

Canyon View Homeowners Association

Balance Sheet by Class

As of February 28, 2023

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	78,741.21	0.00	78,741.21
Total OPERATING FUNDS	78,741.21	0.00	78,741.21
RESERVE FUNDS			
EDWARD JONES CDS			
Insured Bank	0.00	53.75	53.75
Wells Fargo CD	0.00	49,969.00	49,969.00
Silvergate CD - Due 03/20/23	0.00	99,991.00	99,991.00
Silvergate CD - Due 08/18/23	0.00	49,927.50	49,927.50
Total EDWARD JONES CDS	0.00	199,941.25	199,941.25
ALPINE BANK			
1310 · Money Market - Reserve	0.00	30,257.41	30,257.41
Total ALPINE BANK	0.00	30,257.41	30,257.41
Total RESERVE FUNDS	0.00	230,198.66	230,198.66
Total Checking/Savings	78,741.21	230,198.66	308,939.87
Accounts Receivable			
1120 · Accounts Receivable HO	10,914.58	0.00	10,914.58
Total Accounts Receivable	10,914.58	0.00	10,914.58
Other Current Assets			
12000 · Undeposited Funds	6,517.74	0.00	6,517.74
Total Other Current Assets	6,517.74	0.00	6,517.74
Total Current Assets	96,173.53	230,198.66	326,372.19
TOTAL ASSETS	96,173.53	230,198.66	326,372.19
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	5,596.90	0.00	5,596.90

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Accrual Basis

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As of February 28, 2023

	Operating	Reserve	TOTAL
Total Accounts Payable	5,596.90	0.00	5,596.90
Other Current Liabilities			
2130 · Pre-Paid Assessments	4,183.72	0.00	4,183.72
Total Other Current Liabilities	4,183.72	0.00	4,183.72
Total Current Liabilities	9,780.62	0.00	9,780.62
Total Liabilities	9,780.62	0.00	9,780.62
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	27,906.91	99,175.77	127,082.68
Net Income	1,245.03	-6,223.53	-4,978.50
Total Equity	86,392.91	230,198.66	316,591.57
TOTAL LIABILITIES & EQUITY	96,173.53	230,198.66	326,372.19

Canyon View Homeowners Association
 Operating Budget Performance

February 2023

	Feb 23	Budget	\$ Over Budget	% of Budget	Apr '22 - Feb 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4120 · Late Fees	0	0	0	0%	986	0	986	100%	0
4137 · NSF Fees	0	0	0	0%	240	0	240	100%	0
4145 · Common Assessment	36,180	36,180	0	100%	217,080	217,080	0	100%	217,080
4165 · Interest Operating Fund	14	0	14	100%	43	0	43	100%	0
6390 · Transfer to Reserve Fund	-3,780	-3,780	0	100%	-41,580	-41,580	0	100%	-45,360
Total Income	32,414	32,400	14	100%	176,768	175,500	1,268	101%	171,720
Gross Profit	32,414	32,400	14	100%	176,768	175,500	1,268	101%	171,720
Expense									
6110 · Management & Accounting	1,508	1,475	33	102%	16,583	16,225	358	102%	17,700
6140 · Common Area and D & O Insurance	2,640	2,634	6	100%	26,704	28,974	-2,270	92%	31,608
6150 · Legal Expense	0	0	0	0%	408	200	208	204%	200
6160 · Audit & Tax Preparation	0	0	0	0%	2,850	2,750	100	104%	2,750
6170 · Landscape Maintenance	30	0	30	100%	48,312	48,664	-352	99%	48,664
6175 · Landscape Special Projects	0	0	0	0%	700	750	-50	93%	750
6180 · Sprinkler System Maintenance	0	0	0	0%	5,556	1,400	4,156	397%	1,400
6190 · Irrigation Water & Electric	91	0	91	100%	36,773	31,100	5,673	118%	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%	0	1,500	-1,500	0%	1,500
6260 · Street Snow Removal	600	650	-50	92%	2,650	3,050	-400	87%	3,300
6265 · Snow Removal	3,235	800	2,435	404%	6,811	3,200	3,611	213%	4,000
6285 · Asphalt Maintenance	0	0	0	0%	0	50	-50	0%	50
6293 · Roof Repair	0	0	0	0%	0	150	-150	0%	150
6295 · Exterior Building Maintenance	0	625	-625	0%	7,420	6,875	545	108%	7,500
6297 · M/R Swamp Coolers	0	0	0	0%	8,863	8,350	513	106%	8,350
6315 · Lighting Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	43	41	2	104%	443	451	-8	98%	492
6350 · Sign Maintenance	0	0	0	0%	0	300	-300	0%	300
6360 · Copy/Postage/Office Supplies	0	100	-100	0%	1,117	1,475	-358	76%	1,650
6380 · Income Taxes	0	0	0	0%	0	100	-100	0%	100
6395 · Operating Contingency	38	0	38	100%	532	96	436	554%	96
Total Expense	9,075	7,155	1,920	127%	175,523	164,890	10,633	106%	171,720
Net Ordinary Income	23,339	25,245	-1,906	92%	1,245	10,610	-9,365	12%	0
Net Income	23,339	25,245	-1,906	92%	1,245	10,610	-9,365	12%	0

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Accrual Basis

Canyon View Homeowners Association
Reserve Statement of Revenue & Expenditures
February 2023

	<u>Feb 23</u>	<u>Apr '22 - Feb 23</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	2	390
Transfer from Operating	<u>3,780</u>	<u>41,580</u>
Total RESERVE FUND INCOME	<u>3,782</u>	<u>41,970</u>
Total Income	<u>3,782</u>	<u>41,970</u>
Gross Profit	3,782	41,970
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Water	0	13,400
6753 · Concrete Replacement	0	6,985
6758 · Exterior Painting	<u>0</u>	<u>27,725</u>
Total RESERVE FUND EXPENSES	0	48,110
6370 · Bank Charges	<u>0</u>	<u>25</u>
Total Expense	<u>0</u>	<u>48,135</u>
Net Ordinary Income	3,782	-6,165
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>-214</u>	<u>-59</u>
Total Other Income	<u>-214</u>	<u>-59</u>
Net Other Income	<u>-214</u>	<u>-59</u>
Net Income	<u><u>3,568</u></u>	<u><u>-6,224</u></u>