

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2023

| | Operating | Reserve | TOTAL |
|--|------------------|-------------------|-------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| OPERATING FUNDS | | | |
| 1110 · Alpine Operating | 35,197.08 | 0.00 | 35,197.08 |
| Total OPERATING FUNDS | 35,197.08 | 0.00 | 35,197.08 |
| RESERVE FUNDS | | | |
| EDWARD JONES CDS | | | |
| Associated Bank - Due 9/9/24 | 0.00 | 54,106.38 | 54,106.38 |
| Wells Fargo - Due 8/21/24 | 0.00 | 50,055.50 | 50,055.50 |
| Bank America - Due 5/23/24 | 0.00 | 51,031.62 | 51,031.62 |
| Bank of China - Due 2/23/24 | 0.00 | 51,009.18 | 51,009.18 |
| Trust Bank | 0.00 | 552.13 | 552.13 |
| Total EDWARD JONES CDS | 0.00 | 206,754.81 | 206,754.81 |
| ALPINE BANK | | | |
| 1310 · Money Market - Reserve | 0.00 | 38,100.03 | 38,100.03 |
| Total ALPINE BANK | 0.00 | 38,100.03 | 38,100.03 |
| Total RESERVE FUNDS | 0.00 | 244,854.84 | 244,854.84 |
| Total Checking/Savings | 35,197.08 | 244,854.84 | 280,051.92 |
| Accounts Receivable | | | |
| 1120 · Accounts Receivable HO | 50,937.24 | 0.00 | 50,937.24 |
| 1330 · Reserve A/R from Operating Fund | 0.00 | -19,787.00 | -19,787.00 |
| Total Accounts Receivable | 50,937.24 | -19,787.00 | 31,150.24 |
| Other Current Assets | | | |
| 12000 · Undeposited Funds | 1,960.00 | 0.00 | 1,960.00 |
| Total Other Current Assets | 1,960.00 | 0.00 | 1,960.00 |
| Total Current Assets | 88,094.32 | 225,067.84 | 313,162.16 |
| TOTAL ASSETS | 88,094.32 | 225,067.84 | 313,162.16 |

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Accrual Basis

Canyon View Homeowners Association

Balance Sheet by Class

As of December 31, 2023

| | Operating | Reserve | TOTAL |
|---------------------------------------|------------------|-------------------|-------------------|
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| 2120 · Accounts Payable - Operating | 11,295.10 | 19,535.00 | 30,830.10 |
| Total Accounts Payable | 11,295.10 | 19,535.00 | 30,830.10 |
| Other Current Liabilities | | | |
| 2130 · Pre-Paid Assessments | 31,241.92 | 0.00 | 31,241.92 |
| 2520 · Operating Pay to Reserve Fund | -19,787.00 | 0.00 | -19,787.00 |
| Total Other Current Liabilities | 11,454.92 | 0.00 | 11,454.92 |
| Total Current Liabilities | 22,750.02 | 19,535.00 | 42,285.02 |
| Total Liabilities | 22,750.02 | 19,535.00 | 42,285.02 |
| 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 | -9,191.54 | -29,861.33 | -39,052.87 |
| Total Equity | 65,344.30 | 205,532.84 | 270,877.14 |
| TOTAL LIABILITIES & EQUITY | 88,094.32 | 225,067.84 | 313,162.16 |

