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01/11/21

Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2020

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	77,623.05	0.00	77,623.05
Total OPERATING FUNDS	77,623.05	0.00	77,623.05
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	47,524.20	47,524.20
Total ALPINE BANK	0.00	47,524.20	47,524.20
BANK CDS			
1323 · Bank of Colorado - CD	0.00	150,000.00	150,000.00
1326 · Bank CD#43065	0.00	32,510.22	32,510.22
Total BANK CDS	0.00	182,510.22	182,510.22
Total RESERVE FUNDS	0.00	230,034.42	230,034.42
Total Checking/Savings	77,623.05	230,034.42	307,657.47
Accounts Receivable			
1120 · Accounts Receivable HO	25,517.33	0.00	25,517.33
1330 · Reserve A/R from Operating Fund	0.00	-2,946.00	-2,946.00
Total Accounts Receivable	25,517.33	-2,946.00	22,571.33
Other Current Assets			
2140 · Prepaid Income Taxes	1,048.00	0.00	1,048.00
12000 · Undeposited Funds	1,040.00	0.00	1,040.00
Total Other Current Assets	2,088.00	0.00	2,088.00
Total Current Assets	105,228.38	227,088.42	332,316.80
<b>TOTAL ASSETS</b>	<b>105,228.38</b>	<b>227,088.42</b>	<b>332,316.80</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	3,049.80	0.00	3,049.80

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As of December 31, 2020

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	Operating	Reserve	TOTAL
Total Accounts Payable	3,049.80	0.00	3,049.80
Other Current Liabilities			
2130 · Pre-Paid Assessments	9,010.72	0.00	9,010.72
2520 · Operating Pay to Reserve Fund	-2,946.00	0.00	-2,946.00
Total Other Current Liabilities	6,064.72	0.00	6,064.72
Total Current Liabilities	9,114.52	0.00	9,114.52
Total Liabilities	9,114.52	0.00	9,114.52
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	38,862.16	91,908.81	130,770.97
Net Income	-1,037.27	-2,066.81	-3,104.08
Total Equity	96,113.86	227,088.42	323,202.28
TOTAL LIABILITIES & EQUITY	105,228.38	227,088.42	332,316.80

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## Operating Budget Performance

December 2020

	Dec 20	Budget	\$ Over Budget	% of Budget	Apr - Dec 20	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	682	0	682	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	2,238	0	2,238	100%	0
4145 · Common Assessment	34,840	34,840	0	100%	174,200	174,200	0	100%	209,040
4165 · Interest Operating Fund	1	0	1	100%	7	0	7	100%	0
6390 · Transfer to Reserve Fund	-3,405	-3,405	0	100%	-30,645	-30,645	0	100%	-40,860
Total Income	31,436	31,435	1	100%	146,482	143,555	2,927	102%	168,180
Gross Profit	31,436	31,435	1	100%	146,482	143,555	2,927	102%	168,180
Expense									
6110 · Management & Accounting	1,568	1,474	94	106%	14,426	13,266	1,160	109%	17,688
6140 · Common Area and D & O Insuran...	2,351	2,103	248	112%	21,167	18,927	2,240	112%	25,236
6150 · Legal Expense	0	0	0	0%	2,238	400	1,838	559%	400
6160 · Audit & Tax Preparation	0	0	0	0%	2,750	2,850	-100	96%	2,850
6170 · Landscape Maintenance	6,710	0	6,710	100%	47,022	48,664	-1,642	97%	48,664
6175 · Landscape Special Projects	1,300	0	1,300	100%	3,900	1,800	2,100	217%	1,800
6180 · Sprinkler System Maintenance	0	0	0	0%	344	1,100	-756	31%	1,100
6190 · Irrigation Water & Electric	39	0	39	100%	31,174	32,200	-1,026	97%	32,200
6230 · Trash Removal	830	830	-0	100%	6,670	7,470	-800	89%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,000	-1,000	0%	1,000
6240 · Street Sweeping	0	0	0	0%	0	400	-400	0%	400
6260 · Street Snow Removal	0	800	-800	0%	0	1,600	-1,600	0%	3,300
6265 · Snow Removal	1,590	800	790	199%	2,450	1,600	850	153%	4,000
6285 · Asphalt Maintenance	0	0	0	0%	0	150	-150	0%	150
6293 · Roof Repair	0	0	0	0%	80	500	-420	16%	500
6295 · Exterior Building Maintenance	286	625	-339	46%	4,873	5,625	-752	87%	7,500
6297 · M/R Swamp Coolers	60	0	60	100%	9,676	8,350	1,326	116%	8,350
6320 · Street Light Maintenance	0	0	0	0%	0	170	-170	0%	170
6330 · Street Light Electricity	40	41	-1	98%	362	369	-7	98%	492
6350 · Sign Maintenance	0	0	0	0%	296	300	-4	99%	300
6360 · Copy/Postage/Office Supplies	0	70	-70	0%	0	1,225	-1,225	0%	1,650
6380 · Income Taxes	0	0	0	0%	91	100	-9	91%	100
6395 · Operating Contingency	0	0	0	0%	0	370	-370	0%	370
Total Expense	14,773	6,743	8,030	219%	147,519	148,436	-917	99%	168,180
Net Ordinary Income	16,663	24,692	-8,029	67%	-1,037	-4,881	3,844	21%	0
Net Income	16,663	24,692	-8,029	67%	-1,037	-4,881	3,844	21%	0

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

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	<u>Dec 20</u>	<u>Apr - Dec 20</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	10	89
Transfer from Operating	<u>3,405</u>	<u>30,645</u>
Total RESERVE FUND INCOME	<u>3,415</u>	<u>30,734</u>
Total Income	<u>3,415</u>	<u>30,734</u>
Gross Profit	3,415	30,734
Expense		
RESERVE FUND EXPENSES		
6753 · Concrete Replacement	0	16,460
6758 · Exterior Painting	<u>0</u>	<u>16,341</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>32,801</u>
Total Expense	<u>0</u>	<u>32,801</u>
Net Ordinary Income	<u>3,415</u>	<u>-2,067</u>
Net Income	<u><u>3,415</u></u>	<u><u>-2,067</u></u>