

Canyon View Homeowners Association
Balance Sheet by Class
As of February 29, 2024

	Operating	Reserve	TOTAL
ASSETS			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	24,773.18	0.00	24,773.18
Total OPERATING FUNDS	24,773.18	0.00	24,773.18
RESERVE FUNDS			
EDWARD JONES CDS			
Associated Bank - Due 9/9/24	0.00	54,027.00	54,027.00
Wells Fargo - Due 8/21/24	0.00	49,988.50	49,988.50
Bank America - Due 5/23/24	0.00	50,984.70	50,984.70
Trust Bank	0.00	52,906.56	52,906.56
Total EDWARD JONES CDS	0.00	207,906.76	207,906.76
ALPINE BANK			
1310 · Money Market - Reserve	0.00	38,115.69	38,115.69
Total ALPINE BANK	0.00	38,115.69	38,115.69
Total RESERVE FUNDS	0.00	246,022.45	246,022.45
Total Checking/Savings	24,773.18	246,022.45	270,795.63
Accounts Receivable			
1120 · Accounts Receivable HO	27,180.57	0.00	27,180.57
1330 · Reserve A/R from Operating Fund	0.00	-40,502.00	-40,502.00
Total Accounts Receivable	27,180.57	-40,502.00	-13,321.43
Other Current Assets			
12000 · Undeposited Funds	3,940.00	0.00	3,940.00
Total Other Current Assets	3,940.00	0.00	3,940.00
Total Current Assets	55,893.75	205,520.45	261,414.20
TOTAL ASSETS	55,893.75	205,520.45	261,414.20

Canyon View Homeowners Association

Balance Sheet by Class

As of February 29, 2024

	Operating	Reserve	TOTAL
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	2,987.73	0.00	2,987.73
Total Accounts Payable	2,987.73	0.00	2,987.73
Other Current Liabilities			
2130 · Pre-Paid Assessments	13,125.92	0.00	13,125.92
2520 · Operating Pay to Reserve Fund	-40,502.00	0.00	-40,502.00
Total Other Current Liabilities	-27,376.08	0.00	-27,376.08
Total Current Liabilities	-24,388.35	0.00	-24,388.35
Total Liabilities	-24,388.35	0.00	-24,388.35
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	5,746.26	-29,873.72	-24,127.46
Total Equity	80,282.10	205,520.45	285,802.55
TOTAL LIABILITIES & EQUITY	55,893.75	205,520.45	261,414.20

Canyon View Homeowners Association
Operating Budget Performance
February 2024

	Feb 24	Budget	\$ Over Budget	% of Budget	Apr '23 - Feb ...	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	30	0	30	100%	269	0	269	100%	0
4130 · Legal & Collection Reimburse	0	0	0	0%	3,331	0	3,331	100%	0
4137 · NSF Fees	40	0	40	100%	40	0	40	100%	0
4145 · Common Assessment	38,080	37,520	560	101%	227,920	225,120	2,800	101%	225,120
4165 · Interest Operating Fund	6	0	6	100%	107	0	107	100%	0
6390 · Transfer to Reserve Fund	-4,000	-4,000	0	100%	-44,000	-44,000	0	100%	-48,000
Total Income	34,156	33,520	636	102%	188,432	181,120	7,312	104%	177,120
Gross Profit	34,156	33,520	636	102%	188,432	181,120	7,312	104%	177,120
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	19,652	19,162	490	103%	20,904
6140 · Common Area and D & O Insura...	3,367	2,650	717	127%	37,042	29,150	7,892	127%	31,800
6150 · Legal Expense	0	0	0	0%	3,381	200	3,181	1,690%	200
6160 · Audit & Tax Preparation	0	0	0	0%	2,923	2,750	173	106%	2,750
6170 · Landscape Maintenance	110	0	110	100%	47,860	48,664	-804	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	80	0	80	100%	32,929	31,100	1,829	106%	31,100
6195 · Storage	0	70	-70	0%	280	770	-490	36%	840
6230 · Trash Removal	999	830	169	120%	10,017	9,130	887	110%	9,960
6235 · Rock Wall/Landscape Maintenance	0	0	0	0%	0	1,800	-1,800	0%	1,800
6260 · Street Snow Removal	0	650	-650	0%	600	3,050	-2,450	20%	3,300
6265 · Snow Removal	0	800	-800	0%	2,400	3,200	-800	75%	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	650	-650	0%	10,002	7,150	2,852	140%	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%	415	451	-36	92%	492
6350 · Sign Maintenance	0	0	0	0%	333	200	133	166%	200
6360 · Copy/Postage/Office Supplies	0	235	-235	0%	1,032	1,515	-483	68%	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	6,409	7,668	-1,259	84%	182,686	169,902	12,784	108%	177,120
Net Ordinary Income	27,746	25,852	1,894	107%	5,746	11,218	-5,472	51%	0
Net Income	27,746	25,852	1,894	107%	5,746	11,218	-5,472	51%	0

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

	Feb 24	Apr '23 - Feb 24
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	8	76
Transfer from Operating	4,000	44,000
Total RESERVE FUND INCOME	4,008	44,076
Total Income	4,008	44,076
Gross Profit	4,008	44,076
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Water	0	3,600
6758 · Exterior Painting	0	20,102
6759 · Roof Replacement	0	56,800
Total RESERVE FUND EXPENSES	0	80,502
Total Expense	0	80,502
Net Ordinary Income	4,008	-36,426
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	1,154	6,552
Total Other Income	1,154	6,552
Net Other Income	1,154	6,552
Net Income	5,161	-29,874