

Canyon View Homeowners Association

Balance Sheet by Class

As of January 31, 2024

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	6,860.65	0.00	6,860.65
Total OPERATING FUNDS	6,860.65	0.00	6,860.65
RESERVE FUNDS			
EDWARD JONES CDS			
Associated Bank - Due 9/9/24	0.00	54,117.72	54,117.72
Wells Fargo - Due 8/21/24	0.00	50,063.00	50,063.00
Bank America - Due 5/23/24	0.00	51,014.79	51,014.79
Bank of China - Due 2/23/24	0.00	51,005.61	51,005.61
Trust Bank	0.00	552.13	552.13
Total EDWARD JONES CDS	0.00	206,753.25	206,753.25
ALPINE BANK			
1310 · Money Market - Reserve	0.00	38,108.12	38,108.12
Total ALPINE BANK	0.00	38,108.12	38,108.12
Total RESERVE FUNDS	0.00	244,861.37	244,861.37
Total Checking/Savings	6,860.65	244,861.37	251,722.02
Accounts Receivable			
1120 · Accounts Receivable HO	26,745.44	0.00	26,745.44
1330 · Reserve A/R from Operating Fund	0.00	-35,322.00	-35,322.00
Total Accounts Receivable	26,745.44	-35,322.00	-8,576.56
Other Current Assets			
12000 · Undeposited Funds	1,640.00	0.00	1,640.00
Total Other Current Assets	1,640.00	0.00	1,640.00
Total Current Assets	35,246.09	209,539.37	244,785.46
<b>TOTAL ASSETS</b>	<b>35,246.09</b>	<b>209,539.37</b>	<b>244,785.46</b>

Canyon View Homeowners Association  
**Balance Sheet by Class**  
 As of January 31, 2024

	Operating	Reserve	TOTAL
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	1,812.00	9,180.00	10,992.00
Total Accounts Payable	1,812.00	9,180.00	10,992.00
Other Current Liabilities			
2130 · Pre-Paid Assessments	15,624.12	0.00	15,624.12
2520 · Operating Pay to Reserve Fund	-35,322.00	0.00	-35,322.00
Total Other Current Liabilities	-19,697.88	0.00	-19,697.88
Total Current Liabilities	-17,885.88	9,180.00	-8,705.88
Total Liabilities	-17,885.88	9,180.00	-8,705.88
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	-21,403.87	-35,034.80	-56,438.67
Total Equity	53,131.97	200,359.37	253,491.34
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,246.09</b>	<b>209,539.37</b>	<b>244,785.46</b>

Canyon View Homeowners Association  
 Operating Budget Performance

January 2024

	Jan 24	Budget	\$ Over Budget	% of Budget	Apr '23 - Jan 24	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	56	0	56	100%	239	0	239	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	3,201	0	3,201	100%	0
4145 · Common Assessment	0	0	0	0%	189,840	187,600	2,240	101%	225,120
4165 · Interest Operating Fund	6	0	6	100%	102	0	102	100%	0
6390 · Transfer to Reserve Fund	-4,000	-4,000	0	100%	-40,000	-40,000	0	100%	-48,000
<b>Total Income</b>	<b>-3,938</b>	<b>-4,000</b>	<b>62</b>	<b>98%</b>	<b>154,146</b>	<b>147,600</b>	<b>6,546</b>	<b>104%</b>	<b>177,120</b>
Gross Profit	-3,938	-4,000	62	98%	154,146	147,600	6,546	104%	177,120
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	17,840	17,420	420	102%	20,904
6140 · Common Area and D & O Insuran...	3,381	2,650	731	128%	33,676	26,500	7,176	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	0	0	0	0%	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	72	0	72	100%	32,850	31,100	1,750	106%	31,100
6195 · Storage	0	70	-70	0%	280	700	-420	40%	840
6230 · Trash Removal	999	830	169	120%	9,018	8,300	718	109%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	0	800	-800	0%	600	2,400	-1,800	25%	3,300
6265 · Snow Removal	1,600	800	800	200%	2,400	2,400	0	100%	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	368	650	-282	57%	10,002	6,500	3,502	154%	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	0	0	0	0%	213	100	113	213%	100
6330 · Street Light Electricity	42	41	1	102%	373	410	-37	91%	492
6350 · Sign Maintenance	0	0	0	0%	333	200	133	166%	200
6360 · Copy/Postage/Office Supplies	0	160	-160	0%	486	1,280	-794	38%	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>8,274</b>	<b>7,743</b>	<b>531</b>	<b>107%</b>	<b>175,550</b>	<b>162,234</b>	<b>13,316</b>	<b>108%</b>	<b>177,120</b>
Net Ordinary Income	-12,212	-11,743	-469	104%	-21,404	-14,634	-6,770	146%	0
Net Income	-12,212	-11,743	-469	104%	-21,404	-14,634	-6,770	146%	0

Canyon View Homeowners Association  
Reserve Statement of Revenue & Expenditures  
January 2024

	<u>Jan 24</u>	<u>Apr '23 - Jan 24</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	8	68
Transfer from Operating	<u>4,000</u>	<u>40,000</u>
Total RESERVE FUND INCOME	<u>4,008</u>	<u>40,068</u>
Total Income	<u>4,008</u>	<u>40,068</u>
Gross Profit	4,008	40,068
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	0	3,600
6758 · Exterior Painting	0	20,102
6759 · Roof Replacement	<u>9,180</u>	<u>56,800</u>
Total RESERVE FUND EXPENSES	<u>9,180</u>	<u>80,502</u>
Total Expense	<u>9,180</u>	<u>80,502</u>
Net Ordinary Income	-5,172	-40,434
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>-2</u>	<u>5,399</u>
Total Other Income	<u>-2</u>	<u>5,399</u>
Net Other Income	<u>-2</u>	<u>5,399</u>
Net Income	<u><u>-5,173</u></u>	<u><u>-35,035</u></u>