

Canyon View Homeowners Association

Balance Sheet by Class

As of November 30, 2024

	Operating	Reserve	TOTAL
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
OPERATING FUNDS			
1110 · Alpine Operating	18,834.71	0.00	18,834.71
Total OPERATING FUNDS	18,834.71	0.00	18,834.71
RESERVE FUNDS			
EDWARD JONES CDS			
Waterstone Bank - Due 8/18/25	0.00	59,923.80	59,923.80
Mizrahi Tefahot - Due 1/21/25	0.00	25,001.25	25,001.25
Everbank - Due 1/15/25	0.00	25,001.00	25,001.00
Bank America - Due 7/10/25	0.00	59,910.00	59,910.00
Insured Bank	0.00	45,425.33	45,425.33
Total EDWARD JONES CDS	0.00	215,261.38	215,261.38
ALPINE BANK			
1310 · Money Market - Reserve	0.00	18,178.50	18,178.50
Total ALPINE BANK	0.00	18,178.50	18,178.50
Total RESERVE FUNDS	0.00	233,439.88	233,439.88
Total Checking/Savings	18,834.71	233,439.88	252,274.59
Accounts Receivable			
1120 · Accounts Receivable HO	23,865.49	0.00	23,865.49
1330 · Reserve A/R from Operating Fund	0.00	-6,127.00	-6,127.00
Total Accounts Receivable	23,865.49	-6,127.00	17,738.49
Other Current Assets			
12000 · Undeposited Funds	1,860.00	0.00	1,860.00
Total Other Current Assets	1,860.00	0.00	1,860.00
Total Current Assets	44,560.20	227,312.88	271,873.08
<b>TOTAL ASSETS</b>	<b>44,560.20</b>	<b>227,312.88</b>	<b>271,873.08</b>

Canyon View Homeowners Association

Balance Sheet by Class

As of November 30, 2024

	Operating	Reserve	TOTAL
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
2120 · Accounts Payable - Operating	3,728.73	0.00	3,728.73
Total Accounts Payable	3,728.73	0.00	3,728.73
Other Current Liabilities			
2130 · Pre-Paid Assessments	15,624.12	0.00	15,624.12
2520 · Operating Pay to Reserve Fund	-6,127.00	0.00	-6,127.00
Total Other Current Liabilities	9,497.12	0.00	9,497.12
Total Current Liabilities	13,225.85	0.00	13,225.85
Total Liabilities	13,225.85	0.00	13,225.85
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	-26,004.28	17,792.83	-8,211.45
Total Equity	31,334.35	227,312.88	258,647.23
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>44,560.20</b>	<b>227,312.88</b>	<b>271,873.08</b>

Canyon View Homeowners Association  
 Operating Budget Performance  
 November 2024

	Nov 24	Budget	\$ Over Budget	% of Budget	Apr - Nov 24	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
4115 · Certified, Return Receipt Cost	39	0	39	100%	39	0	39	100%	0
4180 · Cooler Maintenance Pass Through	0	0	0	0%	1,752	0	1,752	100%	0
4120 · Late Fees	0	150	-150	0%	437	1,200	-763	36%	1,800
4130 · Legal & Collection Reimburse	0	0	0	0%	692	0	692	100%	0
4145 · Common Assessment	0	0	0	0%	173,005	171,120	1,885	101%	257,920
4165 · Interest Operating Fund	5	0	5	100%	43	0	43	100%	0
6390 · Transfer to Reserve Fund	-4,600	-4,600	0	100%	-36,800	-36,800	0	100%	-55,200
<b>Total Income</b>	<b>-4,557</b>	<b>-4,450</b>	<b>-107</b>	<b>102%</b>	<b>139,168</b>	<b>135,520</b>	<b>3,648</b>	<b>103%</b>	<b>204,520</b>
Gross Profit	-4,557	-4,450	-107	102%	139,168	135,520	3,648	103%	204,520
Expense									
6110 · Management & Accounting	1,812	1,742	70	104%	14,496	13,936	560	104%	20,904
6140 · Common Area and D & O Insuran...	4,420	4,417	3	100%	39,847	35,336	4,511	113%	53,000
6150 · Legal Expense	0	0	0	0%	1,000	500	500	200%	500
6160 · Audit & Tax Preparation	0	2,750	-2,750	0%	3,000	2,750	250	109%	3,090
6170 · Landscape Maintenance	0	0	0	0%	47,103	48,664	-1,561	97%	48,664
6175 · Landscape Special Projects	0	0	0	0%	0	750	-750	0%	750
6180 · Sprinkler System Maintenance	328	0	328	100%	8,205	1,400	6,805	586%	1,400
6190 · Irrigation Water & Electric	78	95	-17	82%	29,704	31,620	-1,916	94%	32,000
6195 · Storage	0	70	-70	0%	0	560	-560	0%	840
6230 · Trash Removal	999	1,000	-1	100%	6,794	8,000	-1,206	85%	12,400
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%	0	800	-800	0%	3,300
6265 · Snow Removal	800	800	0	100%	800	800	0	100%	4,000
6293 · Roof Repair	0	0	0	0%	1,510	150	1,360	1,006%	150
6295 · Exterior Building Maintenance	0	750	-750	0%	2,389	6,000	-3,611	40%	9,000
6297 · M/R Swamp Coolers	0	0	0	0%	9,579	9,400	179	102%	9,400
6320 · Street Light Maintenance	0	0	0	0%	0	250	-250	0%	250
6330 · Street Light Electricity	40	41	-1	97%	327	328	-1	100%	492
6350 · Sign Maintenance	0	0	0	0%	0	250	-250	0%	250
6360 · Copy/Postage/Office Supplies	0	120	-120	0%	397	1,040	-643	38%	1,700
6380 · Income Taxes	0	0	0	0%	0	250	-250	0%	250
6395 · Operating Contingency	0	0	0	0%	23	380	-357	6%	380
<b>Total Expense</b>	<b>8,477</b>	<b>12,585</b>	<b>-4,108</b>	<b>67%</b>	<b>165,172</b>	<b>164,964</b>	<b>208</b>	<b>100%</b>	<b>204,520</b>
Net Ordinary Income	-13,033	-17,035	4,002	77%	-26,004	-29,444	3,440	88%	0
Net Income	-13,033	-17,035	4,002	77%	-26,004	-29,444	3,440	88%	0

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

	<u>Nov 24</u>	<u>Apr - Nov 24</u>
Ordinary Income/Expense		
Income		
RESERVE FUND INCOME		
4600 · Interest Reserve Fund	3	55
Transfer from Operating	<u>4,600</u>	<u>36,800</u>
Total RESERVE FUND INCOME	<u>4,603</u>	<u>36,855</u>
Total Income	<u>4,603</u>	<u>36,855</u>
Gross Profit	4,603	36,855
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	4,603	10,430
Other Income/Expense		
Other Income		
Profit/Loss Investment Fund	<u>64</u>	<u>7,363</u>
Total Other Income	<u>64</u>	<u>7,363</u>
Net Other Income	<u>64</u>	<u>7,363</u>
Net Income	<u><u>4,667</u></u>	<u><u>17,793</u></u>