

Canyon View Homeowners Association
Balance Sheet by Class
 As of February 28, 2022

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	89,433.08	0.00	89,433.08
Total OPERATING FUNDS	89,433.08	0.00	89,433.08
RESERVE FUNDS			
ALPINE BANK			
1310 · Money Market - Reserve	0.00	52,707.70	52,707.70
Total ALPINE BANK	0.00	52,707.70	52,707.70
BANK CDS			
1323 · Bank of Colorado - CD	0.00	153,556.86	153,556.86
1326 · Bank CD#43065	0.00	32,552.08	32,552.08
Total BANK CDS	0.00	186,108.94	186,108.94
Total RESERVE FUNDS	0.00	238,816.64	238,816.64
Total Checking/Savings	89,433.08	238,816.64	328,249.72
Accounts Receivable			
1120 · Accounts Receivable HO	18,688.96	0.00	18,688.96
1330 · Reserve A/R from Operating Fund	0.00	-5,802.63	-5,802.63
Total Accounts Receivable	18,688.96	-5,802.63	12,886.33
Total Current Assets	108,122.04	233,014.01	341,136.05
TOTAL ASSETS	108,122.04	233,014.01	341,136.05
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	4,781.18	0.00	4,781.18
Total Accounts Payable	4,781.18	0.00	4,781.18
Other Current Liabilities			
2130 · Pre-Paid Assessments	11,402.72	0.00	11,402.72
2520 · Operating Pay to Reserve Fund	-5,802.63	0.00	-5,802.63

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	Operating	Reserve	TOTAL
Total Other Current Liabilities	5,600.09	0.00	5,600.09
Total Current Liabilities	10,381.27	0.00	10,381.27
Total Liabilities	10,381.27	0.00	10,381.27
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	57,240.97	0.00	57,240.97
Total OWNERS EQUITY - OPERATING	57,240.97	0.00	57,240.97
Retained Earnings	34,957.62	97,975.53	132,933.15
Net Income	5,542.18	-2,207.94	3,334.24
Total Equity	97,740.77	233,014.01	330,754.78
TOTAL LIABILITIES & EQUITY	108,122.04	233,014.01	341,136.05

Canyon View Homeowners Association
Operating Budget Performance

February 2022

	Feb 22	Budget	\$ Over Budget	% of Budget	Apr '21 - Feb 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4180 · Cooler Motor Pass Through	0	0	0	0%	108	0	108	100%	0
4120 · Late Fees	0	0	0	0%	669	0	669	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	570	0	570	100%	0
4137 · NSF Fees	20	0	20	100%	60	0	60	100%	0
4145 · Common Assessment	34,840	34,840	0	100%	209,300	209,040	260	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	31,456	31,435	21	100%	173,262	171,585	1,677	101%	168,180
Gross Profit	31,456	31,435	21	100%	173,262	171,585	1,677	101%	168,180
Expense									
6110 · Management & Accounting	1,508	1,474	34	102%	16,583	16,214	369	102%	17,688
6140 · Common Area and D & O Insurance	2,346	2,351	-5	100%	25,821	25,861	-40	100%	28,212
6150 · Legal Expense	36	0	36	100%	681	200	481	341%	200
6160 · Audit & Tax Preparation	0	0	0	0%	2,890	2,850	40	101%	2,850
6170 · Landscape Maintenance	30	0	30	100%	47,083	48,664	-1,581	97%	48,664
6175 · Landscape Special Projects	0	0	0	0%	1,278	1,500	-223	85%	1,500
6180 · Sprinkler System Maintenance	0	0	0	0%	3,327	850	2,477	391%	850
6190 · Irrigation Water & Electric	91	0	91	100%	29,501	31,100	-1,599	95%	31,100
6230 · Trash Removal	891	830	61	107%	9,801	9,130	671	107%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	6,999	800	6,199	875%	800
6260 · Street Snow Removal	1,200	650	550	185%	5,780	3,050	2,730	190%	3,300
6265 · Snow Removal	1,000	800	200	125%	2,970	3,200	-230	93%	4,000
6285 · Asphalt Maintenance	0	0	0	0%	0	50	-50	0%	50
6293 · Roof Repair	0	0	0	0%	374	300	74	125%	300
6295 · Exterior Building Maintenance	50	625	-575	8%	4,034	6,875	-2,841	59%	7,500
6297 · M/R Swamp Coolers	0	0	0	0%	9,399	8,350	1,049	113%	8,350
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	42	41	1	101%	446	451	-5	99%	492
6350 · Sign Maintenance	0	0	0	0%	0	300	-300	0%	300
6360 · Copy/Postage/Office Supplies	0	100	-100	0%	751	1,475	-724	51%	1,650
6380 · Income Taxes	0	0	0	0%	3	100	-97	3%	100
6395 · Operating Contingency	0	0	0	0%	0	214	-214	0%	214
Total Expense	7,193	6,871	322	105%	167,719	161,634	6,085	104%	168,180
Net Ordinary Income	24,263	24,564	-302	99%	5,542	9,951	-4,409	56%	0
Net Income	24,263	24,564	-302	99%	5,542	9,951	-4,409	56%	0

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
February 2022

	<u>Feb 22</u>	<u>Apr '21 - Feb 22</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	3	3,595
Transfer from Operating	<u>3,405</u>	<u>37,455</u>
Total RESERVE FUND INCOME	<u>3,408</u>	<u>41,050</u>
Total Income	<u>3,408</u>	<u>41,050</u>
Gross Profit	3,408	41,050
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Water	0	6,731
6750 · Asphalt Replacement	0	14,055
6758 · Exterior Painting	<u>0</u>	<u>22,472</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>43,258</u>
Total Expense	<u>0</u>	<u>43,258</u>
Net Ordinary Income	<u>3,408</u>	<u>-2,208</u>
Net Income	<u><u>3,408</u></u>	<u><u>-2,208</u></u>