

Canyon View Homeowners Association  
**Balance Sheet by Class**  
 As of January 31, 2021

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	76,963.08	0.00	76,963.08
Total OPERATING FUNDS	76,963.08	0.00	76,963.08
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	47,524.60	47,524.60
Total ALPINE BANK	0.00	47,524.60	47,524.60
BANK CDS			
1323 · Bank of Colorado - CD	0.00	150,000.00	150,000.00
1326 · Bank CD#43065	0.00	32,513.25	32,513.25
Total BANK CDS	0.00	182,513.25	182,513.25
Total RESERVE FUNDS	0.00	230,037.85	230,037.85
Total Checking/Savings	76,963.08	230,037.85	307,000.93
Accounts Receivable			
1120 · Accounts Receivable HO	16,556.33	0.00	16,556.33
1330 · Reserve A/R from Operating Fund	0.00	-117.23	-117.23
Total Accounts Receivable	16,556.33	-117.23	16,439.10
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	94,567.41	229,920.62	324,488.03
<b>TOTAL ASSETS</b>	<b>94,567.41</b>	<b>229,920.62</b>	<b>324,488.03</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,868.58	0.00	2,868.58

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Total Accounts Payable	2,868.58	0.00	2,868.58
Other Current Liabilities			
2130 · Pre-Paid Assessments	6,084.72	0.00	6,084.72
2520 · Operating Pay to Reserve Fund	-117.23	0.00	-117.23
Total Other Current Liabilities	5,967.49	0.00	5,967.49
Total Current Liabilities	8,836.07	0.00	8,836.07
Total Liabilities	8,836.07	0.00	8,836.07
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	-11,419.79	765.39	-10,654.40
Total Equity	85,731.34	229,920.62	315,651.96
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>94,567.41</b>	<b>229,920.62</b>	<b>324,488.03</b>

Canyon View Homeowners Association  
Operating Budget Performance

January 2021

	Jan 21	Budget	\$ Over Budget	% of Budget	Apr '20 - Jan 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	130	0	130	100%	812	0	812	100%	0
4130 · Legal & Collection Reimburse	75	0	75	100%	2,313	0	2,313	100%	0
4145 · Common Assessment	0	0	0	0%	174,200	174,200	0	100%	209,040
4165 · Interest Operating Fund	1	0	1	100%	8	0	8	100%	0
6390 · Transfer to Reserve Fund	-3,405	-3,405	0	100%	-34,050	-34,050	0	100%	-40,860
Total Income	-3,199	-3,405	206	94%	143,283	140,150	3,133	102%	168,180
Gross Profit	-3,199	-3,405	206	94%	143,283	140,150	3,133	102%	168,180
Expense									
6110 · Management & Accounting	1,508	1,474	34	102%	15,933	14,740	1,193	108%	17,688
6140 · Common Area and D & O Insurance	2,351	2,103	248	112%	23,518	21,030	2,488	112%	25,236
6150 · Legal Expense	75	0	75	100%	2,313	400	1,913	578%	400
6160 · Audit & Tax Preparation	0	0	0	0%	2,750	2,850	-100	96%	2,850
6170 · Landscape Maintenance	55	0	55	100%	47,077	48,664	-1,587	97%	48,664
6175 · Landscape Special Projects	0	0	0	0%	3,900	1,800	2,100	217%	1,800
6180 · Sprinkler System Maintenance	0	0	0	0%	1,508	1,100	408	137%	1,100
6190 · Irrigation Water & Electric	91	0	91	100%	31,265	32,200	-935	97%	32,200
6230 · Trash Removal	830	830	-0	100%	7,500	8,300	-800	90%	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	250	800	-550	31%	250	2,400	-2,150	10%	3,300
6265 · Snow Removal	820	800	20	103%	3,270	2,400	870	136%	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	0	625	-625	0%	4,873	6,250	-1,377	78%	7,500
6297 · M/R Swamp Coolers	0	0	0	0%	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%	402	410	-8	98%	492
6350 · Sign Maintenance	0	0	0	0%	296	300	-4	99%	300
6360 · Copy/Postage/Office Supplies	0	150	-150	0%	0	1,375	-1,375	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	6,019	6,823	-804	88%	154,702	155,259	-557	100%	168,180
Net Ordinary Income	-9,218	-10,228	1,010	90%	-11,420	-15,109	3,689	76%	0
Net Income	-9,218	-10,228	1,010	90%	-11,420	-15,109	3,689	76%	0

Canyon View Homeowners Association  
Reserve Statement of Revenue & Expenditures  
January 2021

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	<u>Jan 21</u>	<u>Apr '20 - Jan 21</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	3	93
Transfer from Operating	<u>3,405</u>	<u>34,050</u>
Total RESERVE FUND INCOME	<u>3,408</u>	<u>34,143</u>
Total Income	<u>3,408</u>	<u>34,143</u>
Gross Profit	3,408	34,143
Expense		
RESERVE FUND EXPENSES		
6760 · Gutter Replacement	576	576
6753 · Concrete Replacement	0	16,460
6758 · Exterior Painting	<u>0</u>	<u>16,341</u>
Total RESERVE FUND EXPENSES	<u>576</u>	<u>33,377</u>
Total Expense	<u>576</u>	<u>33,377</u>
Net Ordinary Income	<u>2,832</u>	<u>765</u>
Net Income	<u><u>2,832</u></u>	<u><u>765</u></u>