Budget Performance

July 2019

| | Jul 19 | Budget | \$ Over Budget | % of Budget | Apr - Jul 19 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|---------|---------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| Ordinary Income/Expense | | | | | | | | | |
| Income | | | | | | | | | |
| 4120 · Late Fees | 0 | 0 | 0 | 0% | 50 | 0 | 50 | 100% | 0 |
| 4130 · Legal & Collection Reimburse | 0 | 0 | 0 | 0% | 210 | 0 | 210 | 100% | 0 |
| 4145 · Common Assessment | 0 | 0 | 0 | 0% | 66,750 | 67,000 | -250 | 100% | 201,000 |
| 4165 · Interest Operating Fund | 7 | 0 | 7 | 100% | 24 | 0 | 24 | 100% | 0 |
| 6390 · Transfer to Reserve Fund | -3,070 | -3,070 | 0 | 100% | -12,280 | -12,280 | 0 | 100% | -36,840 |
| Total Income | -3,063 | -3,070 | 7 | 100% | 54,754 | 54,720 | 34 | 100% | 164,160 |
| Gross Profit | -3,063 | -3,070 | 7 | 100% | 54,754 | 54,720 | 34 | 100% | 164,160 |
| Expense | | | | | | | | | |
| 6110 · Management & Accounting | 1,507 | 1,474 | 33 | 102% | 7,075 | 5,896 | 1,179 | 120% | 17,688 |
| 6140 · Common Area and D & O Insuran... | 2,104 | 1,840 | 264 | 114% | 8,428 | 7,360 | 1,068 | 115% | 22,080 |
| 6150 · Legal Expense | 0 | 100 | -100 | 0% | 505 | 200 | 305 | 253% | 400 |
| 6160 · Audit & Tax Preparation | 0 | 0 | 0 | 0% | 0 | 0 | 0 | 0% | 2,750 |
| 6170 · Landscape Maintenance | 6,685 | 6,687 | -2 | 100% | 26,738 | 26,748 | -10 | 100% | 46,810 |
| 6175 · Landscape Special Projects | 1,718 | 0 | 1,718 | 100% | 1,718 | 1,200 | 518 | 143% | 1,800 |
| 6180 · Sprinkler System Maintenance | 273 | 200 | 73 | 136% | 560 | 800 | -240 | 70% | 1,200 |
| 6190 · Irrigation Water & Electric | 9,123 | 7,250 | 1,873 | 126% | 16,299 | 19,700 | -3,401 | 83% | 35,200 |
| 6230 · Trash Removal | 830 | 830 | -0 | 100% | 3,320 | 3,320 | -0 | 100% | 9,960 |
| 6235 · Rock Wall/Landscape Maintenance | 0 | 0 | 0 | 0% | 0 | 250 | -250 | 0% | 750 |
| 6240 · Street Sweeping | 0 | 0 | 0 | 0% | 0 | 400 | -400 | 0% | 400 |
| 6260 · Street Snow Removal | 0 | 0 | 0 | 0% | 0 | 0 | 0 | 0% | 2,500 |
| 6265 · Snow Removal | 0 | 0 | 0 | 0% | 800 | 0 | 800 | 100% | 4,000 |
| 6285 · Asphalt Maintenance | 0 | 0 | 0 | 0% | 0 | 150 | -150 | 0% | 150 |
| 6293 · Roof Repair | 0 | 0 | 0 | 0% | 45 | 225 | -180 | 20% | 450 |
| 6295 · Exterior Building Maintenance | 0 | 625 | -625 | 0% | 3,343 | 2,500 | 843 | 134% | 7,500 |
| 6297 · M/R Swamp Coolers | 320 | 300 | 20 | 107% | 4,076 | 4,300 | -224 | 95% | 8,000 |
| 6320 · Street Light Maintenance | 0 | 0 | 0 | 0% | 0 | 100 | -100 | 0% | 170 |
| 6330 · Street Light Electricity | 40 | 35 | 5 | 114% | 158 | 140 | 18 | 113% | 420 |
| 6350 · Sign Maintenance | 0 | 0 | 0 | 0% | 175 | 0 | 175 | 100% | 0 |
| 6360 · Copy/Postage/Office Supplies | 0 | 160 | -160 | 0% | 461 | 675 | -214 | 68% | 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 | 0 | 0 | 0% | 107 |
| Total Expense | 22,598 | 19,501 | 3,097 | 116% | 73,701 | 74,139 | -438 | 99% | 164,160 |
| Net Ordinary Income | -25,662 | -22,571 | -3,091 | 114% | -18,947 | -19,419 | 472 | 98% | 0 |
| Net Income | -25,662 | -22,571 | -3,091 | 114% | -18,947 | -19,419 | 472 | 98% | 0 |

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
July 2019

| | <u>Jul 19</u> | <u>Apr - Jul 19</u> |
|------------------------------|---------------------|---------------------|
| Ordinary Income/Expense | | |
| Income | | |
| RESERVE FUND INCOME | | |
| 4600 · Interest Reserve Fund | 28 | 133 |
| Transfer from Operating | <u>3,070</u> | <u>12,280</u> |
| Total RESERVE FUND INCOME | <u>3,098</u> | <u>12,413</u> |
| Total Income | <u>3,098</u> | <u>12,413</u> |
| Gross Profit | 3,098 | 12,413 |
| Expense | | |
| RESERVE FUND EXPENSES | | |
| 6758 · Exterior Painting | <u>0</u> | <u>13,200</u> |
| Total RESERVE FUND EXPENSES | <u>0</u> | <u>13,200</u> |
| Total Expense | <u>0</u> | <u>13,200</u> |
| Net Ordinary Income | <u>3,098</u> | <u>-787</u> |
| Net Income | <u><u>3,098</u></u> | <u><u>-787</u></u> |