

## Canyon View Homeowners Association

## Balance Sheet by Class

As of October 31, 2019

|                                     | Operating         | Reserve           | TOTAL             |
|-------------------------------------|-------------------|-------------------|-------------------|
| <b>ASSETS</b>                       |                   |                   |                   |
| Current Assets                      |                   |                   |                   |
| Checking/Savings                    |                   |                   |                   |
| OPERATING FUNDS                     |                   |                   |                   |
| 1110 · Alpine Operating             | 89,844.77         | 0.00              | 89,844.77         |
| Total OPERATING FUNDS               | 89,844.77         | 0.00              | 89,844.77         |
| RESERVE FUNDS                       |                   |                   |                   |
| ALPINE BANK                         |                   |                   |                   |
| 1310 · Money Market - Reserve       | 0.00              | 149,496.30        | 149,496.30        |
| Total ALPINE BANK                   | 0.00              | 149,496.30        | 149,496.30        |
| BANK CDS                            |                   |                   |                   |
| 1327 · Bank CD#43676                | 0.00              | 31,828.54         | 31,828.54         |
| 1326 · Bank CD#43065                | 0.00              | 32,377.40         | 32,377.40         |
| Total BANK CDS                      | 0.00              | 64,205.94         | 64,205.94         |
| Total RESERVE FUNDS                 | 0.00              | 213,702.24        | 213,702.24        |
| Total Checking/Savings              | 89,844.77         | 213,702.24        | 303,547.01        |
| Accounts Receivable                 |                   |                   |                   |
| 1120 · Accounts Receivable HO       | 12,580.50         | 0.00              | 12,580.50         |
| Total Accounts Receivable           | 12,580.50         | 0.00              | 12,580.50         |
| 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                | 103,473.27        | 213,702.24        | 317,175.51        |
| <b>TOTAL ASSETS</b>                 | <b>103,473.27</b> | <b>213,702.24</b> | <b>317,175.51</b> |
| <b>LIABILITIES &amp; EQUITY</b>     |                   |                   |                   |
| Liabilities                         |                   |                   |                   |
| Current Liabilities                 |                   |                   |                   |
| Accounts Payable                    |                   |                   |                   |
| 2120 · Accounts Payable - Operat... | 11,365.60         | 0.00              | 11,365.60         |
| Total Accounts Payable              | 11,365.60         | 0.00              | 11,365.60         |

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Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2019

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|                                  | Operating  | Reserve    | TOTAL      |
|----------------------------------|------------|------------|------------|
| Other Current Liabilities        |            |            |            |
| 2130 · Pre-Paid Assessments      | 940.06     | 0.00       | 940.06     |
| Total Other Current Liabilities  | 940.06     | 0.00       | 940.06     |
| Total Current Liabilities        | 12,305.66  | 0.00       | 12,305.66  |
| Total Liabilities                | 12,305.66  | 0.00       | 12,305.66  |
| 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 - OPERATI... | 58,288.97  | 0.00       | 58,288.97  |
| Retained Earnings                | 64,760.58  | 68,251.54  | 133,012.12 |
| Net Income                       | -31,881.94 | 8,204.28   | -23,677.66 |
| Total Equity                     | 91,167.61  | 213,702.24 | 304,869.85 |
| TOTAL LIABILITIES & EQUITY       | 103,473.27 | 213,702.24 | 317,175.51 |

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Canyon View Homeowners Association  
 Operating Budget Performance  
 October 2019

