

Canyon View Homeowners Association  
**Balance Sheet by Class**  
 As of September 30, 2024

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	2,212.00	0.00	2,212.00
Total OPERATING FUNDS	2,212.00	0.00	2,212.00
RESERVE FUNDS			
EDWARD JONES CDS			
Trust Bank	0.00	215,341.47	215,341.47
Total EDWARD JONES CDS	0.00	215,341.47	215,341.47
ALPINE BANK			
1310 · Money Market - Reserve	0.00	38,171.59	38,171.59
Total ALPINE BANK	0.00	38,171.59	38,171.59
Total RESERVE FUNDS	0.00	253,513.06	253,513.06
Total Checking/Savings	2,212.00	253,513.06	255,725.06
Accounts Receivable			
1120 · Accounts Receivable HO	26,089.90	0.00	26,089.90
1330 · Reserve A/R from Operating Fund	0.00	-35,327.00	-35,327.00
Total Accounts Receivable	26,089.90	-35,327.00	-9,237.10
Other Current Assets			
12000 · Undeposited Funds	1,240.00	0.00	1,240.00
Total Other Current Assets	1,240.00	0.00	1,240.00
Total Current Assets	29,541.90	218,186.06	247,727.96
<b>TOTAL ASSETS</b>	<b>29,541.90</b>	<b>218,186.06</b>	<b>247,727.96</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	16,381.48	0.00	16,381.48
Total Accounts Payable	16,381.48	0.00	16,381.48

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 Accrual Basis

Canyon View Homeowners Association  
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 As of September 30, 2024

	Operating	Reserve	TOTAL
Other Current Liabilities			
2130 · Pre-Paid Assessments	19,061.92	0.00	19,061.92
2520 · Operating Pay to Reserve Fund	-35,327.00	0.00	-35,327.00
Total Other Current Liabilities	-16,265.08	0.00	-16,265.08
Total Current Liabilities	116.40	0.00	116.40
Total Liabilities	116.40	0.00	116.40
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	97.66	72,273.63	72,371.29
Net Income	-27,913.13	8,666.01	-19,247.12
Total Equity	29,425.50	218,186.06	247,611.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>29,541.90</b>	<b>218,186.06</b>	<b>247,727.96</b>

Canyon View Homeowners Association  
 Operating Budget Performance  
 September 2024

	Sep 24	Budget	\$ Over Budget	% of Budget	Apr - Sep 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4180 · Cooler Maintenance Pass Through	122	0	122	100%	1,624	0	1,624	100%	0
4120 · Late Fees	0	150	-150	0%	437	900	-463	49%	1,800
4130 · Legal & Collection Reimburse	0	0	0	0%	692	0	692	100%	0
4145 · Common Assessment	0	0	0	0%	129,605	127,720	1,885	101%	257,920
4165 · Interest Operating Fund	3	0	3	100%	32	0	32	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-27,600	-27,600	0	100%	-55,200
<b>Total Income</b>	<b>-4,475</b>	<b>-4,450</b>	<b>-25</b>	<b>101%</b>	<b>104,789</b>	<b>101,020</b>	<b>3,769</b>	<b>104%</b>	<b>204,520</b>
Gross Profit	-4,475	-4,450	-25	101%	104,789	101,020	3,769	104%	204,520
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	10,872	10,452	420	104%	20,904
6140 · Common Area and D & O Insuran...	4,426	4,417	9	100%	30,981	26,502	4,479	117%	53,000
6150 · Legal Expense	0	250	-250	0%	740	500	240	148%	500
6160 · Audit & Tax Preparation	3,000	0	3,000	100%	3,000	0	3,000	100%	3,090
6170 · Landscape Maintenance	6,685	6,952	-267	96%	40,418	41,712	-1,294	97%	48,664
6175 · Landscape Special Projects	0	0	0	0%	0	500	-500	0%	750
6180 · Sprinkler System Maintenance	0	175	-175	0%	7,187	1,200	5,987	599%	1,400
6190 · Irrigation Water & Electric	5,231	6,225	-994	84%	24,944	26,725	-1,781	93%	32,000
6195 · Storage	0	70	-70	0%	0	420	-420	0%	840
6230 · Trash Removal	0	1,000	-1,000	0%	3,797	6,000	-2,203	63%	12,400
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
6293 · Roof Repair	0	0	0	0%	1,510	150	1,360	1,006%	150
6295 · Exterior Building Maintenance	240	750	-510	32%	2,389	4,500	-2,111	53%	9,000
6297 · M/R Swamp Coolers	122	125	-3	97%	6,197	6,700	-503	92%	9,400
6320 · Street Light Maintenance	0	0	0	0%	0	250	-250	0%	250
6330 · Street Light Electricity	40	41	-1	97%	248	246	2	101%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6360 · Copy/Postage/Office Supplies	0	150	-150	0%	397	800	-403	50%	1,700
6380 · Income Taxes	0	250	-250	0%	0	250	-250	0%	250
6395 · Operating Contingency	23	0	23	100%	23	380	-357	6%	380
<b>Total Expense</b>	<b>21,578</b>	<b>23,047</b>	<b>-1,469</b>	<b>94%</b>	<b>132,702</b>	<b>129,337</b>	<b>3,365</b>	<b>103%</b>	<b>204,520</b>
Net Ordinary Income	-26,053	-27,497	1,444	95%	-27,913	-28,317	404	99%	0
Net Income	-26,053	-27,497	1,444	95%	-27,913	-28,317	404	99%	0

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

	<u>Sep 24</u>	<u>Apr - Sep 24</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	7	48
Transfer from Operating	<u>4,600</u>	<u>27,600</u>
Total RESERVE FUND INCOME	<u>4,607</u>	<u>27,648</u>
Total Income	<u>4,607</u>	<u>27,648</u>
Gross Profit	4,607	27,648
Expense		
RESERVE FUND EXPENSES		
6755 · Service Lines-Electric & Wa...	0	6,500
6758 · Exterior Painting	<u>0</u>	<u>19,925</u>
Total RESERVE FUND EXPENSES	<u>0</u>	<u>26,425</u>
Total Expense	<u>0</u>	<u>26,425</u>
Net Ordinary Income	4,607	1,223
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>2,328</u>	<u>7,443</u>
Total Other Income	<u>2,328</u>	<u>7,443</u>
Net Other Income	<u>2,328</u>	<u>7,443</u>
Net Income	<u><u>6,935</u></u>	<u><u>8,666</u></u>