

Canyon View Homeowners Association
 Balance Sheet by Class
 As of February 28, 2021

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	95,571.84	0.00	95,571.84
Total OPERATING FUNDS	95,571.84	0.00	95,571.84
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	50,237.51	50,237.51
Total ALPINE BANK	0.00	50,237.51	50,237.51
BANK CDS			
1323 · Bank of Colorado - CD	0.00	150,000.00	150,000.00
1326 · Bank CD#43065	0.00	32,516.29	32,516.29
Total BANK CDS	0.00	182,516.29	182,516.29
Total RESERVE FUNDS	0.00	232,753.80	232,753.80
Total Checking/Savings	95,571.84	232,753.80	328,325.64
Accounts Receivable			
1120 · Accounts Receivable HO	19,613.66	0.00	19,613.66
Total Accounts Receivable	19,613.66	0.00	19,613.66
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	116,233.50	232,753.80	348,987.30
TOTAL ASSETS	116,233.50	232,753.80	348,987.30
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operat...	2,568.81	0.00	2,568.81
Total Accounts Payable	2,568.81	0.00	2,568.81

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Other Current Liabilities			
2130 · Pre-Paid Assessments	2,144.72	0.00	2,144.72
Total Other Current Liabilities	2,144.72	0.00	2,144.72
Total Current Liabilities	4,713.53	0.00	4,713.53
Total Liabilities	4,713.53	0.00	4,713.53
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	38,862.16	91,908.81	130,770.97
Net Income	14,368.84	3,598.57	17,967.41
Total Equity	111,519.97	232,753.80	344,273.77
TOTAL LIABILITIES & EQUITY	116,233.50	232,753.80	348,987.30

Canyon View Homeowners Association
 Operating Budget Performance

February 2021

	Feb 21	Budget	\$ Over Budget	% of Budget	Apr '20 - Feb 21	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	57	0	57	100%	869	0	869	100%	0
4130 · Legal & Collection Reimburse	100	0	100	100%	2,413	0	2,413	100%	0
4145 · Common Assessment	34,840	34,840	0	100%	209,040	209,040	0	100%	209,040
4165 · Interest Operating Fund	1	0	1	100%	9	0	9	100%	0
6390 · Transfer to Reserve Fund	-3,405	-3,405	0	100%	-37,455	-37,455	0	100%	-40,860
Total Income	31,593	31,435	158	101%	174,876	171,585	3,291	102%	168,180
Gross Profit	31,593	31,435	158	101%	174,876	171,585	3,291	102%	168,180
Expense									
6110 · Management & Accounting	1,508	1,474	34	102%	17,441	16,214	1,227	108%	17,688
6140 · Common Area and D & O Insurance	2,351	2,103	248	112%	25,869	23,133	2,736	112%	25,236
6150 · Legal Expense	100	0	100	100%	2,413	400	2,013	603%	400
6160 · Audit & Tax Preparation	0	0	0	0%	2,750	2,850	-100	96%	2,850
6170 · Landscape Maintenance	25	0	25	100%	47,102	48,664	-1,562	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%	31,356	32,200	-844	97%	32,200
6230 · Trash Removal	830	830	-0	100%	8,330	9,130	-800	91%	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	650	-650	0%	250	3,050	-2,800	8%	3,300
6265 · Snow Removal	860	800	60	108%	4,130	3,200	930	129%	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	6,875	-2,002	71%	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%	443	451	-8	98%	492
6350 · Sign Maintenance	0	0	0	0%	296	300	-4	99%	300
6360 · Copy/Postage/Office Supplies	0	100	-100	0%	0	1,475	-1,475	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	5,805	6,623	-818	88%	160,507	161,882	-1,375	99%	168,180
Net Ordinary Income	25,789	24,812	977	104%	14,369	9,703	4,666	148%	0
Net Income	25,789	24,812	977	104%	14,369	9,703	4,666	148%	0

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

	<u>Feb 21</u>	<u>Apr '20 - Feb 21</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	3	96
Transfer from Operating	<u>3,405</u>	<u>37,455</u>
Total RESERVE FUND INCOME	<u>3,408</u>	<u>37,551</u>
Total Income	<u>3,408</u>	<u>37,551</u>
Gross Profit	3,408	37,551
Expense		
RESERVE FUND EXPENSES		
6760 · Gutter Replacement	575	1,151
6753 · Concrete Replacement	0	16,460
6758 · Exterior Painting	<u>0</u>	<u>16,341</u>
Total RESERVE FUND EXPENSES	<u>575</u>	<u>33,952</u>
Total Expense	<u>575</u>	<u>33,952</u>
Net Ordinary Income	<u>2,833</u>	<u>3,599</u>
Net Income	<u><u>2,833</u></u>	<u><u>3,599</u></u>