|   | Oct 19 | Budget | \$ Over Budget | % of Budget | Apr - Oct 19 | YTD Budget | \$ Over Budget | % of Budget | Annual Budget |
|---|--------|--------|----------------|-------------|--------------|------------|----------------|-------------|---------------|
| Ordinary Income/Expense                 |        |        |                |             |              |            |                |             |               |
| Income                                  |        |        |                |             |              |            |                |             |               |
| 4120 · Late Fees                        | 50     | 0      | 50             | 100%        | 100          | 0          | 100            | 100%        | 0             |
| 4130 · Legal & Collection Reimburse     | 0      | 0      | 0              | 0%          | 210          | 0          | 210            | 100%        | 0             |
| 4145 · Common Assessment                | 33,500 | 33,500 | 0              | 100%        | 133,750      | 134,000    | -250           | 100%        | 201,000       |
| 4165 · Interest Operating Fund          | 4      | 0      | 4              | 100%        | 41           | 0          | 41             | 100%        | 0             |
| 6390 · Transfer to Reserve Fund         | -3,070 | -3,070 | 0              | 100%        | -21,490      | -21,490    | 0              | 100%        | -36,840       |
| Total Income                            | 30,484 | 30,430 | 54             | 100%        | 112,611      | 112,510    | 101            | 100%        | 164,160       |
| Gross Profit                            | 30,484 | 30,430 | 54             | 100%        | 112,611      | 112,510    | 101            | 100%        | 164,160       |
| Expense                                 |        |        |                |             |              |            |                |             |               |
| 6110 · Management & Accounting          | 1,507  | 1,474  | 33             | 102%        | 10,600       | 10,318     | 282            | 103%        | 17,688        |
| 6140 · Common Area and D & O Insuran... | 2,104  | 1,840  | 264            | 114%        | 14,739       | 12,880     | 1,859          | 114%        | 22,080        |
| 6150 · Legal Expense                    | 0      | 100    | -100           | 0%          | 579          | 300        | 279            | 193%        | 400           |
| 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%        | 46,792       | 46,810     | -18            | 100%        | 46,810        |
| 6175 · Landscape Special Projects       | 0      | 200    | -200           | 0%          | 9,312        | 1,800      | 7,512          | 517%        | 1,800         |
| 6180 · Sprinkler System Maintenance     | 0      | 100    | -100           | 0%          | 560          | 1,200      | -640           | 47%         | 1,200         |
| 6190 · Irrigation Water & Electric      | 2,422  | 2,500  | -78            | 97%         | 30,808       | 35,200     | -4,392         | 88%         | 35,200        |
| 6230 · Trash Removal                    | 830    | 830    | 0              | 100%        | 5,810        | 5,810      | 0              | 100%        | 9,960         |
| 6235 · Rock Wall/Landscape Maintenance  | 0      | 0      | 0              | 0%          | 0            | 750        | -750           | 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           | 450        | -405           | 10%         | 450           |
| 6295 · Exterior Building Maintenance    | 0      | 625    | -625           | 0%          | 3,393        | 4,375      | -982           | 78%         | 7,500         |
| 6297 · M/R Swamp Coolers                | 3,207  | 3,100  | 107            | 103%        | 8,557        | 8,000      | 557            | 107%        | 8,000         |
| 6320 · Street Light Maintenance         | 0      | 70     | -70            | 0%          | 0            | 170        | -170           | 0%          | 170           |
| 6330 · Street Light Electricity         | 40     | 35     | 5              | 115%        | 279          | 245        | 34             | 114%        | 420           |
| 6350 · Sign Maintenance                 | 0      | 0      | 0              | 0%          | 175          | 0          | 175            | 100%        | 0             |
| 6360 · Copy/Postage/Office Supplies     | 0      | 150    | -150           | 0%          | 461          | 1,055      | -594           | 44%         | 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            | 4,400  | 0      | 4,400          | 100%        | 11,584       | 107        | 11,477         | 10,826%     | 107           |
| Total Expense                           | 21,193 | 17,712 | 3,481          | 120%        | 144,493      | 132,945    | 11,548         | 109%        | 164,160       |
| Net Ordinary Income                     | 9,290  | 12,718 | -3,428         | 73%         | -31,882      | -20,435    | -11,447        | 156%        | 0             |
| Net Income                              | 9,290  | 12,718 | -3,428         | 73%         | -31,882      | -20,435    | -11,447        | 156%        | 0             |

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

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|                              | <u>Oct 19</u>       | <u>Apr - Oct 19</u> |
|------------------------------|---------------------|---------------------|
| Ordinary Income/Expense      |                     |                     |
| Income                       |                     |                     |
| RESERVE FUND INCOME          |                     |                     |
| 4600 · Interest Reserve Fund | 25                  | 214                 |
| Transfer from Operating      | <u>3,070</u>        | <u>21,490</u>       |
| Total RESERVE FUND INCOME    | <u>3,095</u>        | <u>21,704</u>       |
| Total Income                 | <u>3,095</u>        | <u>21,704</u>       |
| Gross Profit                 | 3,095               | 21,704              |
| Expense                      |                     |                     |
| RESERVE FUND EXPENSES        |                     |                     |
| 6758 · Exterior Painting     | <u>0</u>            | <u>13,500</u>       |
| Total RESERVE FUND EXPENSES  | <u>0</u>            | <u>13,500</u>       |
| Total Expense                | <u>0</u>            | <u>13,500</u>       |
| Net Ordinary Income          | <u>3,095</u>        | <u>8,204</u>        |
| Net Income                   | <u><u>3,095</u></u> | <u><u>8,204</u></u> |