

Canyon View Homeowners Association

Balance Sheet by Class

As of October 31, 2023

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	7,634.73	0.00	7,634.73
Total OPERATING FUNDS	7,634.73	0.00	7,634.73
RESERVE FUNDS			
EDWARD JONES CDS			
Wells Fargo - Due 8/21/24	0.00	49,808.00	49,808.00
Bank America - Due 5/23/24	0.00	50,911.77	50,911.77
Bank of China - Due 2/23/24	0.00	50,973.99	50,973.99
Trust Bank	0.00	54,453.15	54,453.15
Total EDWARD JONES CDS	0.00	206,146.91	206,146.91
ALPINE BANK			
1310 · Money Market - Reserve	0.00	38,084.12	38,084.12
Total ALPINE BANK	0.00	38,084.12	38,084.12
Total RESERVE FUNDS	0.00	244,231.03	244,231.03
Total Checking/Savings	7,634.73	244,231.03	251,865.76
Accounts Receivable			
1120 · Accounts Receivable HO	59,998.61	0.00	59,998.61
1330 · Reserve A/R from Operating Fund	0.00	-24,187.00	-24,187.00
Total Accounts Receivable	59,998.61	-24,187.00	35,811.61
Other Current Assets			
12000 · Undeposited Funds	2,510.00	0.00	2,510.00
Total Other Current Assets	2,510.00	0.00	2,510.00
Total Current Assets	70,143.34	220,044.03	290,187.37
TOTAL ASSETS	70,143.34	220,044.03	290,187.37
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			

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As of October 31, 2023

	Operating	Reserve	TOTAL
2120 · Accounts Payable - Operating	2,833.00	0.00	2,833.00
Total Accounts Payable	2,833.00	0.00	2,833.00
Other Current Liabilities			
2130 · Pre-Paid Assessments	39,841.92	0.00	39,841.92
2520 · Operating Pay to Reserve Fund	-24,187.00	0.00	-24,187.00
Total Other Current Liabilities	15,654.92	0.00	15,654.92
Total Current Liabilities	18,487.92	0.00	18,487.92
Total Liabilities	18,487.92	0.00	18,487.92
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	-22,880.42	-15,350.14	-38,230.56
Total Equity	51,655.42	220,044.03	271,699.45
TOTAL LIABILITIES & EQUITY	70,143.34	220,044.03	290,187.37

Canyon View Homeowners Association
Operating Budget Performance

October 2023

	Oct 23	Budget	\$ Over Budget	% of Budget	Apr - Oct 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	75	0	75	100%	3,001	0	3,001	100%	0
4145 · Common Assessment	38,080	37,520	560	101%	151,760	150,080	1,680	101%	225,120
4165 · Interest Operating Fund	8	0	8	100%	86	0	86	100%	0
6390 · Transfer to Reserve Fund	-4,000	-4,000	0	100%	-28,000	-28,000	0	100%	-48,000
Total Income	34,163	33,520	643	102%	127,794	122,080	5,714	105%	177,120
Gross Profit	34,163	33,520	643	102%	127,794	122,080	5,714	105%	177,120
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	12,404	12,194	210	102%	20,904
6140 · Common Area and D & O Insurance	3,367	2,650	717	127%	23,567	18,550	5,017	127%	31,800
6150 · Legal Expense	75	0	75	100%	3,001	200	2,801	1,500%	200
6160 · Audit & Tax Preparation	5,800	0	5,800	100%	5,823	2,750	3,073	212%	2,750
6170 · Landscape Maintenance	6,740	6,952	-212	97%	47,370	48,664	-1,294	97%	48,664
6175 · Landscape Special Projects	0	250	-250	0%	1,424	750	674	190%	750
6180 · Sprinkler System Maintenance	0	200	-200	0%	2,746	1,400	1,346	196%	1,400
6190 · Irrigation Water & Electric	-403	2,500	-2,903	-16%	32,634	31,100	1,534	105%	31,100
6195 · Storage	0	70	-70	0%	280	490	-210	57%	840
6230 · Trash Removal	891	830	61	107%	6,237	5,810	427	107%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	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	320	650	-330	49%	4,669	4,550	119	103%	7,800
6297 · M/R Swamp Coolers	3,501	3,500	1	100%	9,396	8,700	696	108%	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	99%	248	287	-39	86%	492
6350 · Sign Maintenance	0	0	0	0%	333	200	133	166%	200
6360 · Copy/Postage/Office Supplies	0	120	-120	0%	486	920	-434	53%	1,700
6380 · Income Taxes	16	0	16	100%	16	100	-84	16%	100
6395 · Operating Contingency	0	0	0	0%	0	360	-360	0%	360
Total Expense	22,160	19,505	2,655	114%	150,675	139,125	11,550	108%	177,120
Net Ordinary Income	12,003	14,015	-2,012	86%	-22,880	-17,045	-5,835	134%	0
Net Income	12,003	14,015	-2,012	86%	-22,880	-17,045	-5,835	134%	0

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

	<u>Oct 23</u>	<u>Apr - Oct 23</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	7	44
Transfer from Operating	<u>4,000</u>	<u>28,000</u>
Total RESERVE FUND INCOME	<u>4,007</u>	<u>28,044</u>
Total Income	<u>4,007</u>	<u>28,044</u>
Gross Profit	4,007	28,044
Expense		
RESERVE FUND EXPENSES		
6758 · Exterior Painting	0	20,102
6759 · Roof Replacement	<u>0</u>	<u>28,085</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>48,187</u>
Total Expense	<u>0</u>	<u>48,187</u>
Net Ordinary Income	4,007	-20,143
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>1,308</u>	<u>4,792</u>
Total Other Income	<u>1,308</u>	<u>4,792</u>
Net Other Income	<u>1,308</u>	<u>4,792</u>
Net Income	<u><u>5,314</u></u>	<u><u>-15,350</u></u>