

9:10 AM  
 03/11/20  
 Accrual Basis

Canyon View Homeowners Association  
 Balance Sheet by Class  
 As of February 29, 2020

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	91,124.81	0.00	91,124.81
Total OPERATING FUNDS	91,124.81	0.00	91,124.81
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	47,519.39	47,519.39
Total ALPINE BANK	0.00	47,519.39	47,519.39
BANK CDS			
1323 · Bank of Colorado - CD	0.00	150,000.00	150,000.00
1326 · Bank CD#43065	0.00	32,415.60	32,415.60
Total BANK CDS	0.00	182,415.60	182,415.60
Total RESERVE FUNDS	0.00	229,934.99	229,934.99
Total Checking/Savings	91,124.81	229,934.99	321,059.80
Accounts Receivable			
1120 · Accounts Receivable HO	16,301.86	0.00	16,301.86
1330 · Reserve A/R from Operating Fund	0.00	-3,860.00	-3,860.00
Total Accounts Receivable	16,301.86	-3,860.00	12,441.86
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	108,474.67	226,074.99	334,549.66
<b>TOTAL ASSETS</b>	<b>108,474.67</b>	<b>226,074.99</b>	<b>334,549.66</b>

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Canyon View Homeowners Association  
**Balance Sheet by Class**  
As of February 29, 2020

	Operating	Reserve	TOTAL
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,467.56	0.00	2,467.56
Total Accounts Payable	2,467.56	0.00	2,467.56
Other Current Liabilities			
2130 · Pre-Paid Assessments	859.72	0.00	859.72
2520 · Operating Pay to Reserve Fund	-3,860.00	0.00	-3,860.00
Total Other Current Liabilities	-3,000.28	0.00	-3,000.28
Total Current Liabilities	-532.72	0.00	-532.72
Total Liabilities	-532.72	0.00	-532.72
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	-14,042.16	20,577.03	6,534.87
Total Equity	109,007.39	226,074.99	335,082.38
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>108,474.67</b>	<b>226,074.99</b>	<b>334,549.66</b>

Canyon View Homeowners Association  
Operating Budget Performance  
February 2020

	Feb 20	Budget	\$ Over Budget	% of Budget	Apr '19 - Feb ...	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	142	0	142	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	210	0	210	100%	0
4145 · Common Assessment	33,500	33,500	0	100%	200,750	201,000	-250	100%	201,000
4165 · Interest Operating Fund	1	0	1	100%	45	0	45	100%	0
6390 · Transfer to Reserve Fund	-3,070	-3,070	0	100%	-33,770	-33,770	0	100%	-36,840
<b>Total Income</b>	<b>30,431</b>	<b>30,430</b>	<b>1</b>	<b>100%</b>	<b>167,376</b>	<b>167,230</b>	<b>146</b>	<b>100%</b>	<b>164,160</b>
Gross Profit	30,431	30,430	1	100%	167,376	167,230	146	100%	164,160
Expense									
6110 · Management & Accounting	1,507	1,474	33	102%	16,682	16,214	468	103%	17,688
6140 · Common Area and D & O Insura...	2,104	1,840	264	114%	23,152	20,240	2,912	114%	22,080
6150 · Legal Expense	0	0	0	0%	579	400	179	145%	400
6160 · Audit & Tax Preparation	0	0	0	0%	2,810	2,750	60	102%	2,750
6170 · Landscape Maintenance	50	0	50	100%	46,892	46,810	82	100%	46,810
6175 · Landscape Special Projects	0	0	0	0%	13,539	1,800	11,739	752%	1,800
6180 · Sprinkler System Maintenance	0	0	0	0%	990	1,200	-210	82%	1,200
6190 · Irrigation Water & Electric	91	0	91	100%	31,124	35,200	-4,076	88%	35,200
6230 · Trash Removal	830	830	-0	100%	9,130	9,130	-0	100%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	4,956	750	4,206	661%	750
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	450	-450	0%	2,333	2,250	83	104%	2,500
6265 · Snow Removal	800	800	0	100%	3,543	3,200	343	111%	4,000
6285 · Asphalt Maintenance	0	0	0	0%	35	150	-115	23%	150
6293 · Roof Repair	0	0	0	0%	45	450	-405	10%	450
6295 · Exterior Building Maintenance	0	625	-625	0%	4,200	6,875	-2,675	61%	7,500
6297 · M/R Swamp Coolers	0	0	0	0%	8,557	8,000	557	107%	8,000
6320 · Street Light Maintenance	0	0	0	0%	0	170	-170	0%	170
6330 · Street Light Electricity	40	35	5	115%	440	385	55	114%	420
6350 · Sign Maintenance	0	0	0	0%	289	0	289	100%	0
6360 · Copy/Postage/Office Supplies	0	100	-100	0%	461	1,475	-1,014	31%	1,650
6370 · Bank Charges	0	0	0	0%	0	25	-25	0%	25
6380 · Income Taxes	0	0	0	0%	79	150	-71	53%	150
6395 · Operating Contingency	0	0	0	0%	11,584	107	11,477	10,826%	107
<b>Total Expense</b>	<b>5,421</b>	<b>6,154</b>	<b>-733</b>	<b>88%</b>	<b>181,418</b>	<b>158,131</b>	<b>23,287</b>	<b>115%</b>	<b>164,160</b>
Net Ordinary Income	25,010	24,276	734	103%	-14,042	9,099	-23,141	-154%	0
Net Income	25,010	24,276	734	103%	-14,042	9,099	-23,141	-154%	0

Canyon View Homeowners Association  
Reserve Statement of Revenue & Expenditures  
February 2020

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	<u>Feb 20</u>	<u>Apr '19 - Feb 20</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	20	307
Transfer from Operating	<u>3,070</u>	<u>33,770</u>
Total RESERVE FUND INCOME	<u>3,090</u>	<u>34,077</u>
Total Income	<u>3,090</u>	<u>34,077</u>
Gross Profit	3,090	34,077
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>3,090</u>	<u>20,577</u>
Net Income	<u><u>3,090</u></u>	<u><u>20,577</u></u>