Canyon View Homeowners Association
Operating Budget Performance
December 2023

| | Dec 23 | Budget | \$ Over Budget | % of Budget | Apr - Dec 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% | 3,201 | 0 | 3,201 | 100% | 0 |
| 4145 · Common Assessment | 38,080 | 37,520 | 560 | 101% | 189,840 | 187,600 | 2,240 | 101% | 225,120 |
| 4165 · Interest Operating Fund | 6 | 0 | 6 | 100% | 96 | 0 | 96 | 100% | 0 |
| 6390 · Transfer to Reserve Fund | -4,000 | -4,000 | 0 | 100% | -36,000 | -36,000 | 0 | 100% | -48,000 |
| Total Income | 34,086 | 33,520 | 566 | 102% | 158,084 | 151,600 | 6,484 | 104% | 177,120 |
| Gross Profit | 34,086 | 33,520 | 566 | 102% | 158,084 | 151,600 | 6,484 | 104% | 177,120 |
| Expense | | | | | | | | | |
| 6110 · Management & Accounting | 1,812 | 1,742 | 70 | 104% | 16,028 | 15,678 | 350 | 102% | 20,904 |
| 6140 · Common Area and D & O Insuran... | 3,361 | 2,650 | 711 | 127% | 30,295 | 23,850 | 6,445 | 127% | 31,800 |
| 6150 · Legal Expense | 0 | 0 | 0 | 0% | 3,201 | 200 | 3,001 | 1,600% | 200 |
| 6160 · Audit & Tax Preparation | 0 | 0 | 0 | 0% | 2,923 | 2,750 | 173 | 106% | 2,750 |
| 6170 · Landscape Maintenance | 325 | 0 | 325 | 100% | 47,750 | 48,664 | -914 | 98% | 48,664 |
| 6175 · Landscape Special Projects | 0 | 0 | 0 | 0% | 1,424 | 750 | 674 | 190% | 750 |
| 6180 · Sprinkler System Maintenance | 0 | 0 | 0 | 0% | 2,746 | 1,400 | 1,346 | 196% | 1,400 |
| 6190 · Irrigation Water & Electric | 78 | 0 | 78 | 100% | 32,778 | 31,100 | 1,678 | 105% | 31,100 |
| 6195 · Storage | 0 | 70 | -70 | 0% | 280 | 630 | -350 | 44% | 840 |
| 6230 · Trash Removal | 891 | 830 | 61 | 107% | 8,019 | 7,470 | 549 | 107% | 9,960 |
| 6235 · Rock Wall/Landscape Maintenance | 0 | 0 | 0 | 0% | 0 | 1,800 | -1,800 | 0% | 1,800 |
| 6260 · Street Snow Removal | 600 | 800 | -200 | 75% | 600 | 1,600 | -1,000 | 38% | 3,300 |
| 6265 · Snow Removal | 800 | 800 | 0 | 100% | 800 | 1,600 | -800 | 50% | 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 | 4,335 | 650 | 3,685 | 667% | 9,634 | 5,850 | 3,784 | 165% | 7,800 |
| 6297 · M/R Swamp Coolers | 0 | 0 | 0 | 0% | 9,396 | 8,700 | 696 | 108% | 8,700 |
| 6315 · Lighting Maintenance | 0 | 0 | 0 | 0% | 42 | 0 | 42 | 100% | 0 |
| 6320 · Street Light Maintenance | 213 | 0 | 213 | 100% | 213 | 100 | 113 | 213% | 100 |
| 6330 · Street Light Electricity | 41 | 41 | 0 | 101% | 331 | 369 | -38 | 90% | 492 |
| 6350 · Sign Maintenance | 0 | 0 | 0 | 0% | 333 | 200 | 133 | 166% | 200 |
| 6360 · Copy/Postage/Office Supplies | 0 | 80 | -80 | 0% | 486 | 1,120 | -634 | 43% | 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 |
| Total Expense | 12,456 | 7,663 | 4,793 | 163% | 167,276 | 154,491 | 12,785 | 108% | 177,120 |
| Net Ordinary Income | 21,630 | 25,857 | -4,227 | 84% | -9,192 | -2,891 | -6,301 | 318% | 0 |
| Net Income | 21,630 | 25,857 | -4,227 | 84% | -9,192 | -2,891 | -6,301 | 318% | 0 |

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

| | <u>Dec 23</u> | <u>Apr - Dec 23</u> |
|---------------------------------------|-----------------------|-----------------------|
| Ordinary Income/Expense | | |
| Income | | |
| RESERVE FUND INCOME | | |
| 4600 · Interest Reserve Fund | 8 | 60 |
| Transfer from Operating | <u>4,000</u> | <u>36,000</u> |
| Total RESERVE FUND INCOME | <u>4,008</u> | <u>36,060</u> |
| Total Income | <u>4,008</u> | <u>36,060</u> |
| Gross Profit | 4,008 | 36,060 |
| Expense | | |
| RESERVE FUND EXPENSES | | |
| 6755 · Service Lines-Electric & Wa... | 3,600 | 3,600 |
| 6758 · Exterior Painting | 0 | 20,102 |
| 6759 · Roof Replacement | <u>19,535</u> | <u>47,620</u> |
| Total RESERVE FUND EXPENSES | <u>23,135</u> | <u>71,322</u> |
| Total Expense | <u>23,135</u> | <u>71,322</u> |
| Net Ordinary Income | -19,127 | -35,262 |
| Other Income/Expense | | |
| Other Income | | |
| Profit/Loss Investment Fund | <u>422</u> | <u>5,400</u> |
| Total Other Income | <u>422</u> | <u>5,400</u> |
| Net Other Income | <u>422</u> | <u>5,400</u> |
| Net Income | <u><u>-18,704</u></u> | <u><u>-29,861</u></u> |