

Canyon View Homeowners Association

Balance Sheet by Class

As of September 30, 2023

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	13,809.91	0.00	13,809.91
Total OPERATING FUNDS	13,809.91	0.00	13,809.91
RESERVE FUNDS			
EDWARD JONES CDS			
Wells Fargo - Due 8/21/24	0.00	49,831.00	49,831.00
Bank America - Due 5/23/24	0.00	50,911.26	50,911.26
Bank of China - Due 2/23/24	0.00	50,963.79	50,963.79
Byline Bk - Due 10/2/23	0.00	50,998.47	50,998.47
Trust Bank	0.00	2,134.84	2,134.84
Total EDWARD JONES CDS	0.00	204,839.36	204,839.36
ALPINE BANK			
1310 · Money Market - Reserve	0.00	38,077.41	38,077.41
Total ALPINE BANK	0.00	38,077.41	38,077.41
Total RESERVE FUNDS	0.00	242,916.77	242,916.77
Total Checking/Savings	13,809.91	242,916.77	256,726.68
Accounts Receivable			
1120 · Accounts Receivable HO	55,475.61	0.00	55,475.61
1330 · Reserve A/R from Operating Fund	0.00	-28,187.00	-28,187.00
Total Accounts Receivable	55,475.61	-28,187.00	27,288.61
Other Current Assets			
12000 · Undeposited Funds	1,680.00	0.00	1,680.00
Total Other Current Assets	1,680.00	0.00	1,680.00
Total Current Assets	70,965.52	214,729.77	285,695.29
<b>TOTAL ASSETS</b>	<b>70,965.52</b>	<b>214,729.77</b>	<b>285,695.29</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			

Canyon View Homeowners Association  
**Balance Sheet by Class**  
 As of September 30, 2023

	Operating	Reserve	TOTAL
Accounts Payable			
2120 · Accounts Payable - Operating	7,927.11	1,812.00	9,739.11
Total Accounts Payable	7,927.11	1,812.00	9,739.11
Other Current Liabilities			
2130 · Pre-Paid Assessments	49,658.92	0.00	49,658.92
2520 · Operating Pay to Reserve Fund	-28,187.00	0.00	-28,187.00
Total Other Current Liabilities	21,471.92	0.00	21,471.92
Total Current Liabilities	29,399.03	1,812.00	31,211.03
Total Liabilities	29,399.03	1,812.00	31,211.03
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	17,294.87	98,147.75	115,442.62
Net Income	-32,969.35	-22,476.40	-55,445.75
Total Equity	41,566.49	212,917.77	254,484.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>70,965.52</b>	<b>214,729.77</b>	<b>285,695.29</b>

Canyon View Homeowners Association  
 Operating Budget Performance  
 September 2023

	Sep 23	Budget	\$ Over Budget	% of Budget	Apr - Sep 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4180 · Cooler Motor Pass Through	0	0	0	0%	765	0	765	100%	0
4120 · Late Fees	0	0	0	0%	183	0	183	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	2,021	0	2,021	100%	0
4145 · Common Assessment	0	0	0	0%	113,680	112,560	1,120	101%	225,120
4165 · Interest Operating Fund	10	0	10	100%	78	0	78	100%	0
6390 · Transfer to Reserve Fund	-4,000	-4,000	0	100%	-24,000	-24,000	0	100%	-48,000
<b>Total Income</b>	<b>-3,990</b>	<b>-4,000</b>	<b>10</b>	<b>100%</b>	<b>92,727</b>	<b>88,560</b>	<b>4,167</b>	<b>105%</b>	<b>177,120</b>
Gross Profit	-3,990	-4,000	10	100%	92,727	88,560	4,167	105%	177,120
Expense									
6110 · Management & Accounting	0	1,742	-1,742	0%	8,780	10,452	-1,672	84%	20,904
6140 · Common Area and D & O Insuran...	3,367	2,650	717	127%	20,201	15,900	4,301	127%	31,800
6150 · Legal Expense	0	0	0	0%	2,021	200	1,821	1,010%	200
6160 · Audit & Tax Preparation	0	2,750	-2,750	0%	23	2,750	-2,727	1%	2,750
6170 · Landscape Maintenance	6,906	6,952	-46	99%	40,529	41,712	-1,183	97%	48,664
6175 · Landscape Special Projects	1,424	0	1,424	100%	1,424	500	924	285%	750
6180 · Sprinkler System Maintenance	201	175	26	115%	2,746	1,200	1,546	229%	1,400
6190 · Irrigation Water & Electric	8,206	5,500	2,706	149%	33,036	28,600	4,436	116%	31,100
6195 · Storage	0	70	-70	0%	280	420	-140	67%	840
6230 · Trash Removal	891	830	61	107%	5,346	4,980	366	107%	9,960
6235 · Rock Wall/Landscape Maintenance	0	900	-900	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	0	0	0	0%	0	0	0	0%	3,300
6265 · Snow Removal	0	0	0	0%	0	0	0	0%	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	2,437	650	1,787	375%	4,349	3,900	449	112%	7,800
6297 · M/R Swamp Coolers	670	300	370	223%	5,895	5,200	695	113%	8,700
6315 · Lighting Maintenance	0	0	0	0%	42	0	42	100%	0
6320 · Street Light Maintenance	0	0	0	0%	0	100	-100	0%	100
6330 · Street Light Electricity	41	41	-0	100%	207	246	-39	84%	492
6350 · Sign Maintenance	333	0	333	100%	333	200	133	166%	200
6360 · Copy/Postage/Office Supplies	0	150	-150	0%	486	800	-314	61%	1,700
6380 · Income Taxes	0	0	0	0%	0	100	-100	0%	100
6395 · Operating Contingency	0	0	0	0%	0	360	-360	0%	360
<b>Total Expense</b>	<b>24,475</b>	<b>22,710</b>	<b>1,765</b>	<b>108%</b>	<b>125,696</b>	<b>119,620</b>	<b>6,076</b>	<b>105%</b>	<b>177,120</b>
Net Ordinary Income	-28,465	-26,710	-1,755	107%	-32,969	-31,060	-1,909	106%	0
Net Income	-28,465	-26,710	-1,755	107%	-32,969	-31,060	-1,909	106%	0

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

	<u>Sep 23</u>	<u>Apr - Sep 23</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	6	38
Transfer from Operating	<u>4,000</u>	<u>24,000</u>
Total RESERVE FUND INCOME	<u>4,006</u>	<u>24,038</u>
Total Income	<u>4,006</u>	<u>24,038</u>
Gross Profit	4,006	24,038
Expense		
RESERVE FUND EXPENSES		
6758 · Exterior Painting	0	20,102
6759 · Roof Replacement	<u>28,085</u>	<u>28,085</u>
Total RESERVE FUND EXPENSES	28,085	48,187
6110 · Management & Accounting	<u>1,812</u>	<u>1,812</u>
Total Expense	<u>29,897</u>	<u>49,999</u>
Net Ordinary Income	-25,891	-25,961
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>-60</u>	<u>3,485</u>
Total Other Income	<u>-60</u>	<u>3,485</u>
Net Other Income	<u>-60</u>	<u>3,485</u>
Net Income	<u><u>-25,951</u></u>	<u><u>-22,476</u></u>